

Northend Office Investment Opportunity

FOR SALE

Northview Corporate Center

Building C

20816 44th Avenue West | Lynnwood, WA





20816

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



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



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



Loading dock available



Excellent I-5 & I-405 access &
visibility



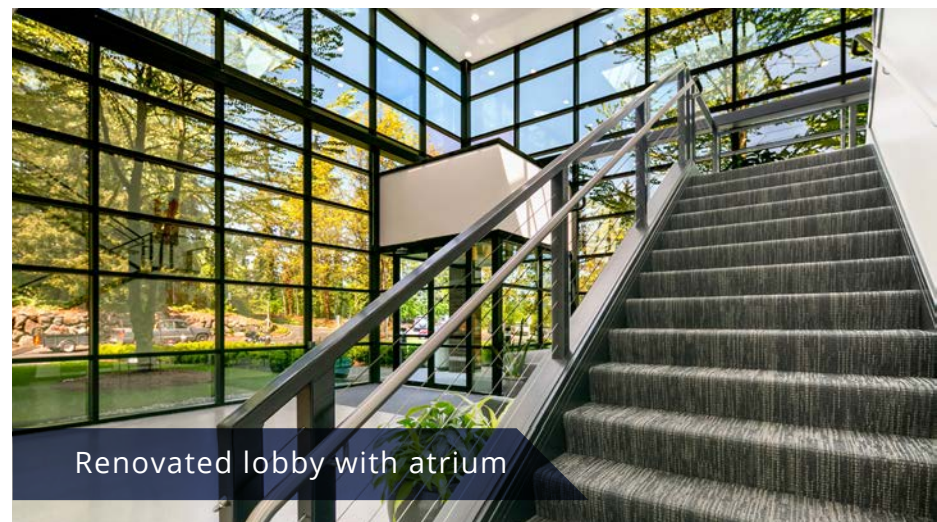
Built in 1990 on
3.33 acres



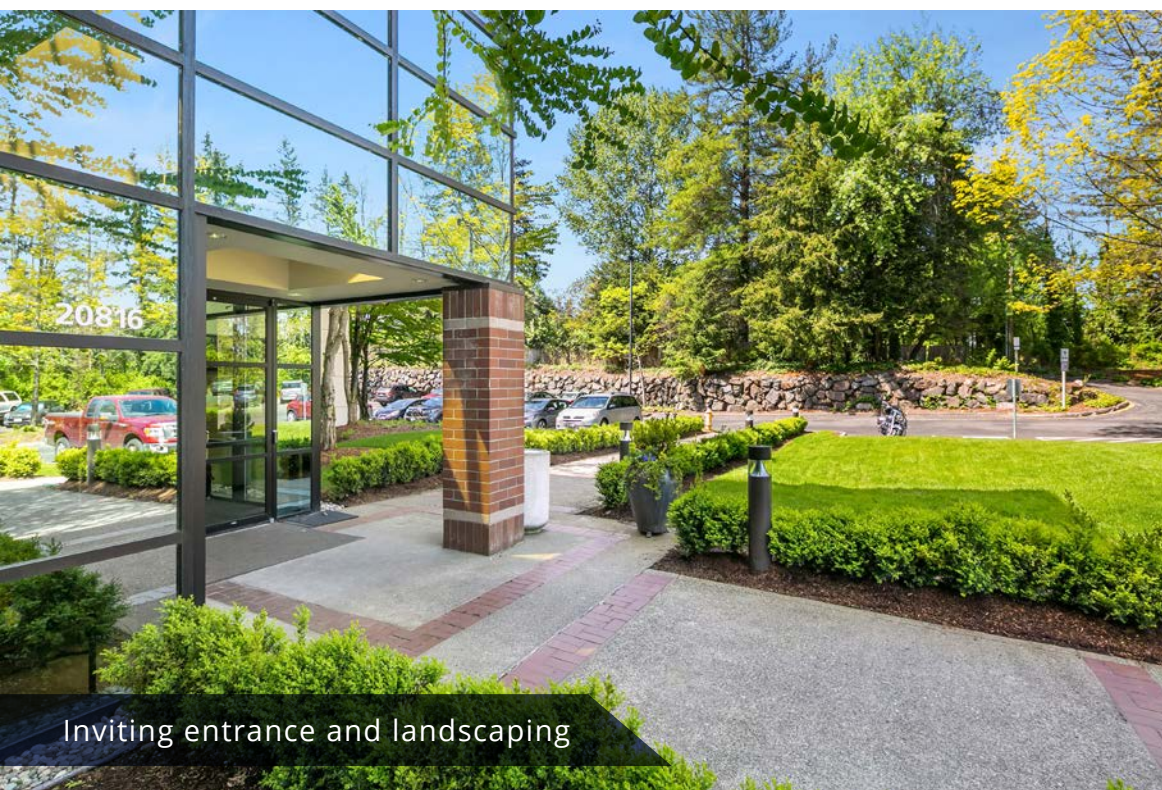
Abundant natural light



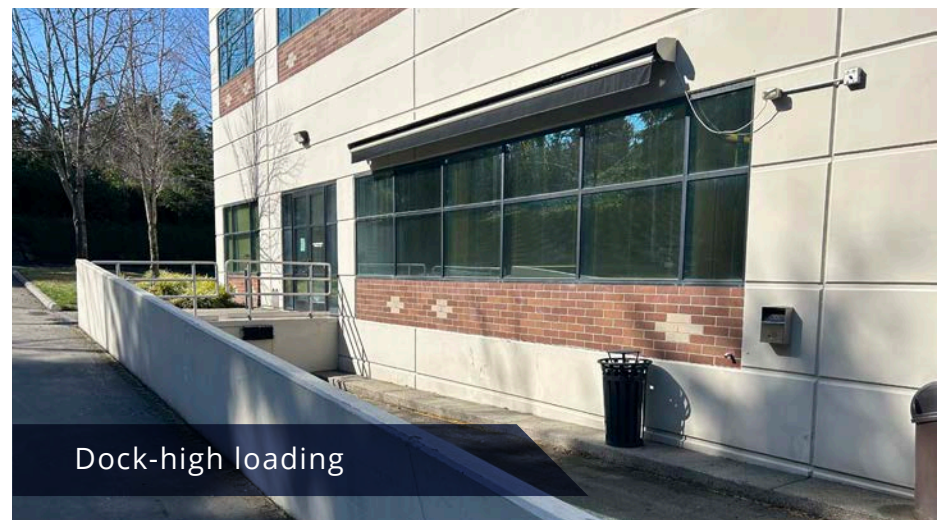
Flexible floor plans



Renovated lobby with atrium



Inviting entrance and landscaping



Dock-high loading

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



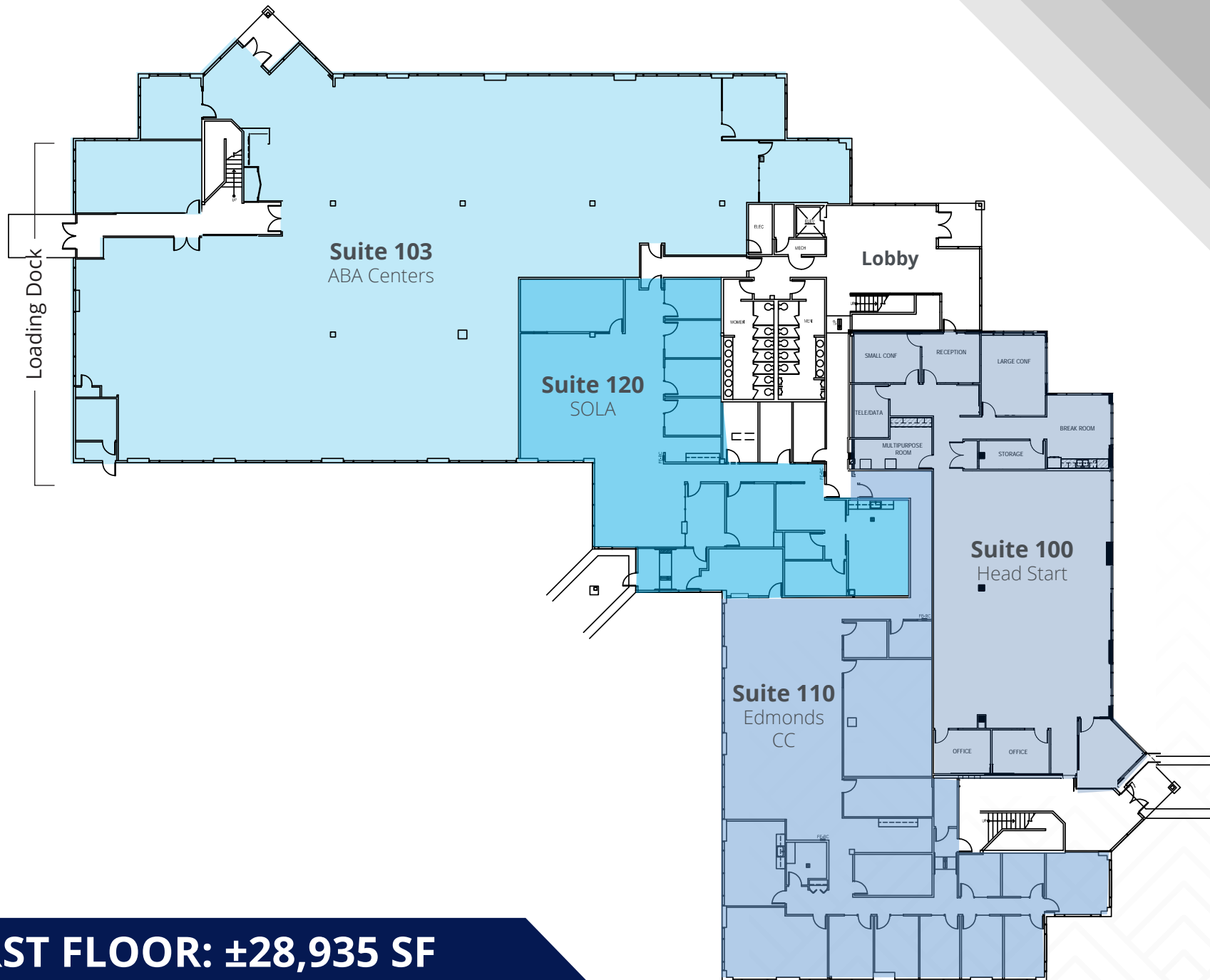
Less than 30 minutes to Downtown Seattle & Bellevue





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

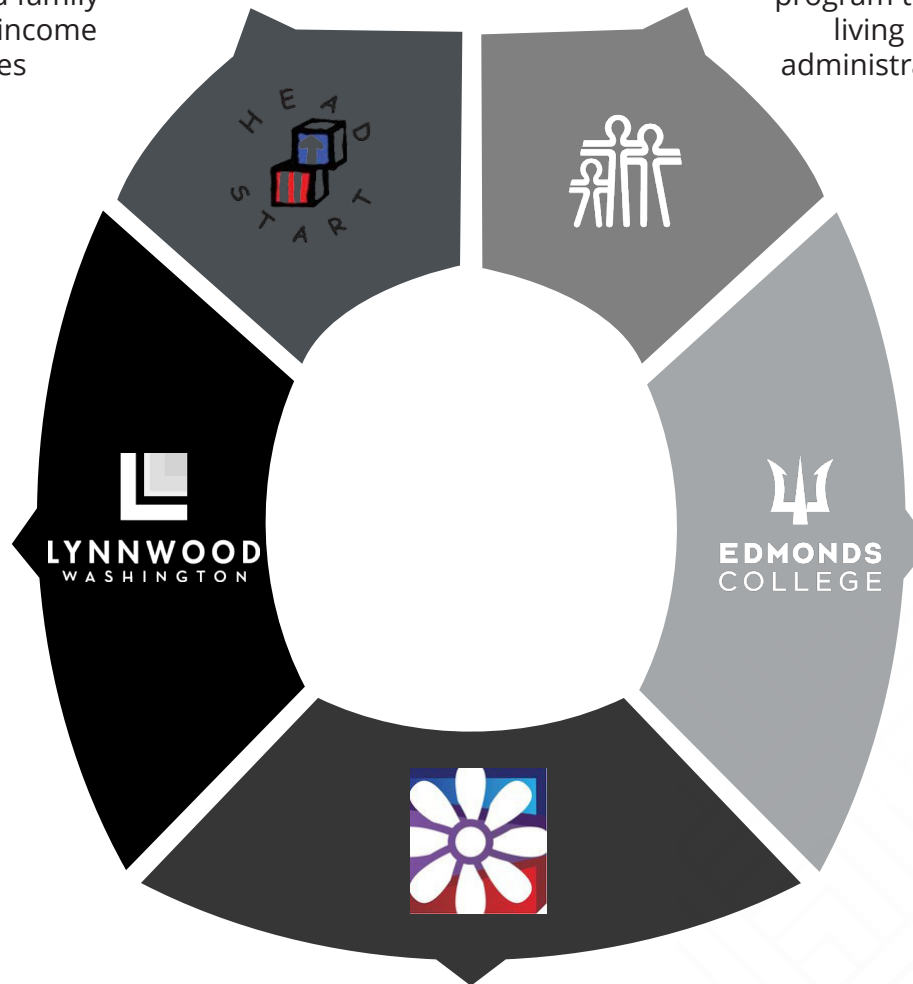
Head Start is a federal program that provides comprehensive early childhood education and family support services to low-income children and families

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

The City of Lynwood'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.

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.

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.



REGIONAL MAP

25 minutes
to Redmond

22 minutes
to Kirkland

30 minutes
to Downtown
Bellevue

25 minutes
to Downtown
Seattle

Bothell

Kenmore

Lake
Washington

Lake City

Northgate

Lake Forest
Park

Mountlake
Terrace

Alderwood

Northview
Corporate Center
Building C



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Gregg Riva
Executive Vice President
+1 206 595 1525
gregg.riva@colliers.com

Nate Fliflet
Vice President
+1 206 223 1433
nate.fliflet@colliers.com

Kendra Mills
Senior Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com