

PACIFIC PROFESSIONAL CENTER

21827 76th Avenue W, Edmonds, WA 98026



MEDICAL OFFICE SPACE NEAR SWEDISH EDMONDS

2,281 SF AVAILABLE

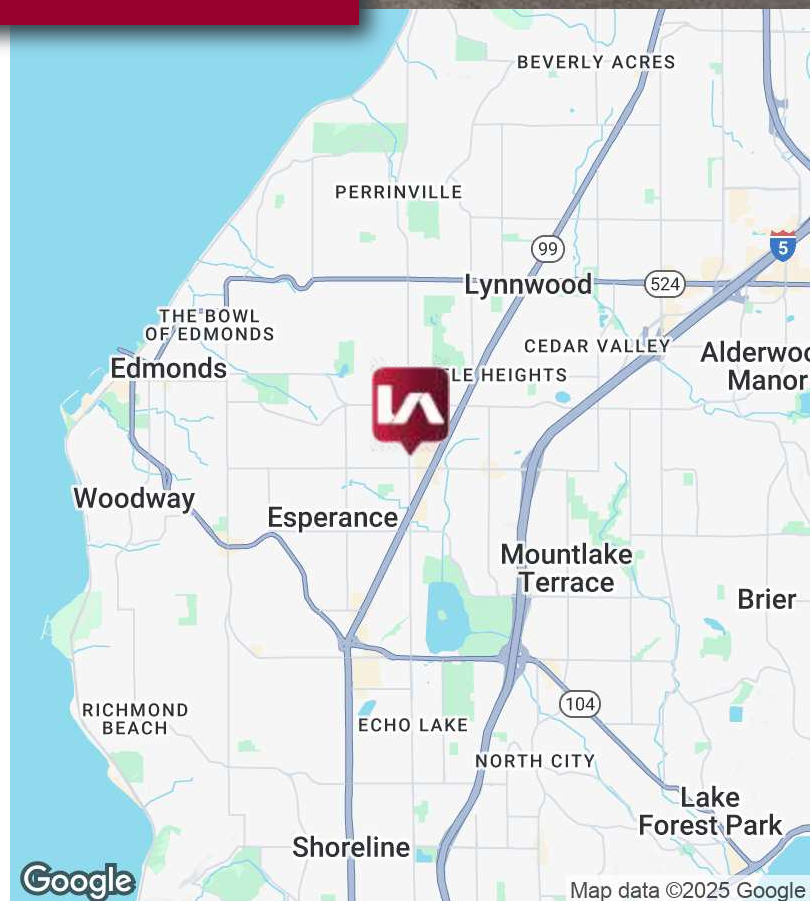
PROPERTY INFORMATION

SUITE 202	2,281 SF
LEASE RATE:	\$24.00 SF/yr (NNN)
YEAR BUILT:	1980
YEAR RENOVATED:	2008

COMMENTS

Medical office space in a great location adjacent to Swedish Edmonds Hospital.

- Adjacent Swedish Edmonds Campus and UW Medicine Heart Institute
- Located in trade corridor with numerous restaurants and retail businesses nearby
- Great floor plan in well-maintained professional building
- Covered and surface parking
- Nearby medical offices include Virginia Mason, The Everett Clinic, Seattle Skin & Laser, Aldercrest Health & Rehab
- Convenient access to Highway 99 and I-5



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



CONTACT

Aaron Mathieu

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206.210.5207

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FLOOR 2 PLAN



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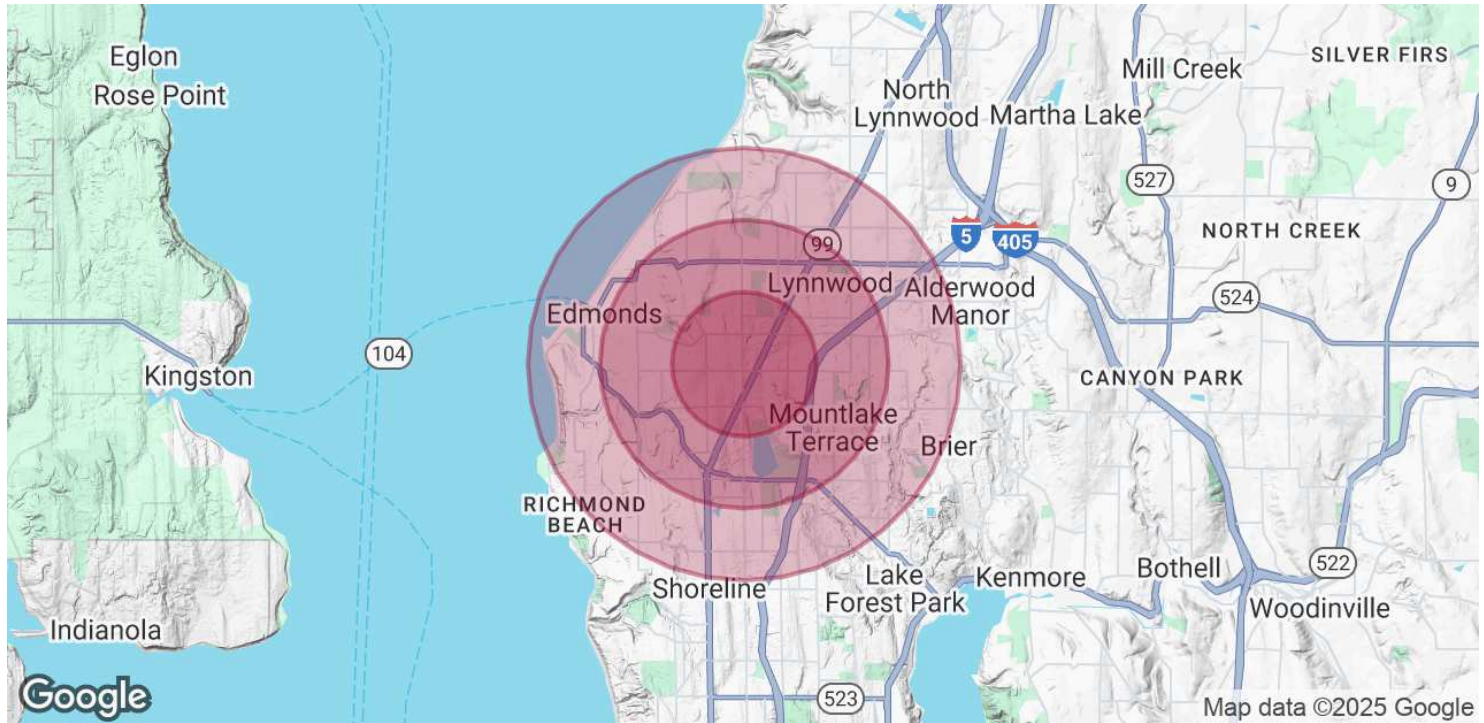
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,091	53,864	112,125
AVERAGE AGE	39.7	40.5	42.2
AVERAGE AGE (MALE)	38.5	39.4	40.9
AVERAGE AGE (FEMALE)	41.4	42.6	44.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,851	23,288	47,407
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$96,084	\$104,301	\$104,307
AVERAGE HOUSE VALUE	\$527,823	\$528,619	\$538,378

2020 American Community Survey (ACS)

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