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18825 33<sup>rd</sup> Ave W • Lynnwood, WA 98036

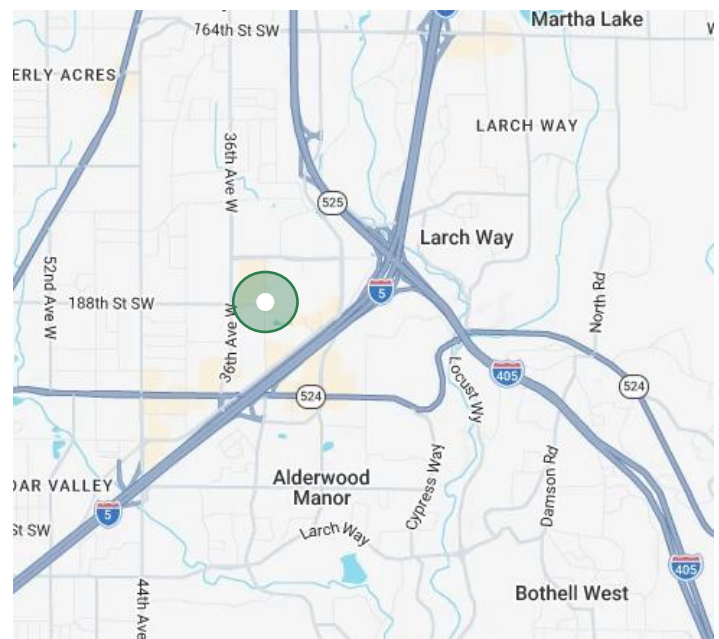
SRE

# Alderwood Office Building



## LISTING DETAILS

|                            |                |
|----------------------------|----------------|
| Total Building Size        | 15,246 SF      |
| Office Size                | 7,623 SF       |
| Lower Level Warehouse Size | 7,623 SF       |
| Land Size                  | 22,651 SF      |
| Construction Type          | Concrete       |
| Year Built                 | 1986           |
| Sale Price                 | \$4,100,000    |
| Office Space Rent          | \$24.00/SF NNN |



## CONTACT

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer/tenant to verify all information.

## PROPERTY OVERVIEW

### Office Building with High-Quality Finishes

Built out with high-end finishes, the Alderwood Office Building is an opportunity to purchase and occupy a property with quality office improvements, first level access, dedicated parking and a statement lobby.

Located near Interstate 5 and Alderwood Mall, the property benefits from convenient regional access and proximity to numerous amenities.

## HIGHLIGHTS

- *Office space includes lobby, private offices and conference rooms*
- *High-quality improvements*
- *Monument Signage*
- *Office space available for occupancy April 2027*
- *Lower-level warehouse is leased*







## LOCATION OVERVIEW

Located in Lynnwood's Alderwood commercial district, the Alderwood Office Building offers convenient access to Interstate 5, Interstate 405 and SR 525, providing connectivity throughout Snohomish and King counties.

The property is also near Alderwood Mall and its surrounding concentration of restaurants, retailers, hotels and business services, while the nearby Lynnwood City Center Station provides regional bus and Link light-rail service. Together, these transportation connections and amenities make the location convenient for employees, clients and visitors.



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