

LAKEVIEW CORPORATE CENTER

FOR LEASE \ **Suite 201**

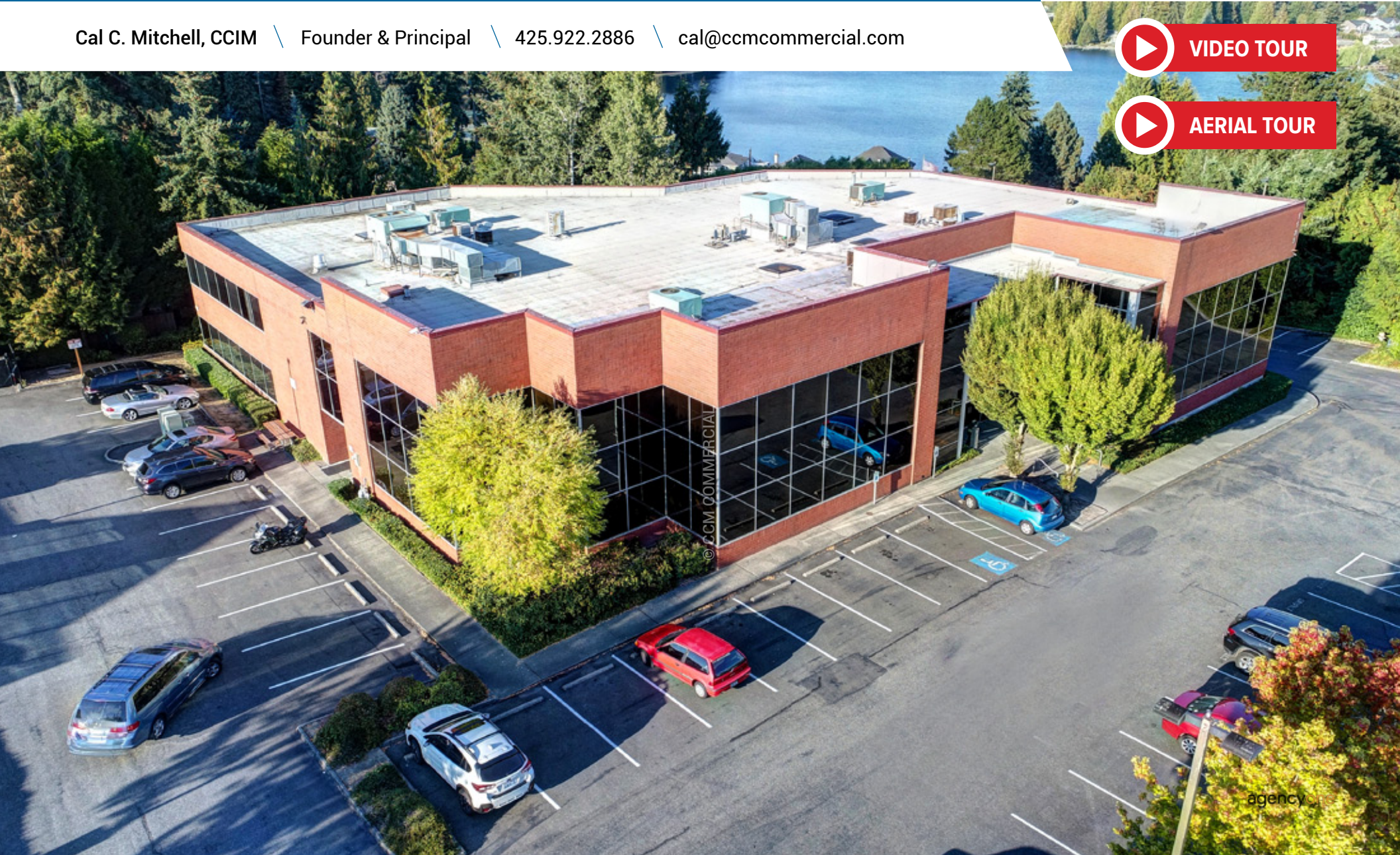
1133 164th St SW, Lynnwood, WA 98087



CCM Commercial

Commercial Real Estate Services

Cal C. Mitchell, CCIM \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com



© CCM COMMERCIAL

agency

PROPERTY ADDRESS

LAKEVIEW CORPORATE CENTER

1133 164th St SW
Lynnwood, WA 98087

EXCLUSIVE LISTING BROKER

Cal C. Mitchell, CCIM



Founder & Principal

CCM Commercial Real Estate Services

Cell 425.922.2886

Email cal@ccmcommercial.com

TOURS & INQUIRIES

For ALL tours and inquiries, call or text Cal C. Mitchell at 425.922.2886.

Please do not contact Ownership directly.

No tours allowed without appointment and without Listing Agent present.

DISCLAIMER & COPYRIGHT NOTICES

This proprietary Marketing Brochure has been exclusively created / prepared by CCM Commercial Real Estate Services for business / property marketing and advertising purposes. CCM Commercial Real Estate Services makes no guarantees, representations or warranties of any kind, express or implied, regarding the accuracy or completeness of the information provided and contained within this document. All interested parties and / or their agent(s) are advised to research and verify all information provided herein, and to conduct their own investigations.

ALL PHOTOS, GRAPHICS, VIDEOS, DIAGRAMS, AND ILLUSTRATIONS contained within this Marketing Brochure are exclusively created, copyrighted and owned by CCM Commercial Real Estate Services—unless otherwise noted. No photos, graphics, videos, diagrams, and illustrations contained herein this document may be duplicated, re-purposed, re-distributed, or extricated from this document, for any other uses (print or digital) without the party first receiving prior, written consent and authorization from Cal C. Mitchell of CCM Commercial Real Estate Services. This copyright notice shall remain in effect even in the instance CCM Commercial Real Estate Services representation of this property expires.

OFFERING MEMORANDUM



LAKEVIEW CORPORATE CENTER is a Class A professional office building. Situated just two (2) blocks from beautiful Martha Lake & the public park. This premier north end location has excellent street visibility with plenty of **FREE PARKING** all around. Building has elevators and ADA Access. 35,000+ VPD. Numerous amenities nearby. Minutes to I-5 freeway access.

Property Features

FOR LEASE

Suite 201

- Premise Size: 2,613 SF
- Demizable

PROPERTY / BUSINESS FEATURES

- Class “A” Professional Office Building
- TI Allowance for Qualified Tenants
- Martha Lake & Public Park Two Blocks Away
- Premier North End Location
- Building & Monument Signage Available
- Building Equipped w/ Elevator & ADA Access
- Abundant **FREE** parking (126 Parking Spaces)
- 35,000+ Vehicles Per Day (VPD)
- Multiple Local Amenities Nearby w/ Easy I-5 Freeway Access

TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 to Schedule All Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Tenants

AERIAL W/ MARTHA LAKE IN BACKGROUND



AERIAL OVERHEAD—BIRD'S EYE VIEW



TWO BLOCKS FROM BEAUTIFUL MARTHA LAKE



MARTHA LAKE PARK & AMENITIES



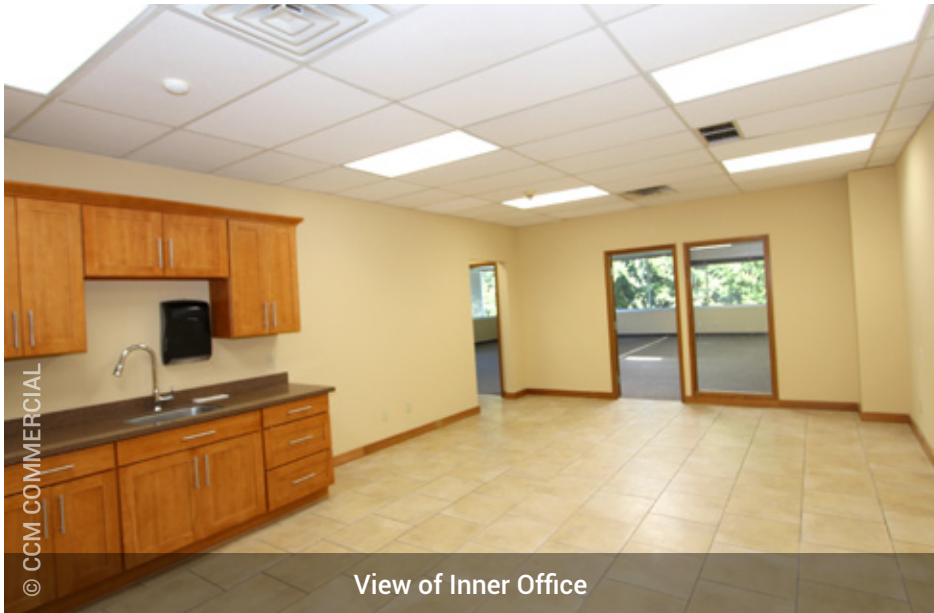
EXTERIOR BUILDING VIEWS



SAMPLING OF INTERIOR OFFICES



SAMPLING OF INTERIOR OFFICES



View of Inner Office



View of Inner Office

EXTERIOR SIGNAGE & STREET VIEWS



AREA DEMOGRAPHICS

Demographics

Based on ZIP Code: **98087**

Population

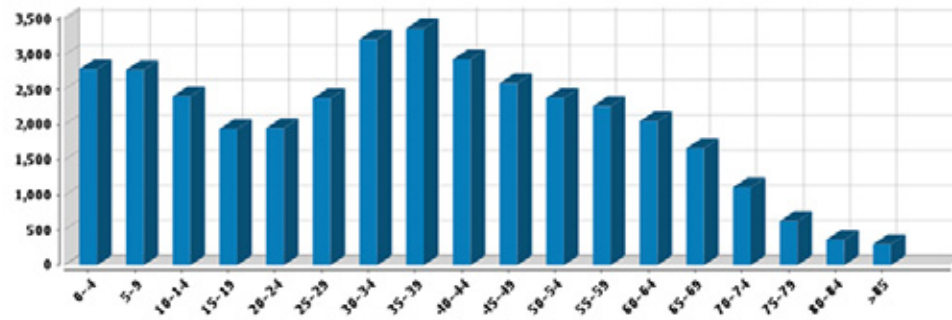
Summary

Estimated Population:	37,131
Population Growth (since 2010):	23.9%
Population Density (ppl / mile):	6,670
Median Age:	36.63

Household

Number of Households:	14,293
Household Size (ppl):	3
Households w/ Children:	4,683

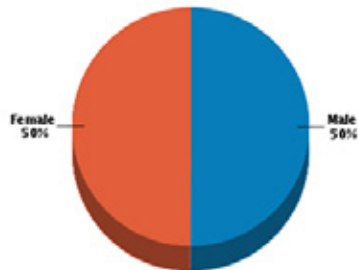
Age



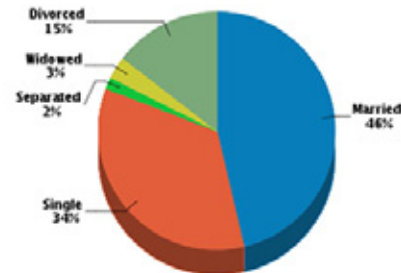
Workers by Industry

Agricultural, Forestry, Fishing:	4
Construction:	485
Manufacturing:	677
Transportation and Communications:	134
Wholesale Trade:	88
Retail Trade:	1,539
Finance, Insurance and Real Estate:	209
Services:	447
Public Administration:	112
Unclassified:	95

Gender



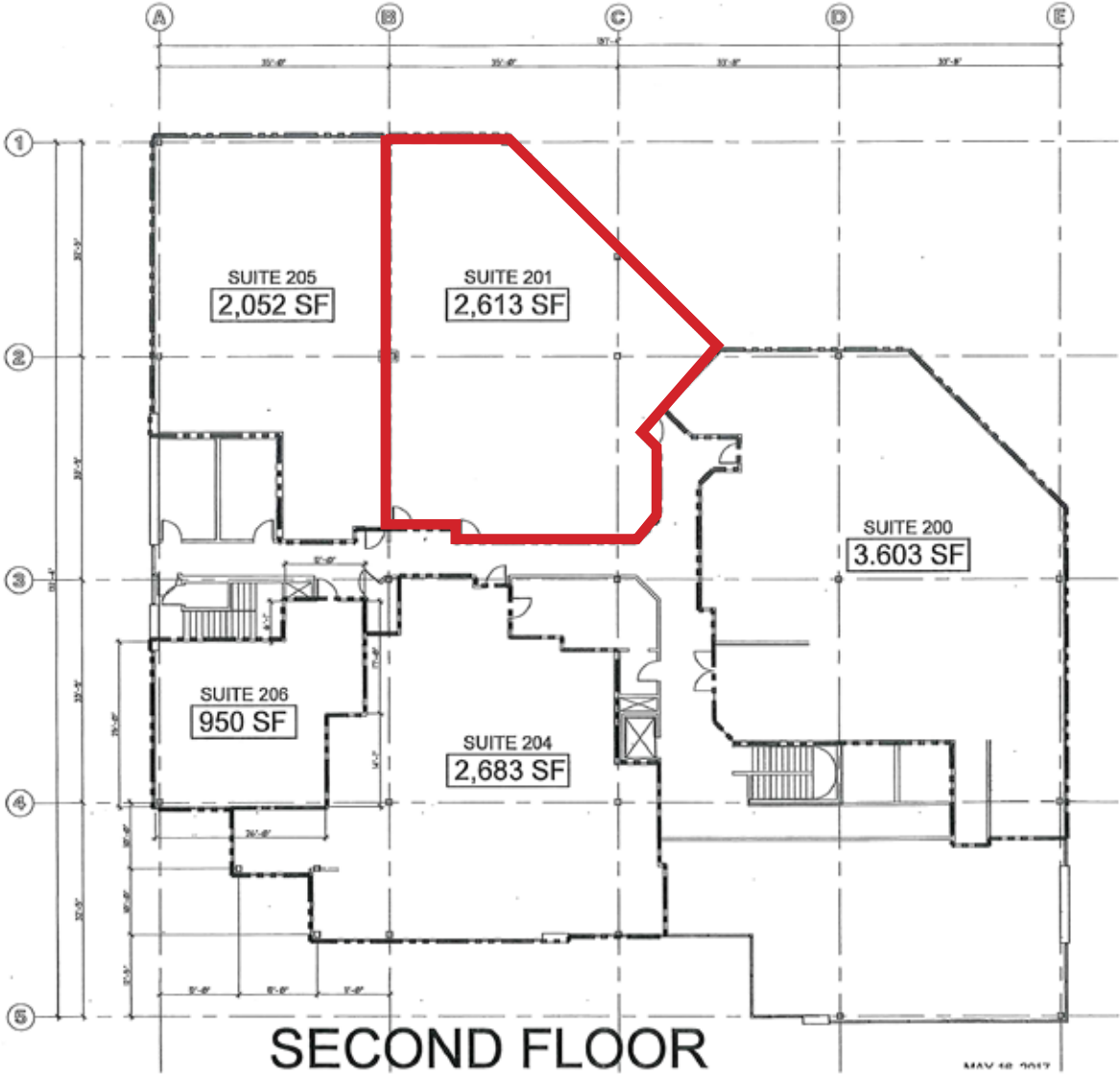
Marital Status



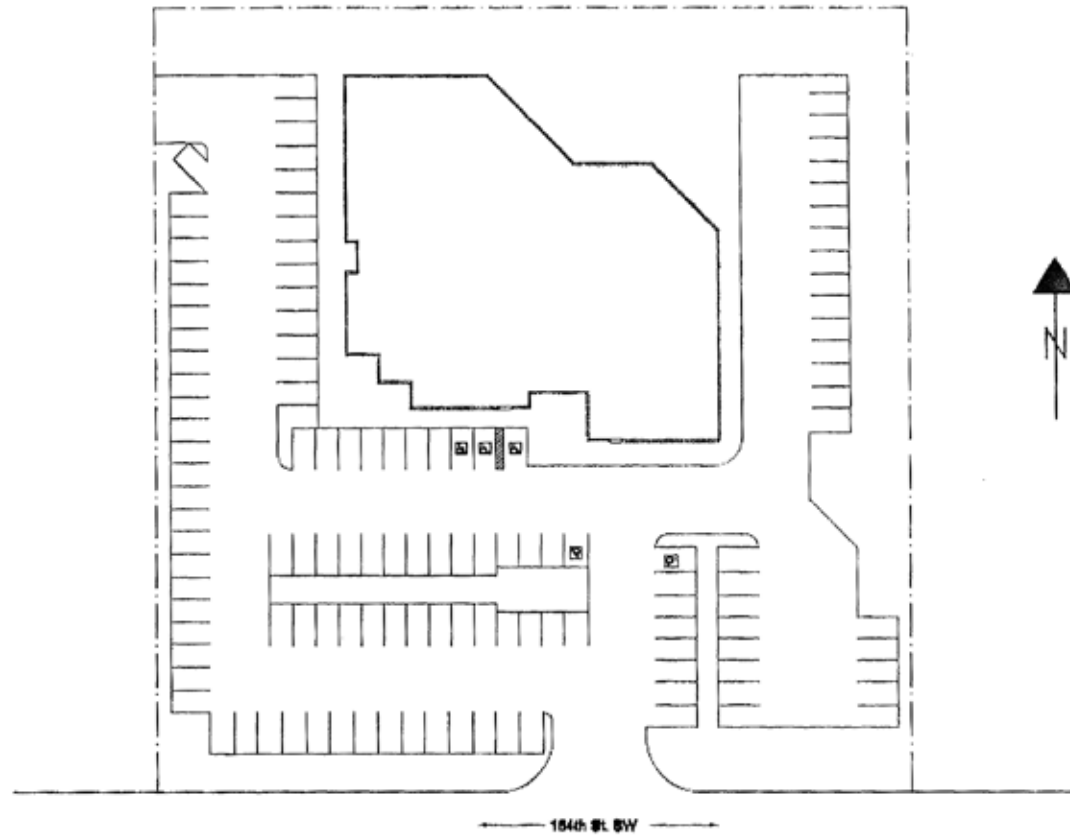
Workforce



FLOOR PLAN—SUITE 201 (2,613 SF, DEMIZABLE)



SITE PLAN



Parking Provided:
69 Standard
52 Compact
5 Handicap
126 Total Parking Spaces

SITE PLAN

AERIAL MAP & AMENITIES

