

# CENTERS III BUSINESS CENTER

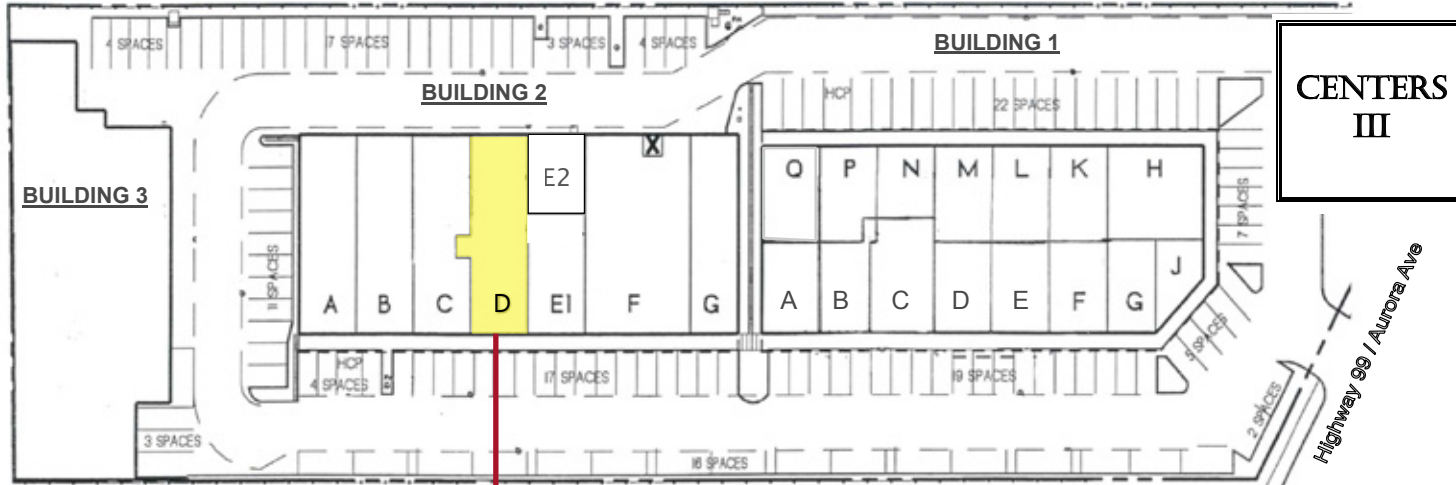
18908 Highway 99 Suite D ♦ Lynnwood, WA 98036



Flex Space Available for Lease  
(retail/warehouse/office)

# SITE PLAN

18908 Highway 99 Suite D ♦ Lynnwood, WA 98036



## BUILDING 1 – 18904 Highway 99

| Suite        | Tenant                           | Office Sq. Ft. |
|--------------|----------------------------------|----------------|
| A            | El Rinconcito Peruano            | 820            |
| B            | Atomy                            | 789            |
| C            | African Food Market              | 924            |
| D            | African Food Market              | 714            |
| E            | Achegust Assoc   African Fabrics | 820            |
| F            | East to West Health Center       | 820            |
| G            | East to West Health Center       | 557            |
| H            | Culotti State Farm Insurance     | 1,366          |
| J            | Royal Nails and Spa              | 609            |
| K            | New Start Chiropractic           | 820            |
| L            | Precision Doors                  | 820            |
| M            | Balkan Store                     | 784            |
| N            | Affordable Home Cinema           | 652            |
| P            | Affordable Home Cinema           | 723            |
| Q            | Affordable Home Cinema           | 792            |
| X            | Electrical Room                  | 54             |
| <b>TOTAL</b> |                                  | <b>12,064</b>  |

## BUILDING 2 – 18908 Highway 99

| Suite        | Tenant                  | Office Sq. Ft. | Whse. Sq. Ft. | Total Sq. Ft. |
|--------------|-------------------------|----------------|---------------|---------------|
| A            | Sound Roofing           | 588            | 1,172         | 1,760         |
| B            | Sound Roofing           | 588            | 1,172         | 1,760         |
| C            | Sound Roofing           | 768            | 992           | 1,760         |
| D            | AVAILABLE               | 633            | 1,190         | 1,823         |
| E1           | Clean & Simple Cleaning | 685            | 440           | 1,125         |
| E2           | Storage                 | 0              | 607           | 607           |
| F            | Tranpac, LLC            | 588            | 2,612         | 3,200         |
| G            | Tranpac, LLC            | 588            | 860           | 1,448         |
| X            | Electrical Room         | 0              | 45            | 45            |
| <b>TOTAL</b> |                         | <b>4,438</b>   | <b>9,090</b>  | <b>13,528</b> |

## BUILDING 3 – 18910 Highway 99

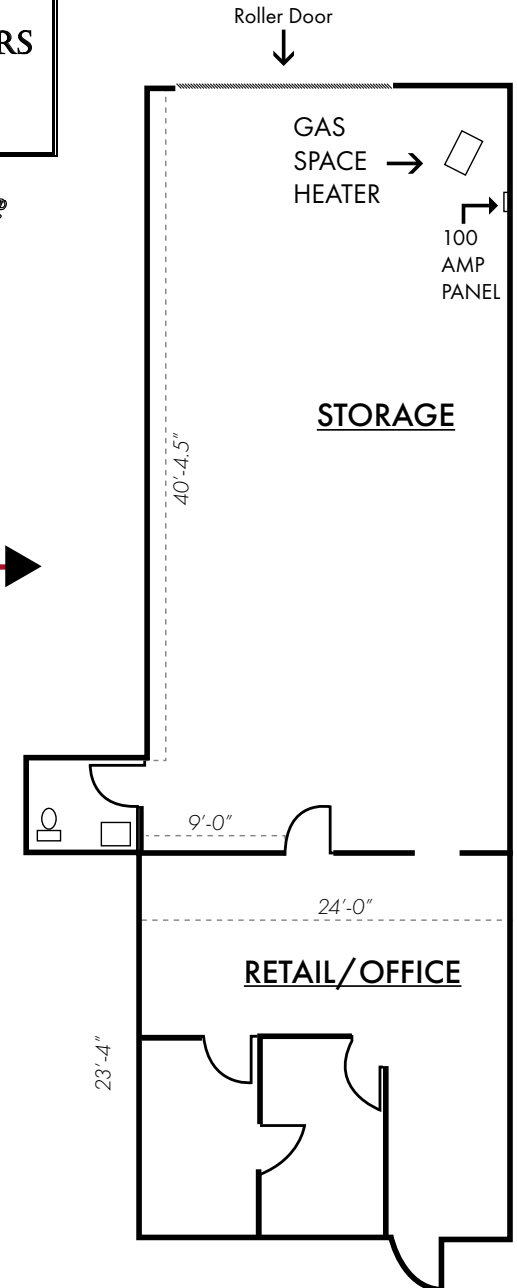
| Suite        | Tenant           | Sq. Ft.      |
|--------------|------------------|--------------|
| A            | Mark 2 Collision | 9,175        |
| <b>TOTAL</b> |                  | <b>9,175</b> |

Total Leasable Square Feet 34,767  
 Total Non-Leasable Square Feet 99  
**TOTAL OF THREE BUILDINGS 34,866**

## RETAIL/WAREHOUSE/OFFICE

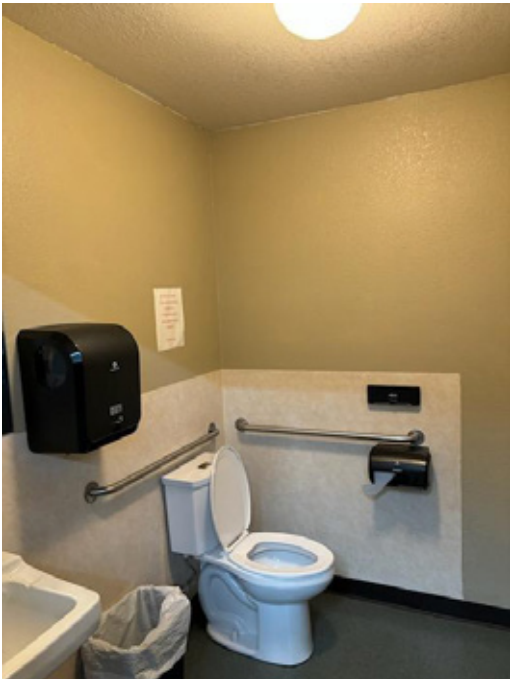
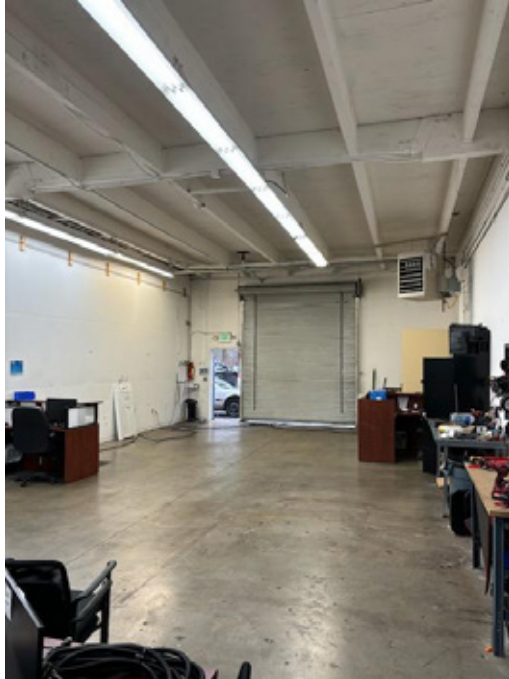
Suite D 1,823 SF

- Finished office (633 SF) and warehouse (1,190 SF)
- Garage door is 10' wide by 11' tall.



# INTERIOR PHOTOS

18908 Highway 99 Suite D ♦ Lynnwood, WA 98036



# CENTERS III BUSINESS CENTER

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ALDERWOOD MALL  
★ macy's NORDSTROM  
H&M POTTERY BARN JCPenney REI COOP

FredMeyer

Walmart

COSTCO WHOLESALE

Total Wine & MORE

QFC Quality Food Centers

COST PLUS WORLD MARKET WORLDMARKET.COM

MART

TARGET

REGAL CINEMAS

KOHL'S

PETSMART

RITE AID Guitar Center

AMC THEATRES

405

HomeGoods ROSS DRESS FOR LESS BIG 5 REPORTERS CHOICE ALBERT LEE

24 FITNESS

HOBBY LOBBY

COSTCO BUSINESS CENTER

★ macy's FURNITURE

TRADER JOE'S

FredMeyer

Michaels

DAVID'S BRIDAL DAVIDSBRIDAL.COM

Marshalls

BEST BUY

JO-ANN experience the creativity

Office DEPOT

BED BATH & BEYOND

DSW OLD NAVY BARNES & NOBLE Pier 1 imports ETHAN ALLEN

LOWE'S

NORDSTROM rack

LYNNWOOD Crossroads  
LA FITNESS FIVE GUYS BURGERS and FRIES QDOBA MOD Starbucks

Chick-fil-&

WHOLE FOODS MARKET

STAPLES

Albertsons

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## WCCR

West Coast Commercial Realty

**Flex Space  
Available for Lease  
(retail/warehouse/office)**

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



## DEMOGRAPHICS

### TOTAL POPULATION

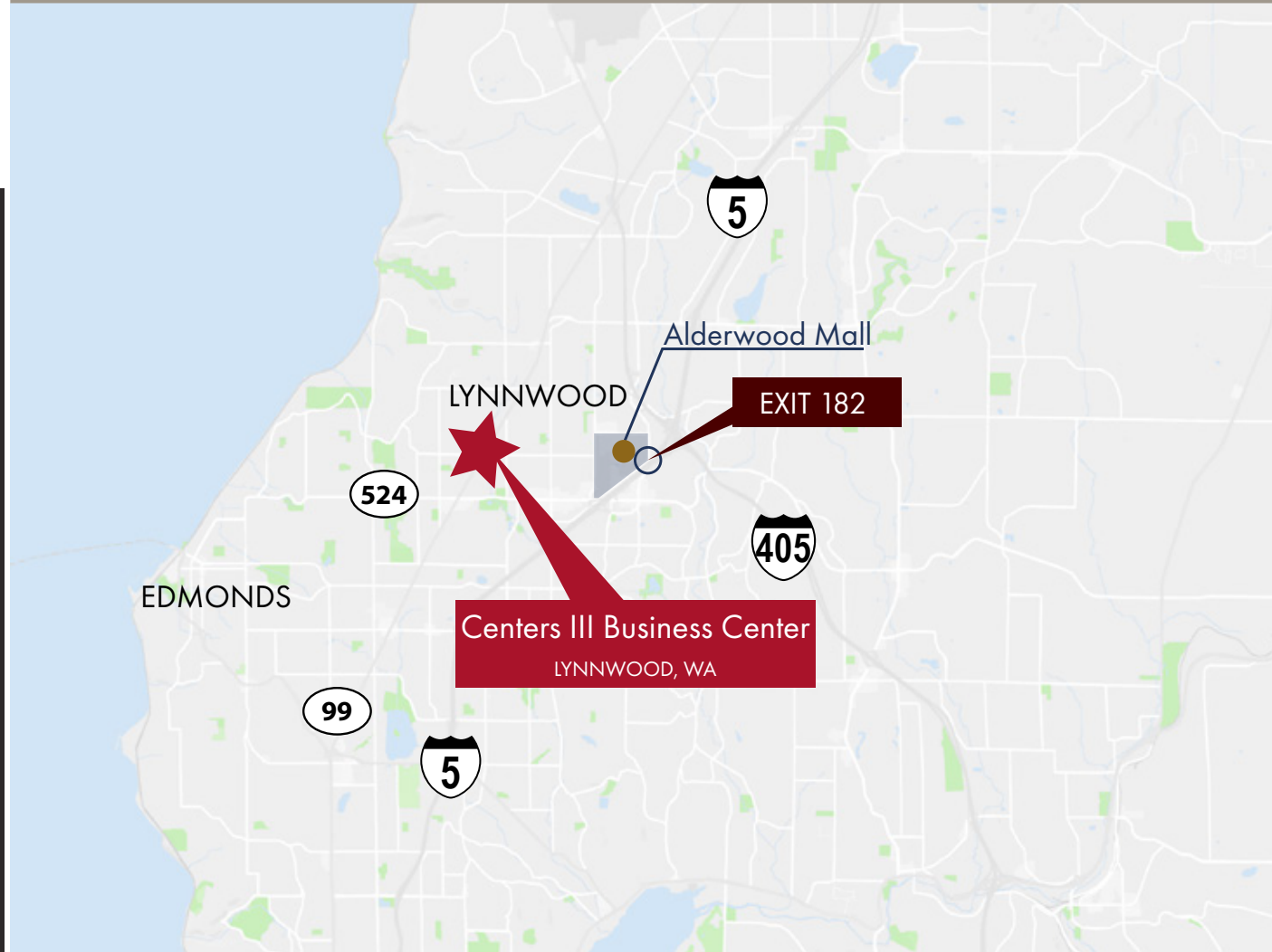
1-Mile: 20,021  
5-Mile: 312,973  
10-Mile: 814,226

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$84,379  
5-Mile: \$118,182  
10-Mile: \$125,418

### HOUSEHOLDS

1-Mile: 8,112  
5-Mile: 123,540  
10-Mile: 324,219



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LYNNWOOD, WA

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