

# CLS BUILDING - FOR LEASE

FULLY BUILT OUT SUITE AVAILABLE FOR IMMEDIATE OCCUPANCY WITHIN WALKING DISTANCE OF LYNNWOOD LIGHT RAIL STATION AND MINUTES FROM I-5

4720 200TH ST SW, LYNNWOOD, WA 98036



Marcus & Millichap  
BROWN RETAIL GROUP

# PROPERTY OVERVIEW

## Leasing Information

<b>Suite 205</b>	<b>Available</b>
Suite SF	1,873 SF
Rent/SF	\$22/SF/Year Modified Gross
Monthly Rent	\$3,367.83/Month
Annual Rent	\$40,414/Year

## Property Information

Property Address	4720 200th St SW Lynnwood, WA 98036,
Rentable Building Area	15,976 SF
Lot Size (SF)	0.99 Acres
Year Built	1980
Building Height	27'
Parking Stalls	42 Stalls
Parking Ratio	2.63/1,000 SF
Parcel Number(s)	003726-006-007-03
Zoning	City Center West - (CC-W)

# HIGHLIGHTS

## PROFESSIONAL OFFICE SUITE LAYOUT

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Suite 205 is already configured for professional office use; featuring an entry/reception, 4 larger rooms/conference rooms, 2 private offices, and a breakroom.

## MOVE-IN READY W/ RECENT UPDATES

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The suite has been recently updated including brand new carpet and interior paint, providing a move-in ready space immediately available for occupancy.

## AMPLE PARKING AND DIRECT ACCESS FROM PARKING LOT

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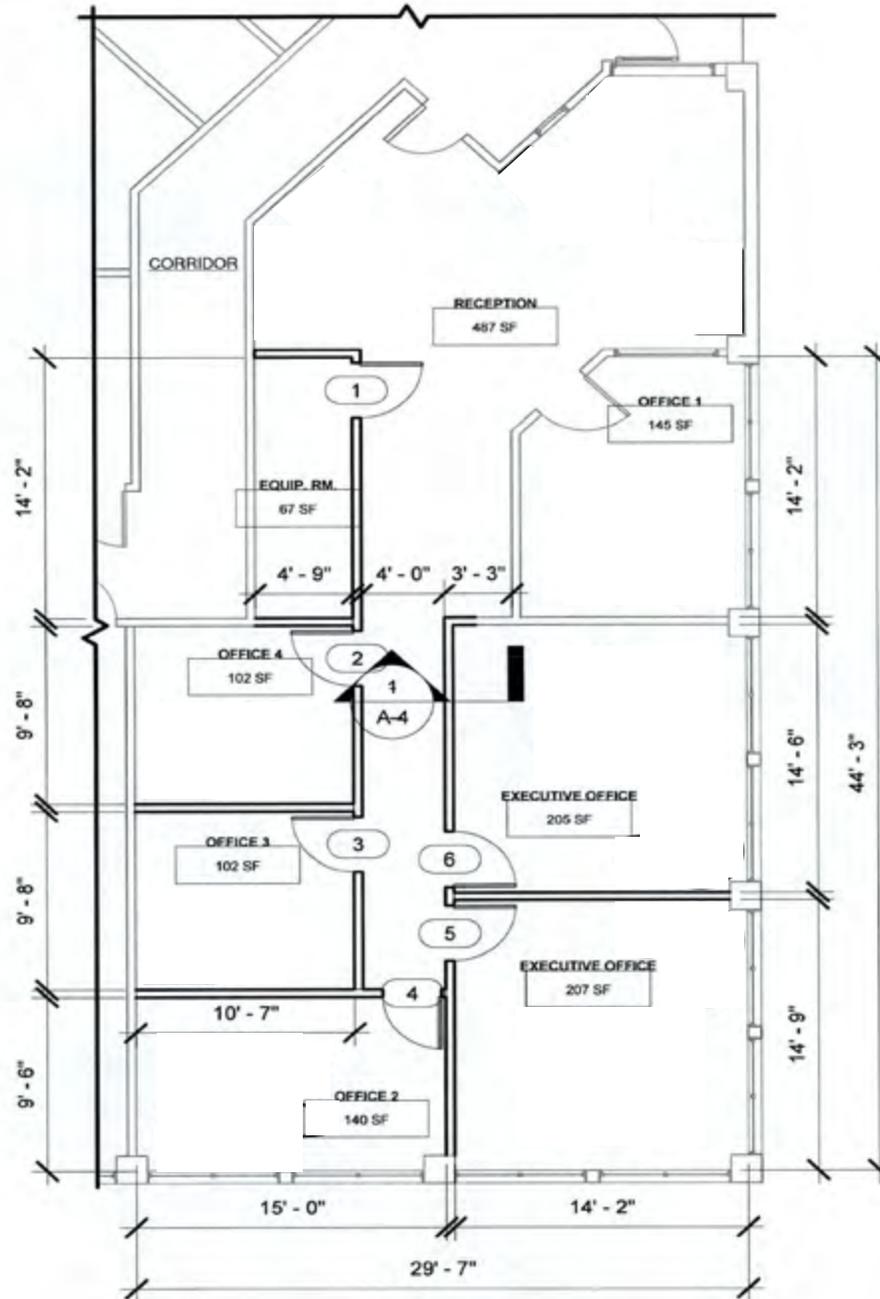
The property features ample parking surrounding the building and a connecting bridge provides direct access to the building from the parking lot.

## EXCEPTIONALLY LOCATED PROPERTY

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The property is adjacent to the newly finished Lynnwood light rail station and is less than half a mile from I-5, providing businesses with easy access for employees and customers.

# SUITE 205 FLOOR PLAN



# SECOND FLOOR PLAN



**SUITE 205  
INTERIOR PHOTOS**





NORTHLINE  
VILLAGE



44<sup>TH</sup> AVE W  
33,843 VPD



I-5  
168,000 VPD

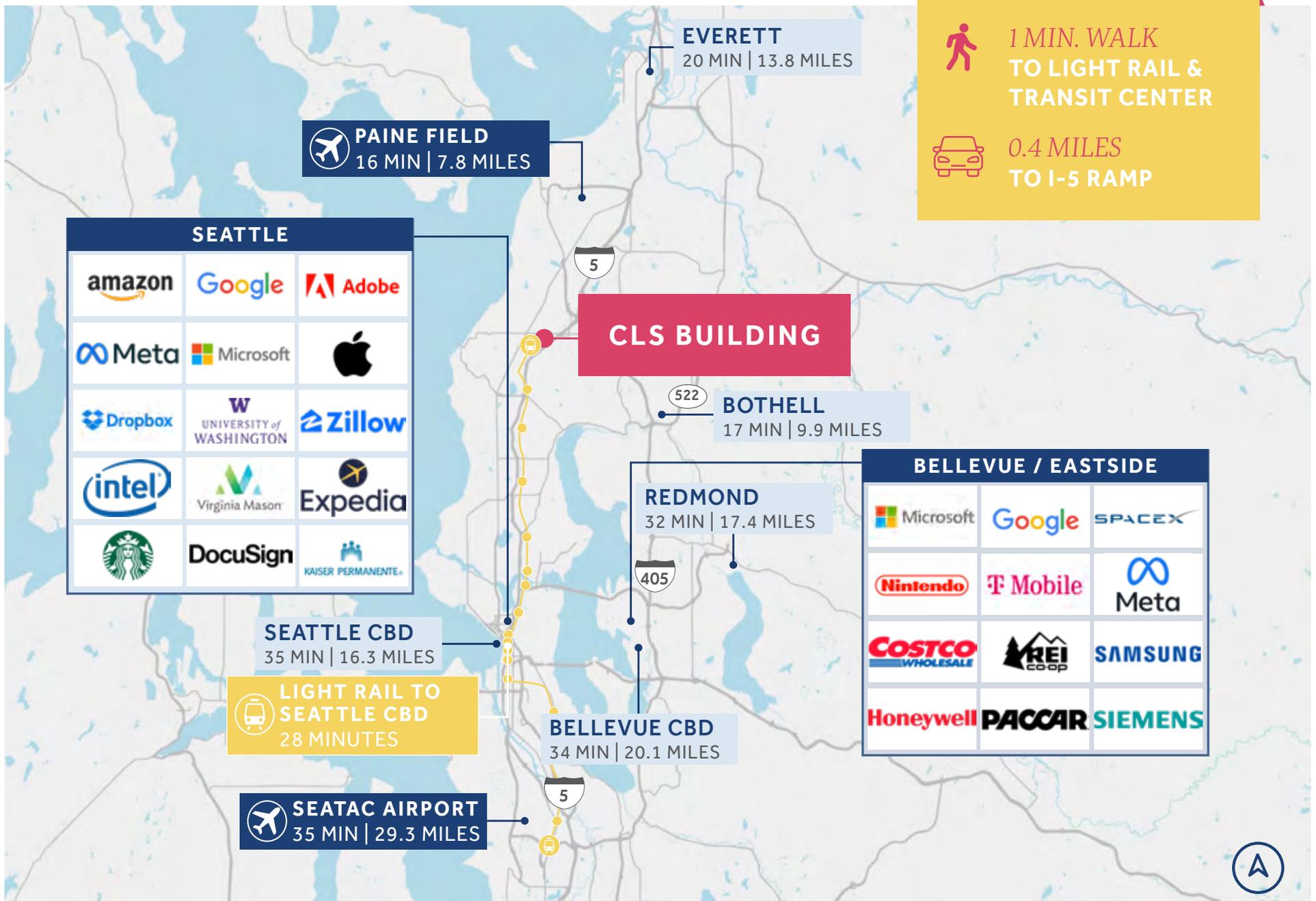
LYNNWOOD CITY  
CENTER STATION

CLS BUILDING



200<sup>TH</sup> ST SW  
18,515 VPD

# REGIONAL MAP & DRIVE TIMES



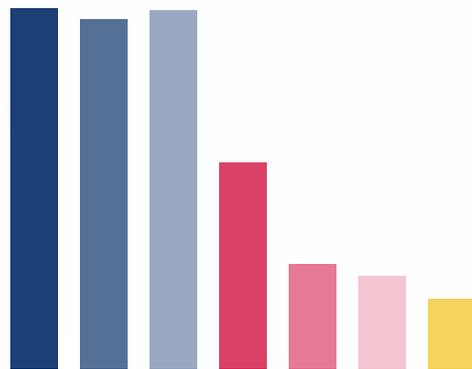
# LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS



## POPULATION



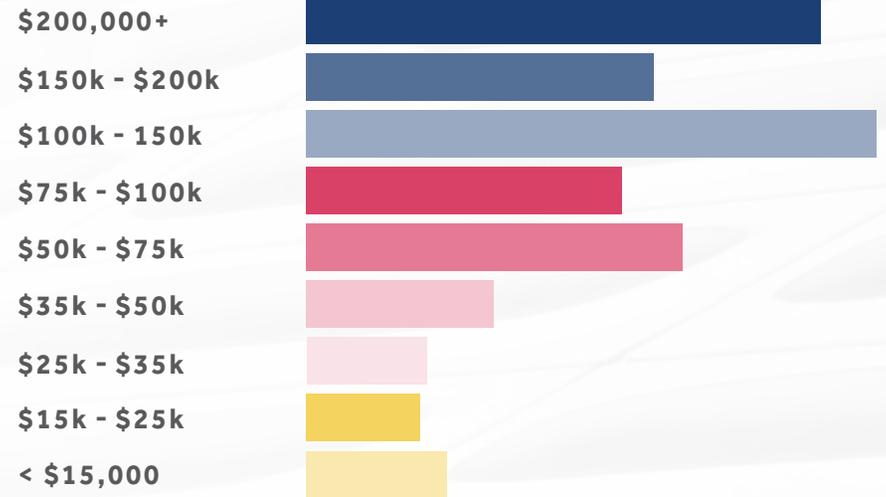
## AGE



**40**  
MEDIAN AGE



## INCOME BY HOUSEHOLD



**\$130,170**  
AVERAGE  
HH INCOME

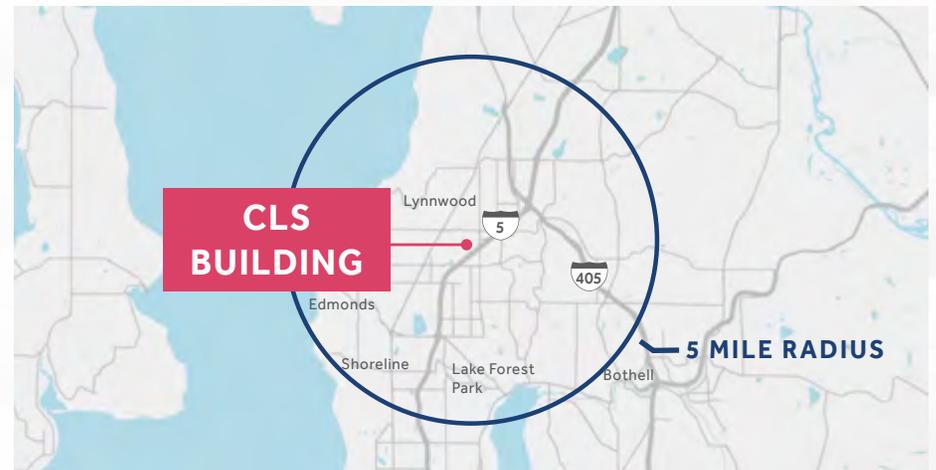
**\$104,941**  
MEDIAN  
HH INCOME



## HOUSEHOLDS



**34 MIN**  
AVERAGE  
TRAVEL TIME  
TO WORK



# REGIONAL ECONOMIC DRIVERS



## RETAIL

**7,000 JOBS**

*SUPPORTED BY LYNNWOOD'S  
RETAIL SECTOR*

**50% TAX REVENUE**

*GENERATED BY RETAIL  
ACTIVITY IN LYNNWOOD*

Lynnwood is a key retail hub in Snohomish County, anchored by **Alderwood Mall—the county's largest shopping center with over 170 stores**. The retail sector plays a vital role in the city's economy, both as a major employer and a significant source of municipal revenue.

## KEY EMPLOYERS

**NORDSTROM**

**★ macy's**

**COSTCO  
WHOLESALE**

**Fred Meyer**

**TARGET**

# REGIONAL ECONOMIC DRIVERS

## LIGHT RAIL CONNECTION

The completion of the Link Light Rail extension to Lynnwood in August 2024 has markedly improved regional connectivity. This major infrastructure investment enhances access to the Seattle metropolitan area, making Lynnwood more attractive to commuters and businesses alike.

### EVERETT LINK EXTENSION (OPENS 2037-2041)

**16 MILES (7 STATIONS)**

LENGTH OF EVERETT LINK EXTENSION

**\$5.05 - \$6.9 BILLION**

COST OF EVERETT LINK EXTENSION



**33 MIN**

EVERETT TO LYNNWOOD CITY CENTER



**60 MIN**

EVERETT TO DOWNTOWN SEATTLE

# REGIONAL LIGHT RAIL CONNECTION



0.2 MILES FROM THE OFFERING TO LYNNWOOD CITY STATION

**28 MIN**  
TO  
**DOWNTOWN SEATTLE**



# NEARBY DEVELOPMENTS

## NORTHLINE VILLAGE

Northline Village is a transformative 19.1-acre mixed-use development in Lynnwood, Washington, designed to create a vibrant urban center adjacent to the new Lynnwood Link light rail station. Located just 0.3 miles from the offering, the project includes nearly 1,400 residential units and over 750,000 SF of Class A commercial space, all centered around community spaces like the Village Green. With infrastructure improvements underway - such as new grid streets and park spaces - Northline Village aims to enhance connectivity and foster a live-work-play environment in the heart of Lynnwood.

**SITE AREA:** 19.1 Acres

**RESIDENTIAL UNITS:** 1,369-1,400

**PARKING:** Approximately 4,700 spaces



# NEARBY DEVELOPMENTS



**BEAVER CREEK APARTMENTS**

A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

**1-2 BED UNITS**

**INCOME-RESTRICTED UNITS**

**PROXIMITY TO LYNNWOOD TRANSIT CENTER**

**4807 200TH ST SW, LYNNWOOD**  
0.1 MILES FROM THE OFFERING



**THE DISTRICT-LYNNWOOD PUBLIC FACILITIES DISTRICT MASTER PLAN**

A recently renovated affordable housing community located near the Lynnwood Transit Center. The development offers modern amenities and is designed to be walkable, providing easy access to public transportation.

**1-2 BED UNITS**

**INCOME-RESTRICTED UNITS**

**PROXIMITY TO LYNNWOOD TRANSIT CENTER**

**3711 196TH ST SW, LYNNWOOD**  
0.9 MILES FROM THE OFFERING



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