

FOR LEASE

21307 67th Ave W
Lynnwood, WA 98036

MOUNTLAKE

TERRACE

FLEX SPACE



HIGHLIGHTS



**EASY ACCESS TO
MAJOR HIGHWAYS**



**GATED AND SECURE
PARKING LOT**



**6000 SF (50/50
OFFICE/WAREHOUSE)**



**TWO OVERHEAD
GARAGE DOORS**

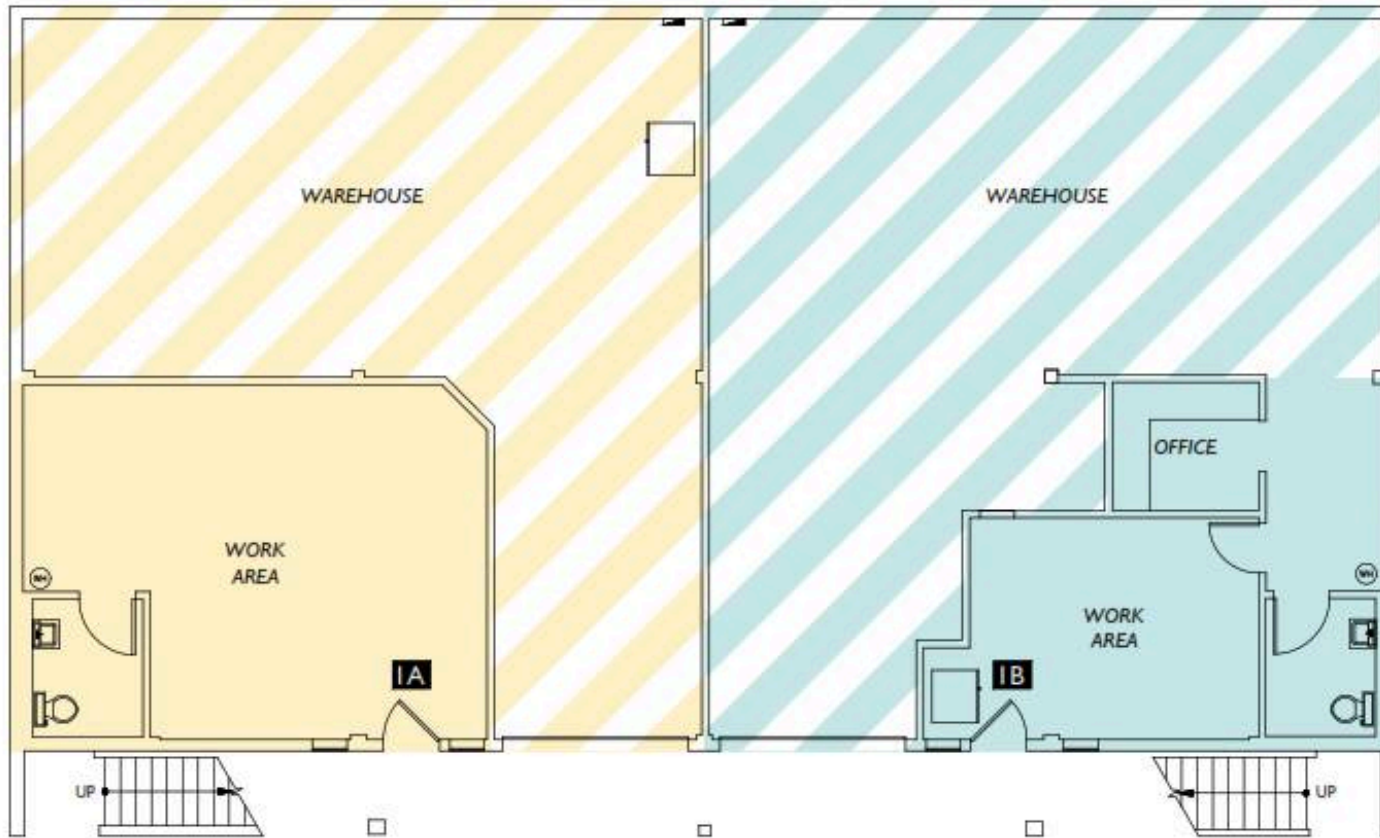


\$18/SF/YEAR GROSS



Interstate 5
 Commercial Buildings
 66th Avenue West
 Neighboring Commercial Buildings

FIRST FLOOR PLAN



Neighboring Commercial Buildings
 216th Street Southwest
 Commercial Buildings
 220th Street Southwest

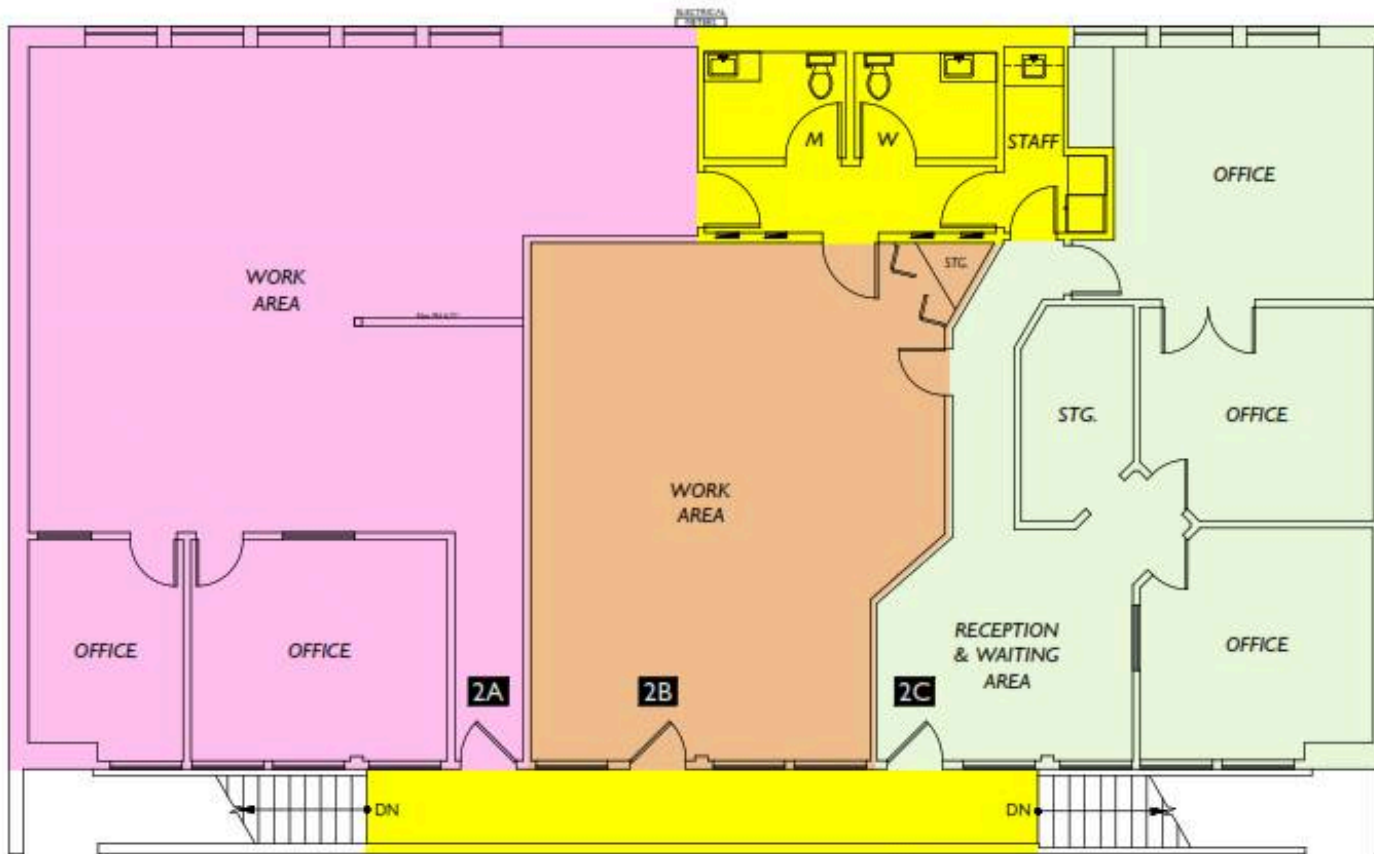
Area	SQ. FT.
Area	3,000.03
Area	3,000.03
	1.00

Suite #	Occupant Area	Rentable Area
Suite IA	513.59	513.59
Suite IA WH	991.85	991.85
Suite IB	424.06	424.06
Suite IB WH	1,070.53	1,070.53

Parking Lot & Loading Area
 67th Avenue West
 Commercial Buildings
 Pacific Highway WA-99



SECOND FLOOR PLAN



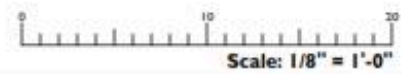
Neighboring Commercial Buildings
 216th Street Southwest
 Commercial Buildings
 220th Street Southwest

Area	SQ. FT.
Area	3,167.57
Area	2,754.03
Area	1,150.158

Area	413.54
Area	0
Area	0

Suite #	Occupant Area	Rentable Area
Suite 2A	1,229.74	1,414.40
Suite 2B	612.82	704.84
Suite 2C	911.47	1,048.33

Parking Lot & Loading Area
 67th Avenue West
 Commercial Buildings
 Pacific Highway WA-99



LOCATION

MOUNTLAKE
TERRACE

SHORELINE



21307 67TH AVE W

LOCATION HIGHLIGHTS

- Close proximity to major highways
- 20 minute drive to downtown Seattle
- Six minute drive to the Lynnwood lightrail station which is now open

DEMOGRAPHICS 5 MILES



POPULATION 289,161



AVG HOUSEHOLD
INCOME \$130,502



HOUSEHOLD
POPULATION



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