AVAILABLE • FOR SALE OR LEASE

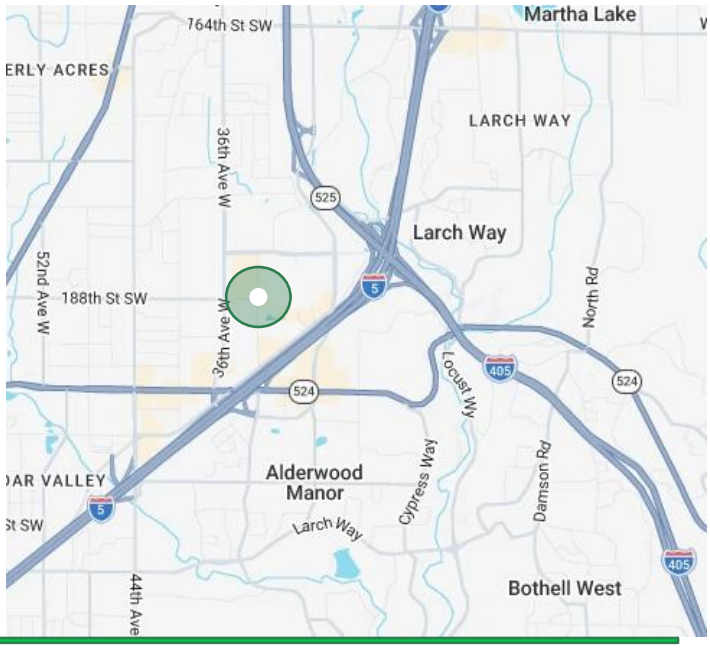
18825 33rd Ave W • Lynnwood, WA 98036

SRE

Alderwood Office Building

LISTING DETAILS

Total Building Size	15,246 SF
Office Size	7,623 SF
Lower Level Warehouse Size	7,623 SF
Land Size	22,651 SF
Construction Type	Concrete
Year Built	1986
Sale Price	$4,100,000
Office Space Rent	$24.00/SF NNN



CONTACT

Tyler Springer
President
206.486.3112
tyler@srecommercial.com

Carson Thies
Associate
425.606.1013
carson@srecommercial.com

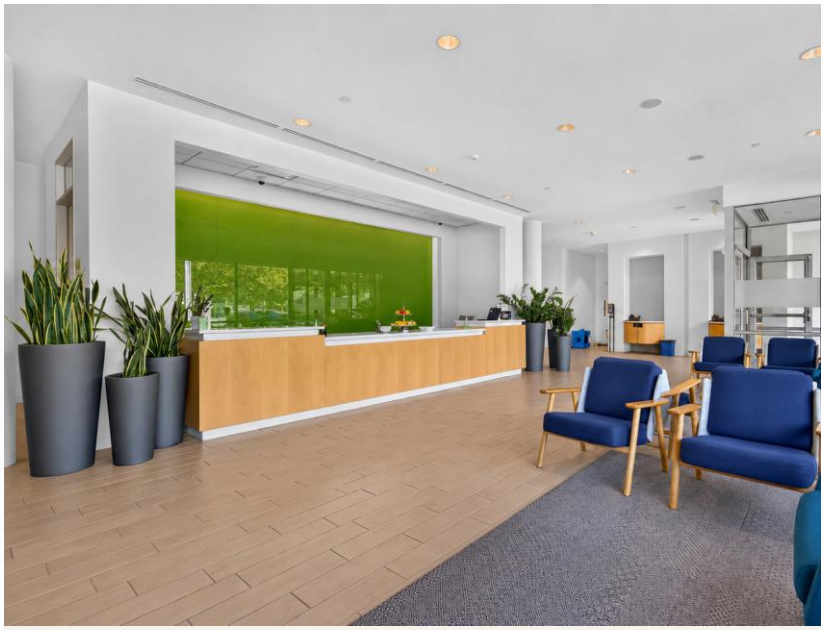
The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer/tenant to verify all information.

PROPERTY OVERVIEW

Office Building with High-Quality Finishes

Built out with high-end finishes, the Alderwood Office Building is an opportunity to purchase and occupy a property with quality office improvements, first level access, dedicated parking and a statement lobby.

Located near Interstate 5 and Alderwood Mall, the property benefits from convenient regional access and proximity to numerous amenities.



HIGHLIGHTS

- *Office space includes lobby, private offices and conference rooms*
- *High-quality improvements*
- *Monument Signage*
- *Office space available for occupancy April 2027*
- *Lower-level warehouse is leased*

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LOCATION OVERVIEW

Located in Lynnwood's Alderwood commercial district, the Alderwood Office Building offers convenient access to Interstate 5, Interstate 405 and SR 525, providing connectivity throughout Snohomish and King counties.

The property is also near Alderwood Mall and its surrounding concentration of restaurants, retailers, hotels and business services, while the nearby Lynnwood City Center Station provides regional bus and Link light-rail service. Together, these transportation connections and amenities make the location convenient for employees, clients and visitors.

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