

Northend Office Investment Opportunity

FOR SALE

# Northview

## Corporate Center

Building C

20816 44th Avenue West | Lynnwood, WA





## THE OFFERING

Colliers has been exclusively retained for the sale of Northview Corporate Center - Building C, a 59,219 SF office building situated in Lynnwood, a vibrant urban community with easy access to abundant neighborhood amenities including dining, shopping, and entertainment. This location offers convenient access to superior transportation options with bus routes and new Link Light Rail, as well as to major thoroughfares, I-5 and I-405.

**Price: \$9,800,000**



## PROPERTY FEATURES



Renovated common area and lush landscaping



Loading dock available



Ample parking (5.0/1,000 ratio) including covered stalls



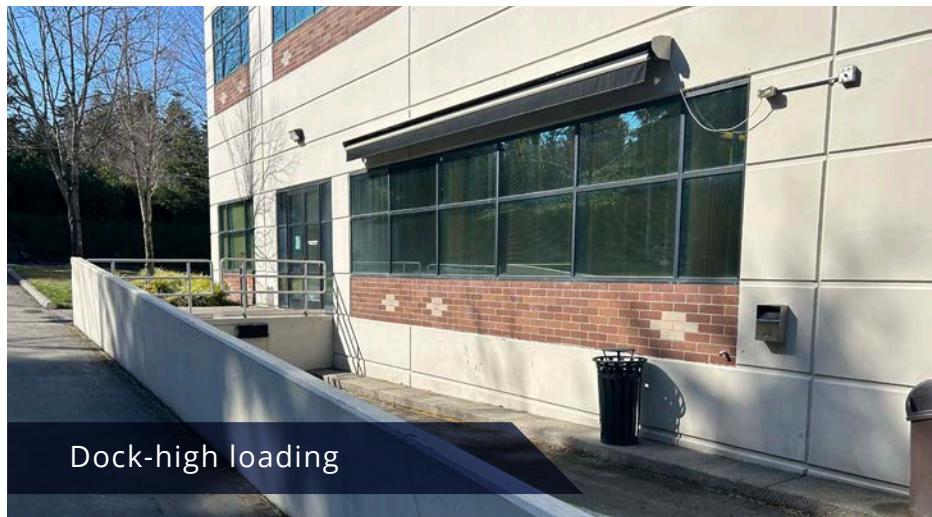
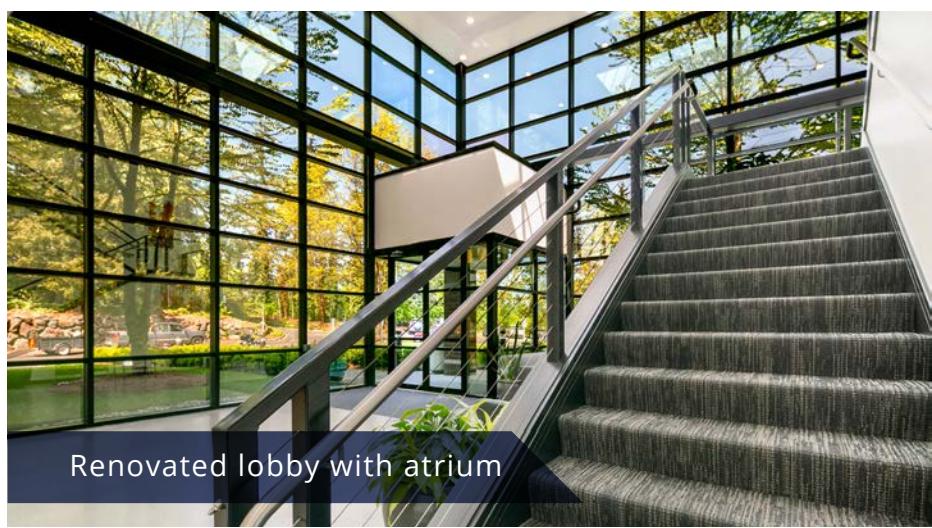
Excellent I-5 & I-405 access & visibility



No city B&O or utility taxes (except telecom)



Built in 1990 on 3.33 acres



# UNBEATABLE LOCATION

The City of Lynnwood has experienced **impressive economic growth** and **new developments** over the past decade. A prime driver of growth is anticipation of extensive **mass transportation infrastructure** which will secure Lynnwood's future as one of the most connected communities to the region's best employment centers. Over the next decade, Lynnwood is on a path to transform into a **key hub market** with a strong identity of its own and is poised for **continual redevelopment** stemming from its **superior location**.



Close proximity to public transportation and the Alderwood Mall as well as other amenities



Within walking distance to the new Lynnwood City Center Light Rail Station



Less than 30 minutes to Downtown Seattle & Bellevue



**Northview**  
Corporate Center  
Building C



## STACKING PLAN

**Suite 200**  
City of Lynnwood  
10,313 SF

**Suite 240**  
LOI with  
Edmonds CC  
4,872 SF

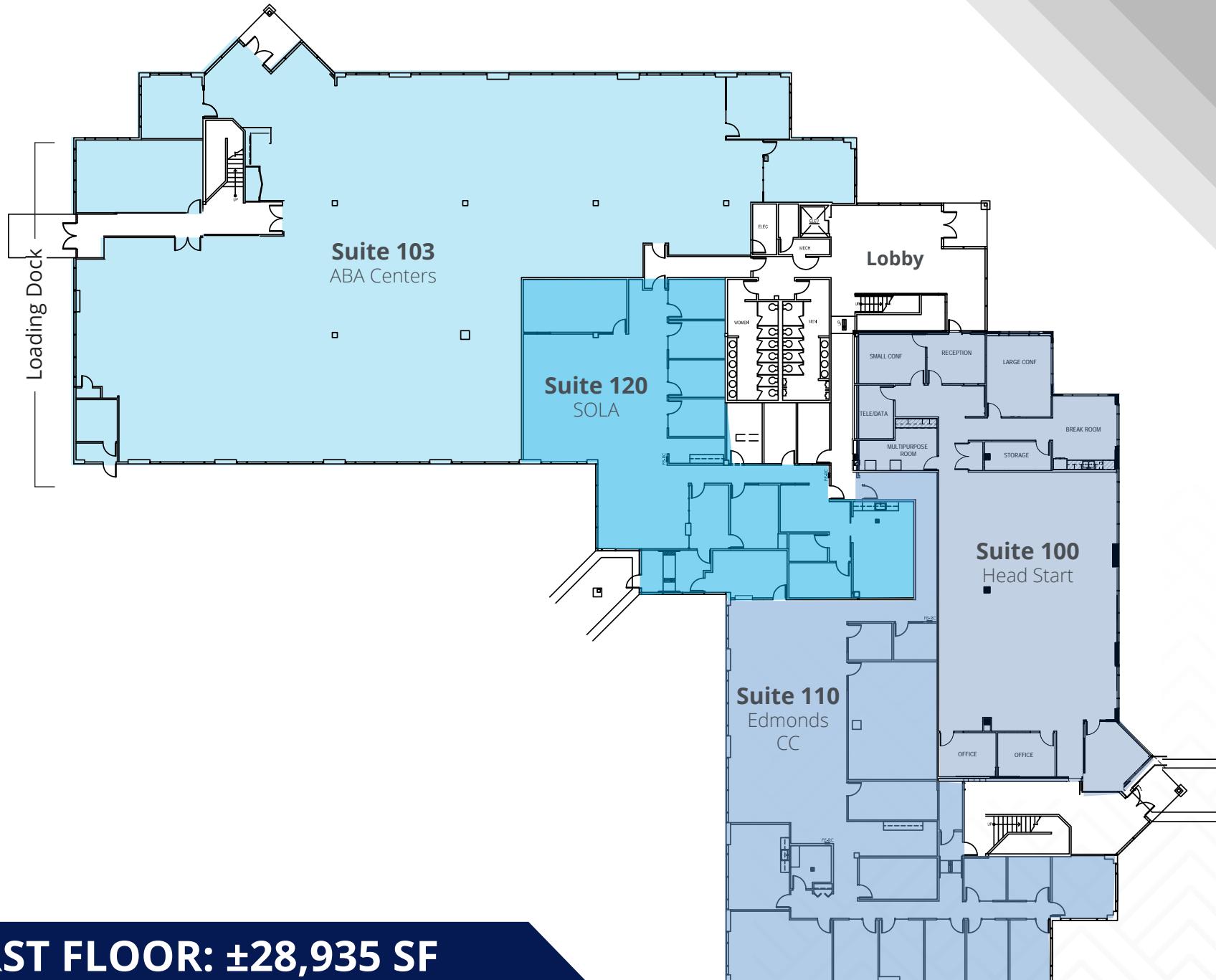
**Suite 220**  
Vacant  
15,099 SF

**Suite 100**  
Head Start  
5,250 SF

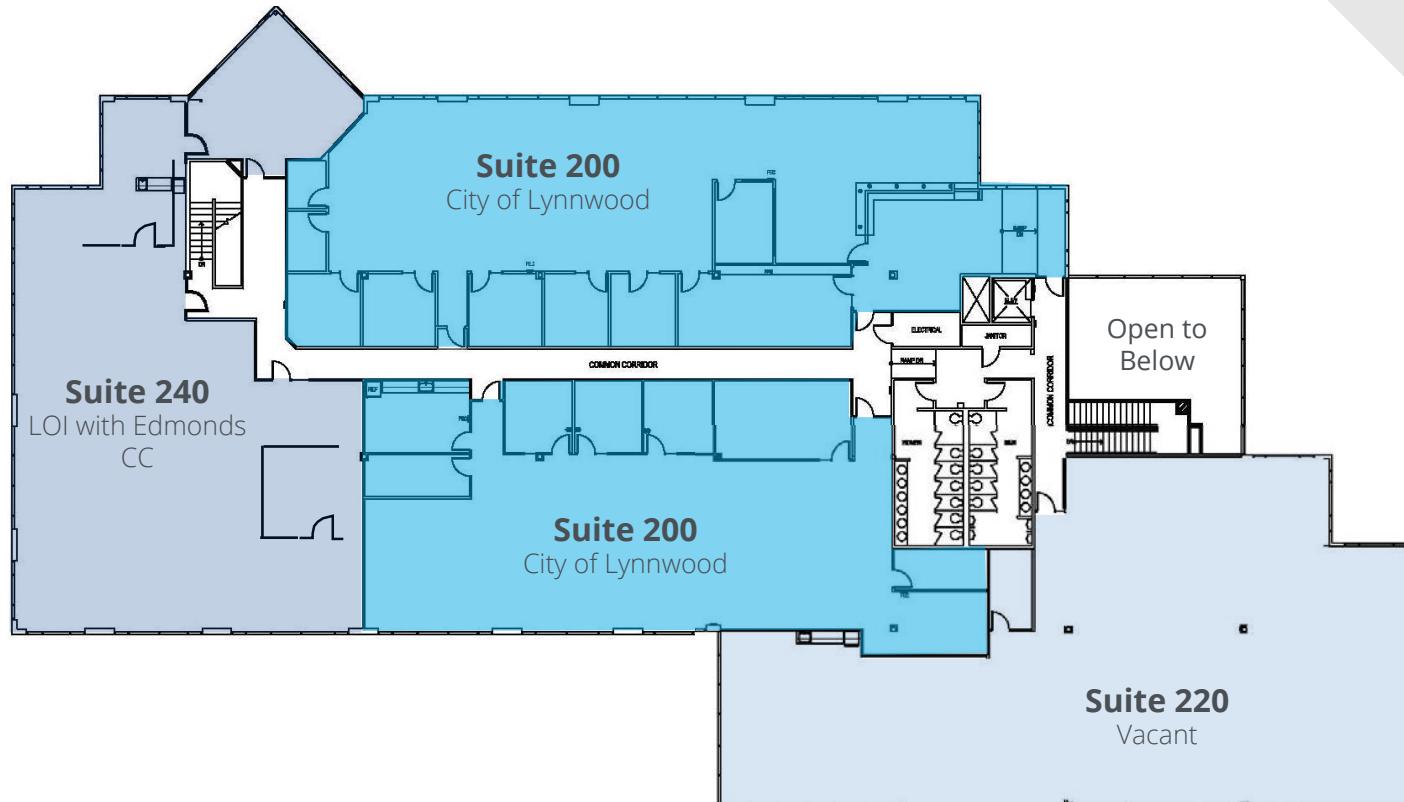
**Suite 110**  
Edmonds Community College  
6,439 SF

**Suite 120**  
SOLA - State of Washington  
4,225 SF

**Suite 103**  
ABA Centers of Washington  
13,021 SF



**FIRST FLOOR: ±28,935 SF**

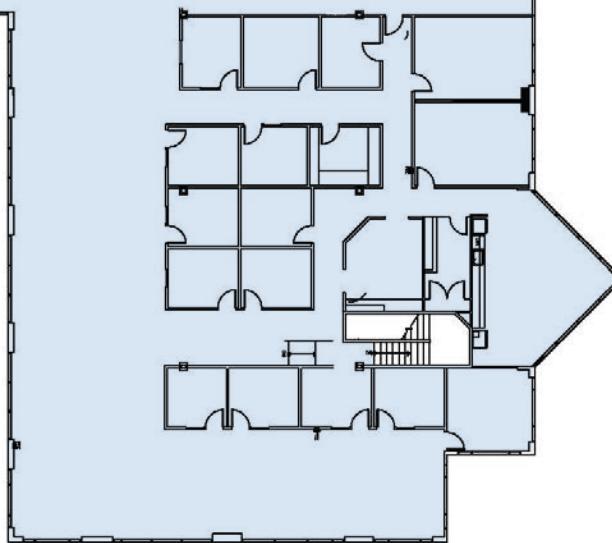


**SECOND FLOOR: ±30,284 SF**

## ONE SUITE AVAILABLE

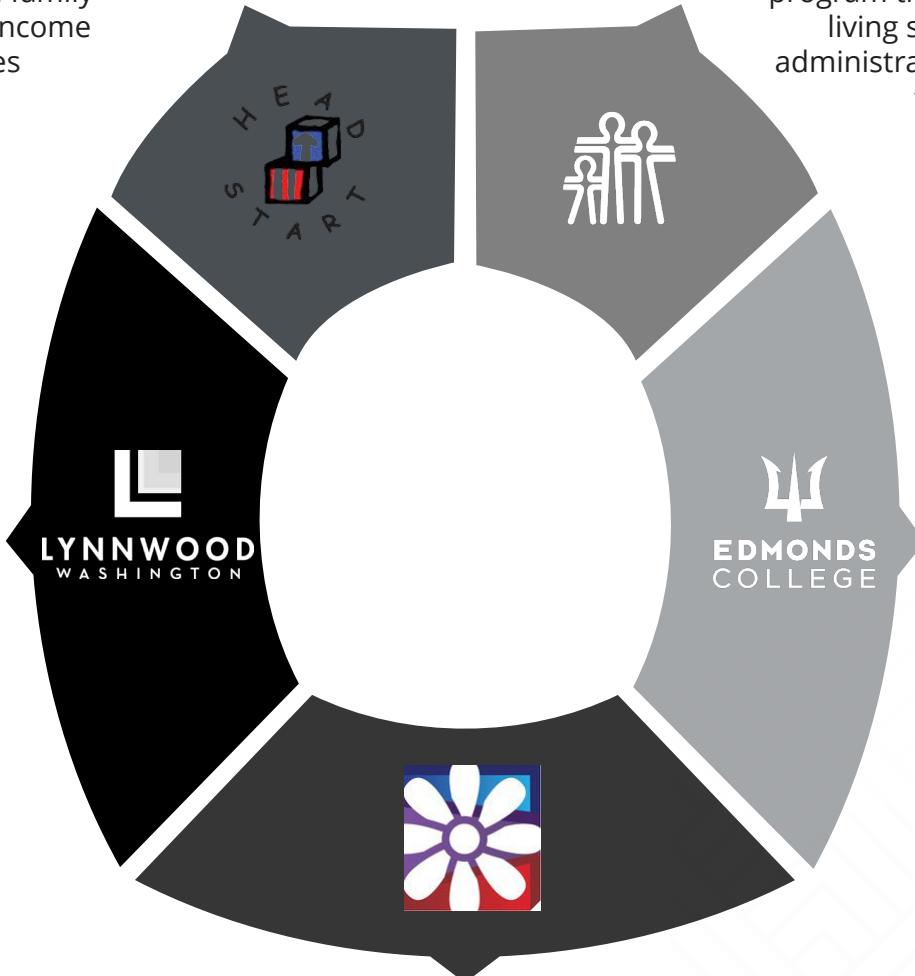
**Suite 220 - 15,099 RSF (divisible)**

- Mix of private offices and open work space
- Break room and server room
- Excellent natural light



# TENANT PROFILES

Head Start is a federal program that provides comprehensive early childhood education and family support services to low-income children and families



The City of Lynnwood's Development & Business Services Department is comprised of the functions of community development, economic development, public works development, engineering and the fire marshal's office.

ABA Centers of America provides clients and their families with individualized and comprehensive care, helping to navigate the social, emotional, communication, and daily living challenges experienced by those with autism.

SOLA (State Operated Living Alternatives) is a state operated program that provides supportive living services. Their local administrative office is located in the building.

Edmonds Community college operates the only Early Head Start program in Snohomish County. The program provides free, comprehensive child development, early learning and parent support services to families with children up to five years old. Their main administrative office is located in the building.

# REGIONAL MAP





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