

LAKEVIEW CORPORATE CENTER

FOR LEASE \ **Suite 202**

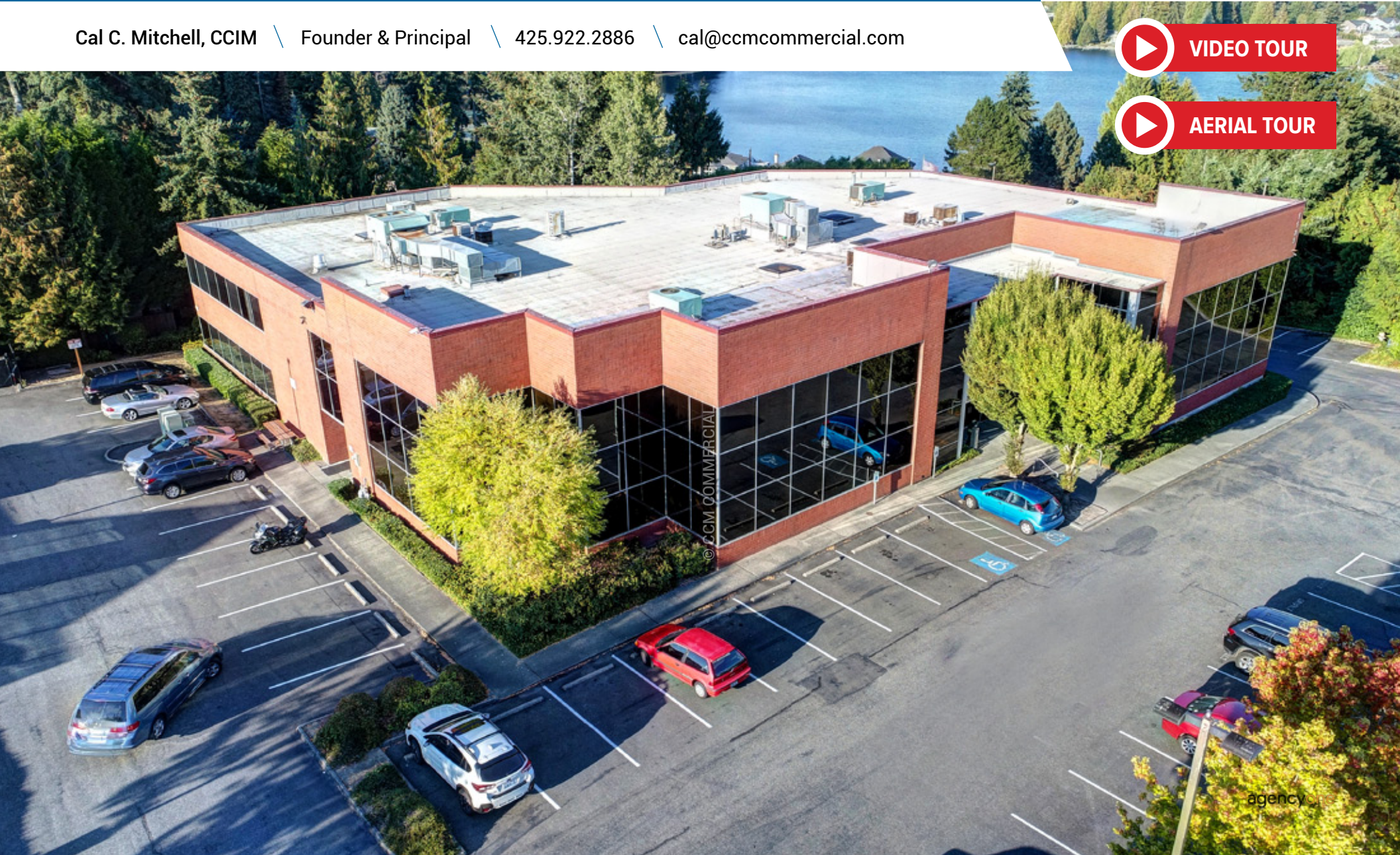
1133 164th St SW, Lynnwood, WA 98087



CCM Commercial

Commercial Real Estate Services

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



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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.

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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 202

- Premise Size: 1,100 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



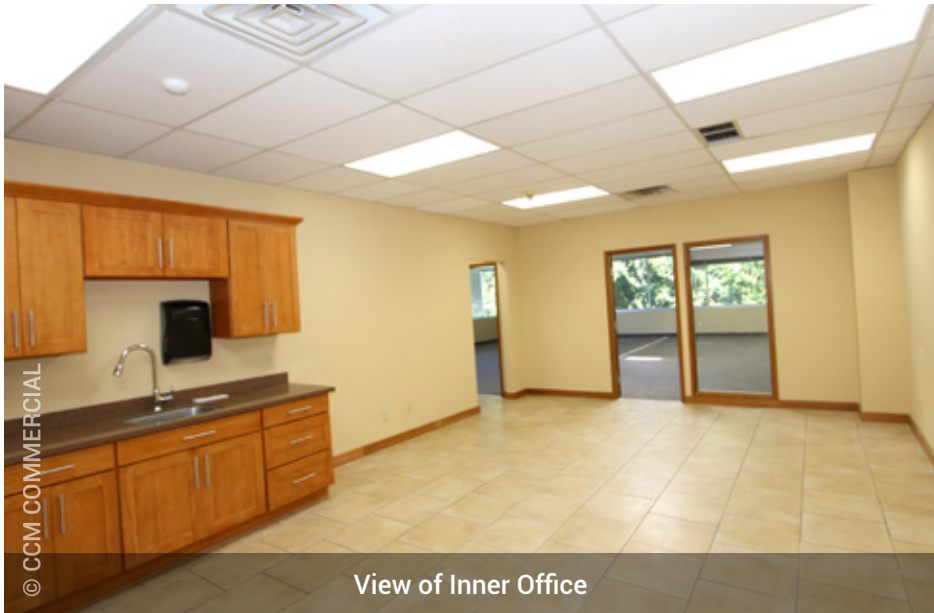
VIEWS OF SUITE 202



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

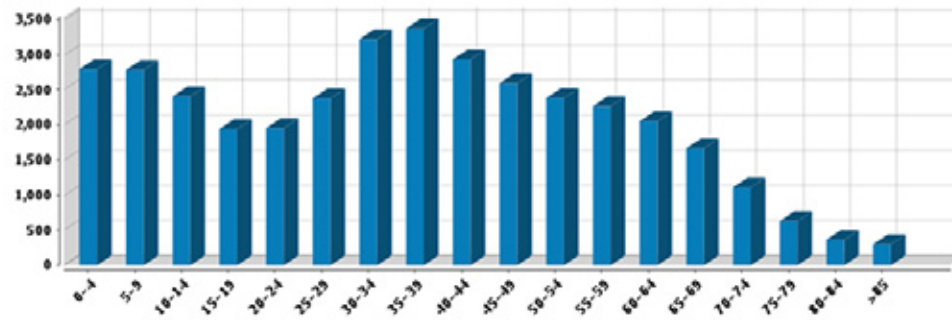
Summary

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

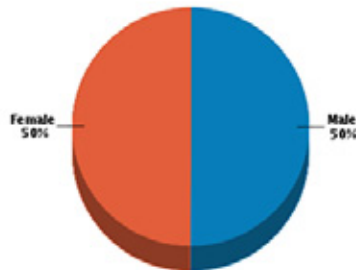
Age



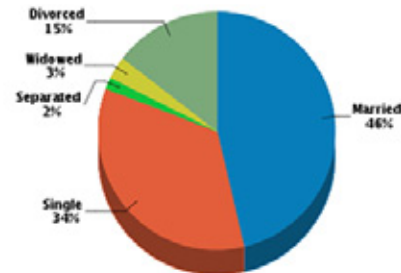
Workers by Industry

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

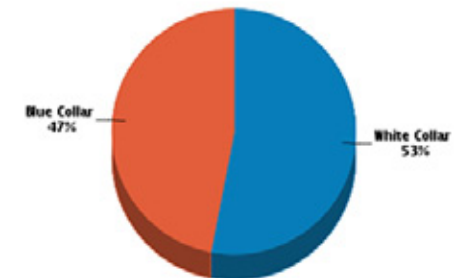
Gender



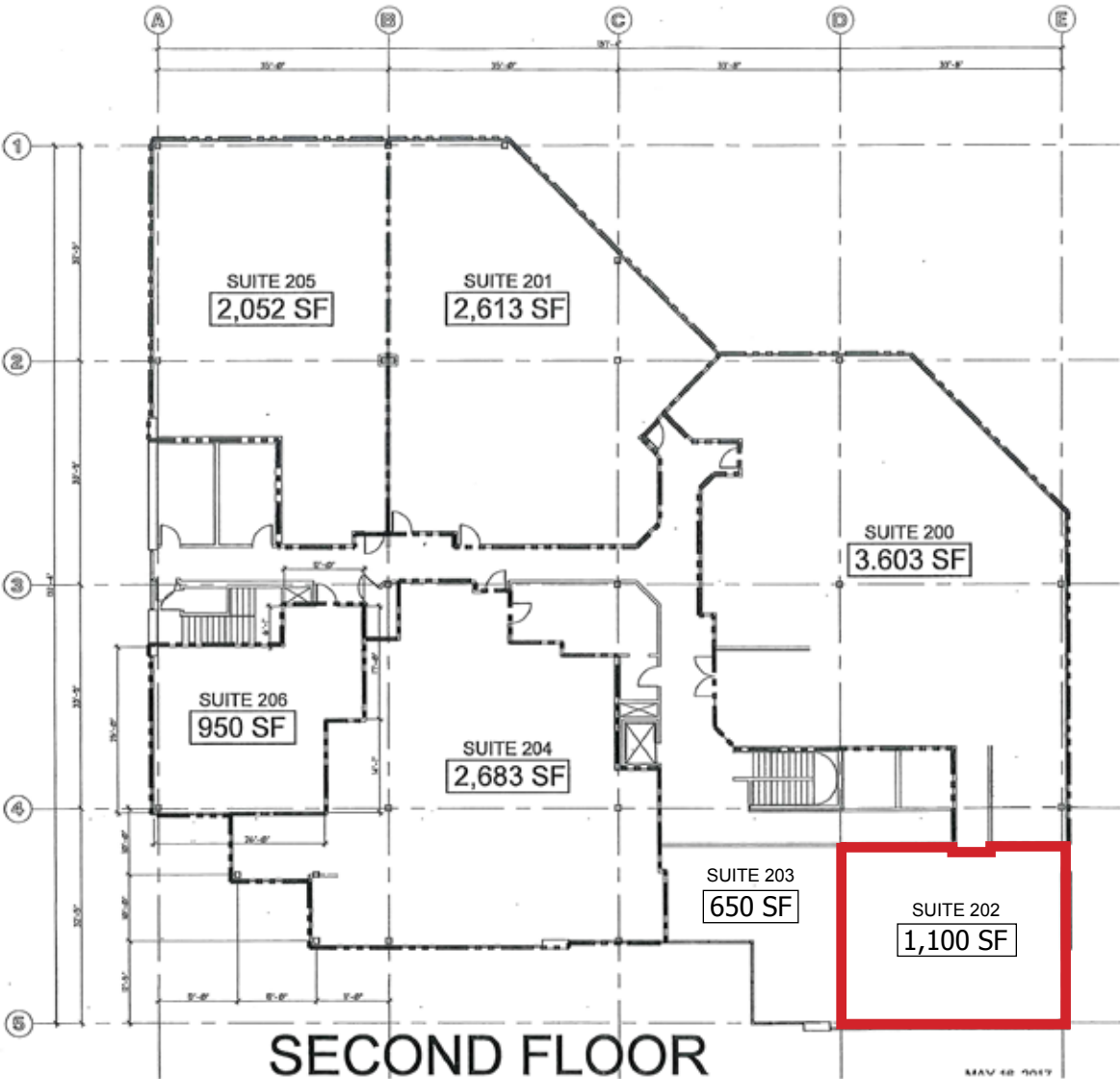
Marital Status



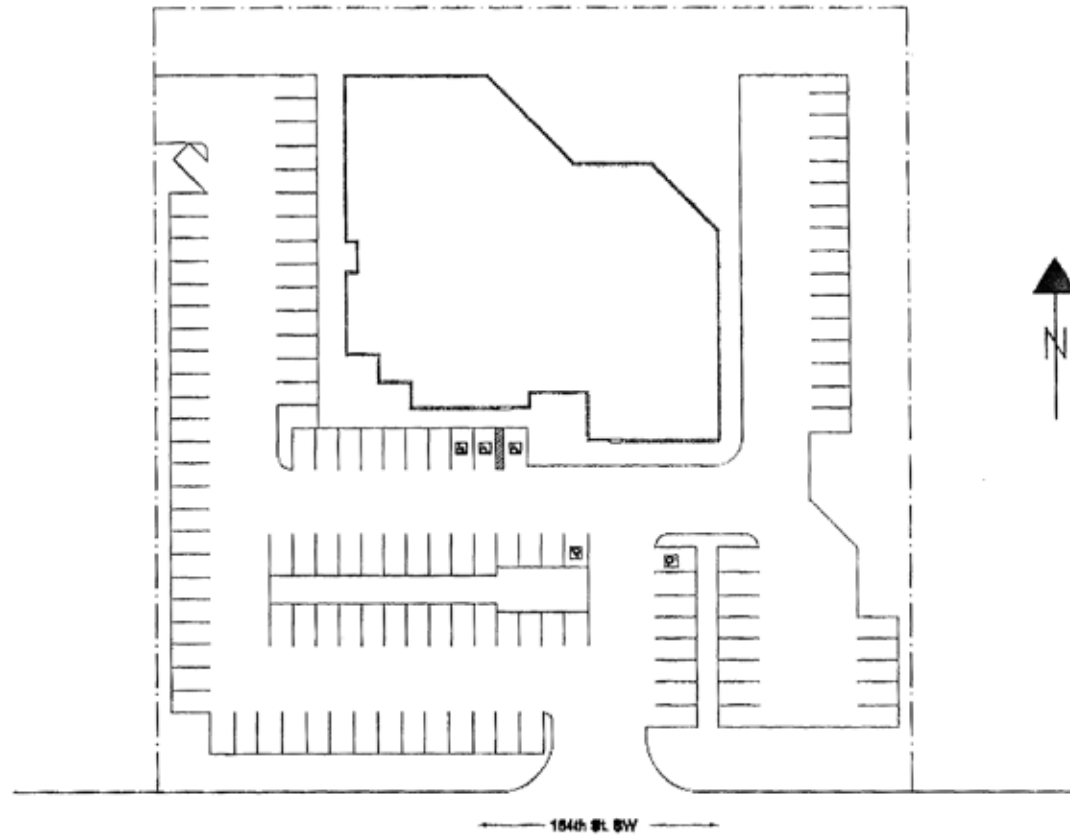
Workforce



FLOOR PLAN—SUITE 200 (3,603 SF, DEMIZABLE)



SITE PLAN



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

SITE PLAN

AERIAL MAP & AMENITIES

