

# LEASE

## RARE DOWNTOWN EDMONDS OFFICE SPACE

112 3rd Ave S Edmonds, WA 98020



### OFFERING SUMMARY

Lease Rate: \$30.00 SF/yr (NNN)

Available SF: 1,252 SF

Lot Size: 0.06 Acres

### PROPERTY OVERVIEW

Don't miss this unique opportunity to lease a standalone office building in the heart of downtown Edmonds! This turnkey, plug-and-play space features a boardroom, private offices, two restrooms, ample built-in storage, and dedicated employee parking in the back.

Perfect for a law office, financial group, real estate office, mortgage office, etc.

Just half a block from Main Street, you'll enjoy easy access to shops, restaurants, and all the amenities Edmonds has to offer. Perfect for a business looking to establish itself in this thriving, walkable, and highly sought-after location.

**Heidi Ihde**  
(425) 478-7546  
heidi@hlbirealestate.com

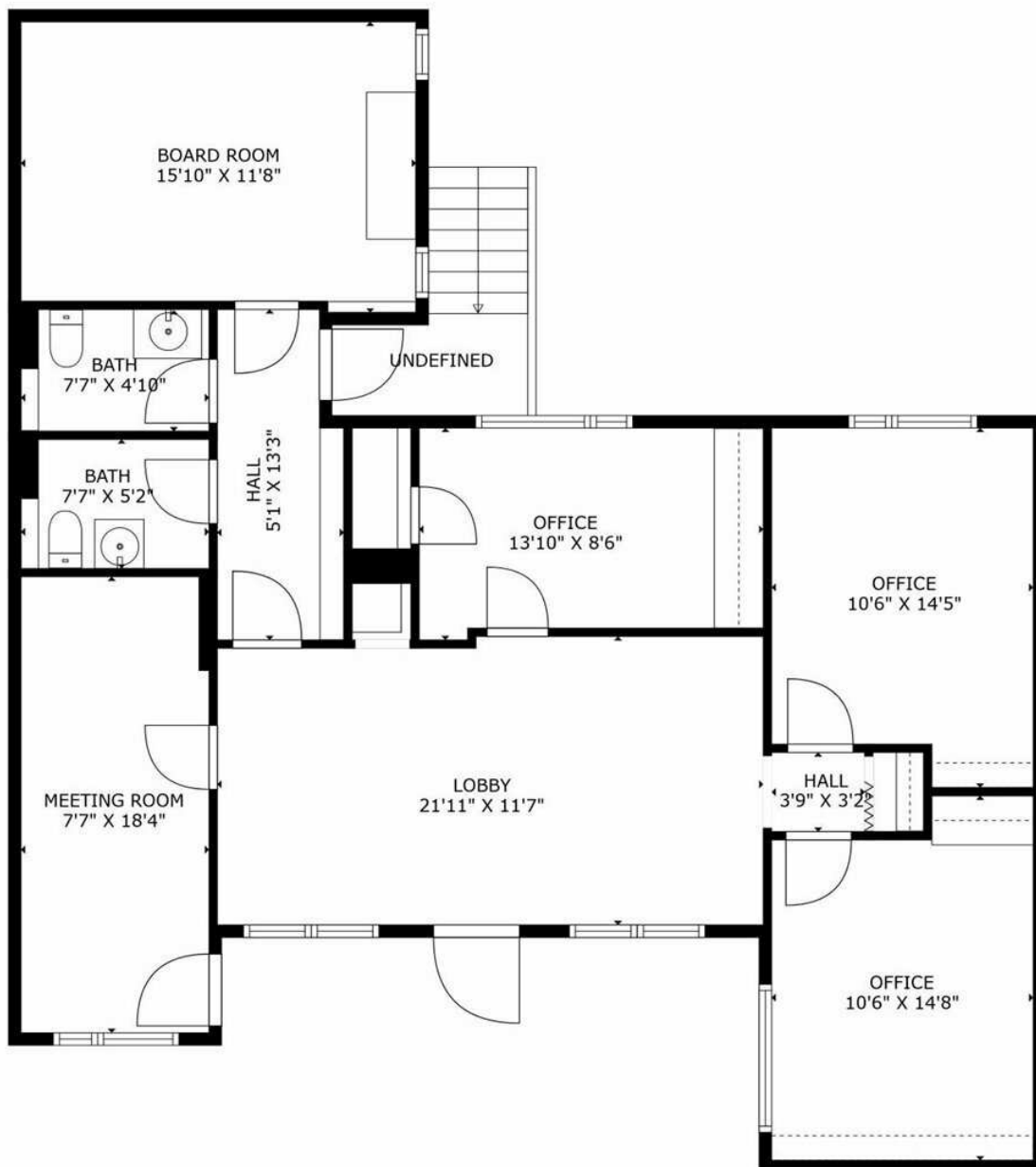


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Measurements Are An Estimate & Deemed Highly Accurate But Not Exact.

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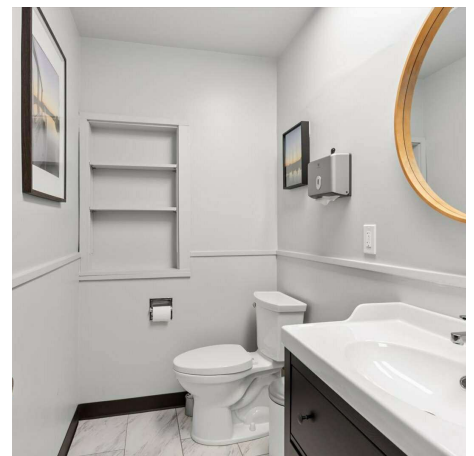
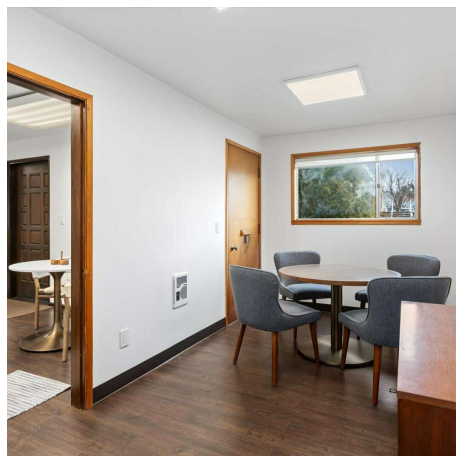
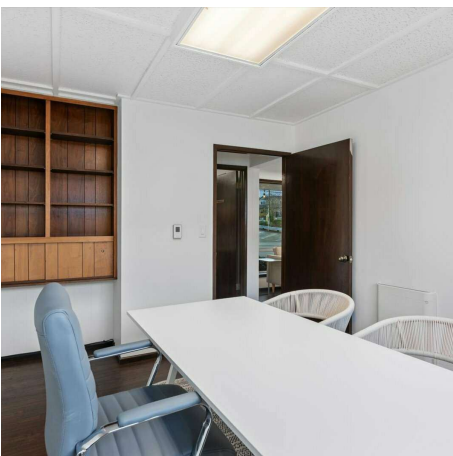
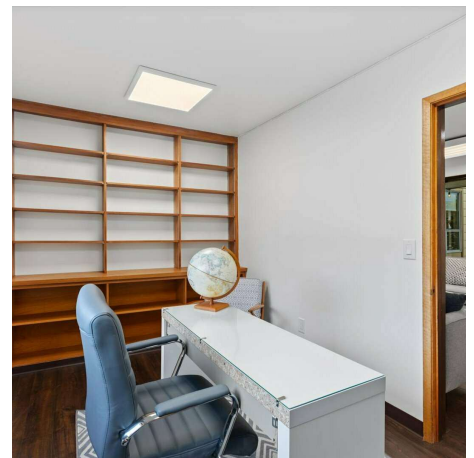
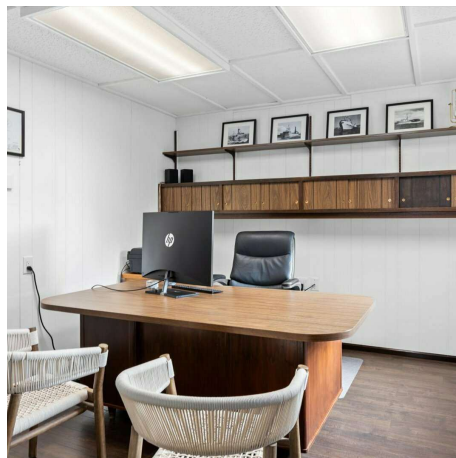
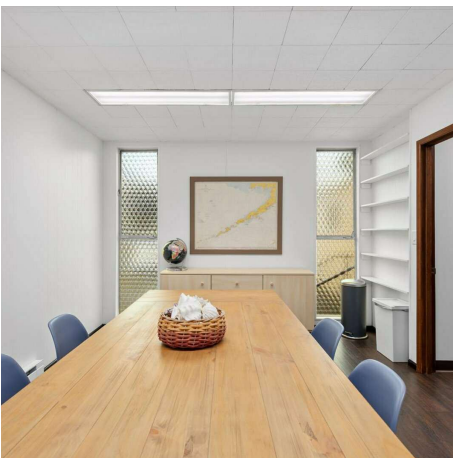
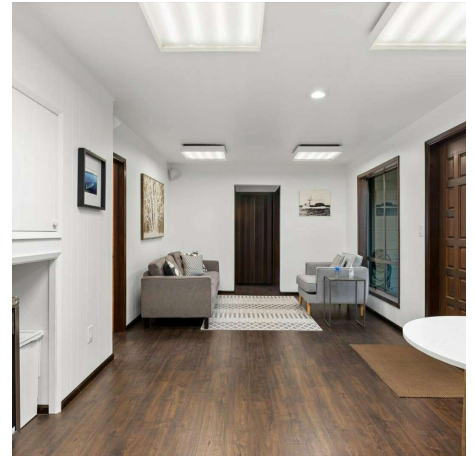
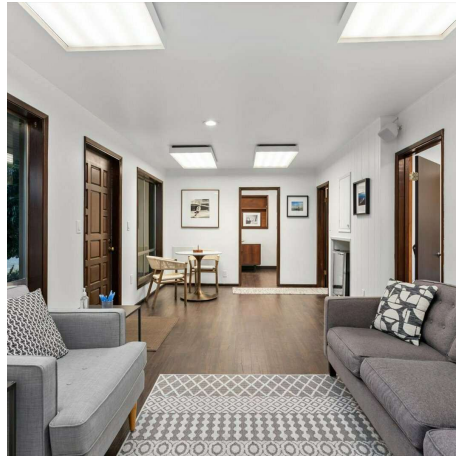
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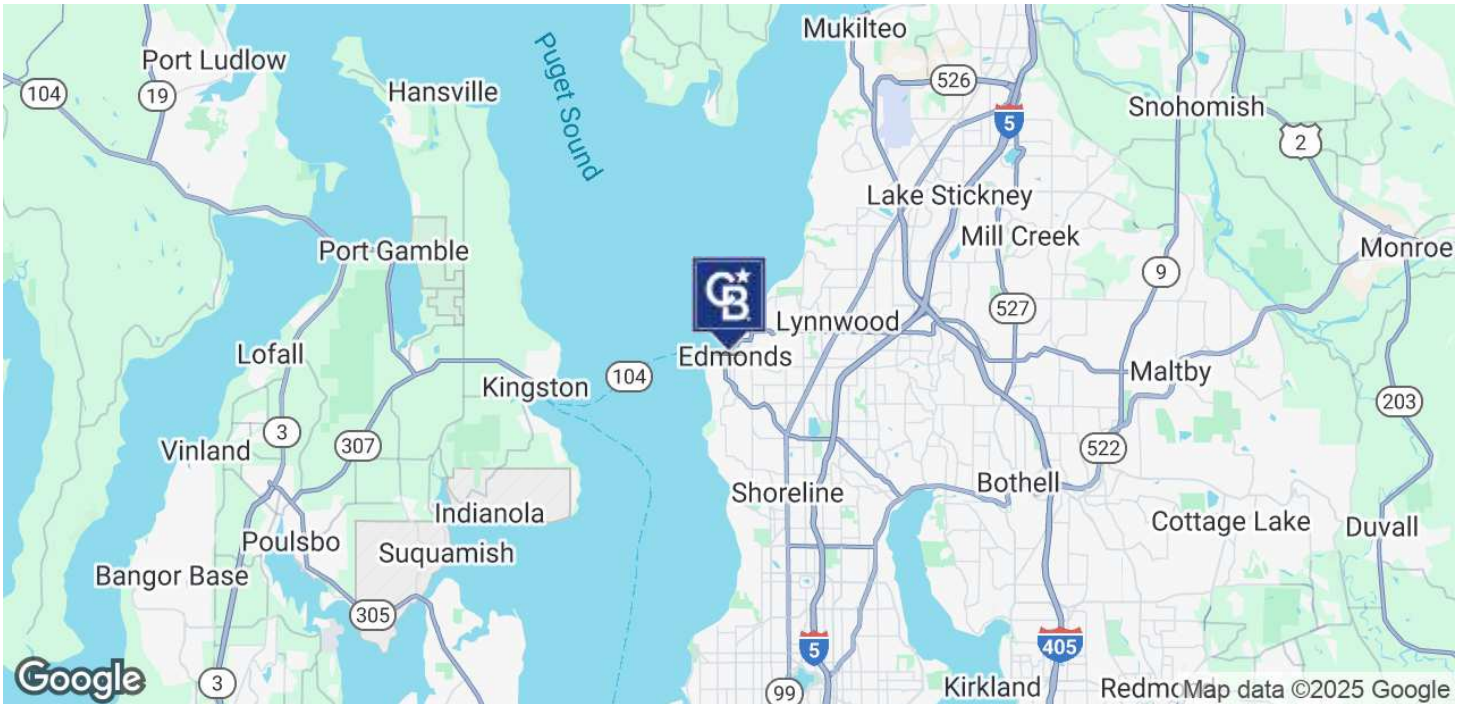
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