

MOUNTLAKE TERRACE GATEWAY PLACE

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17,100 RSF
FOR LEASE

Available 05/01/22
Call For Rates

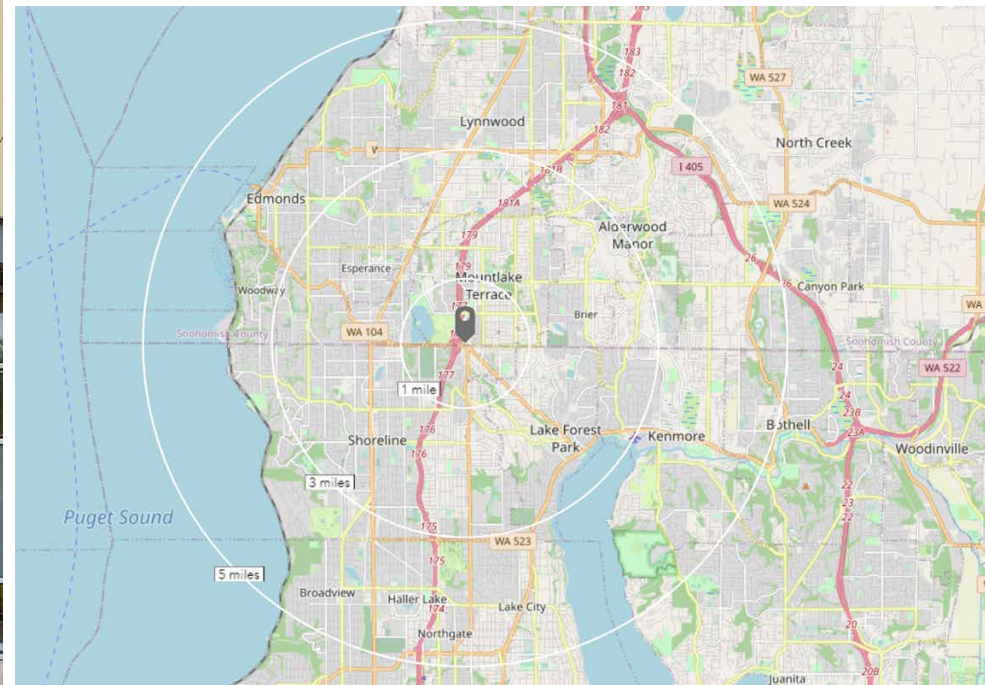


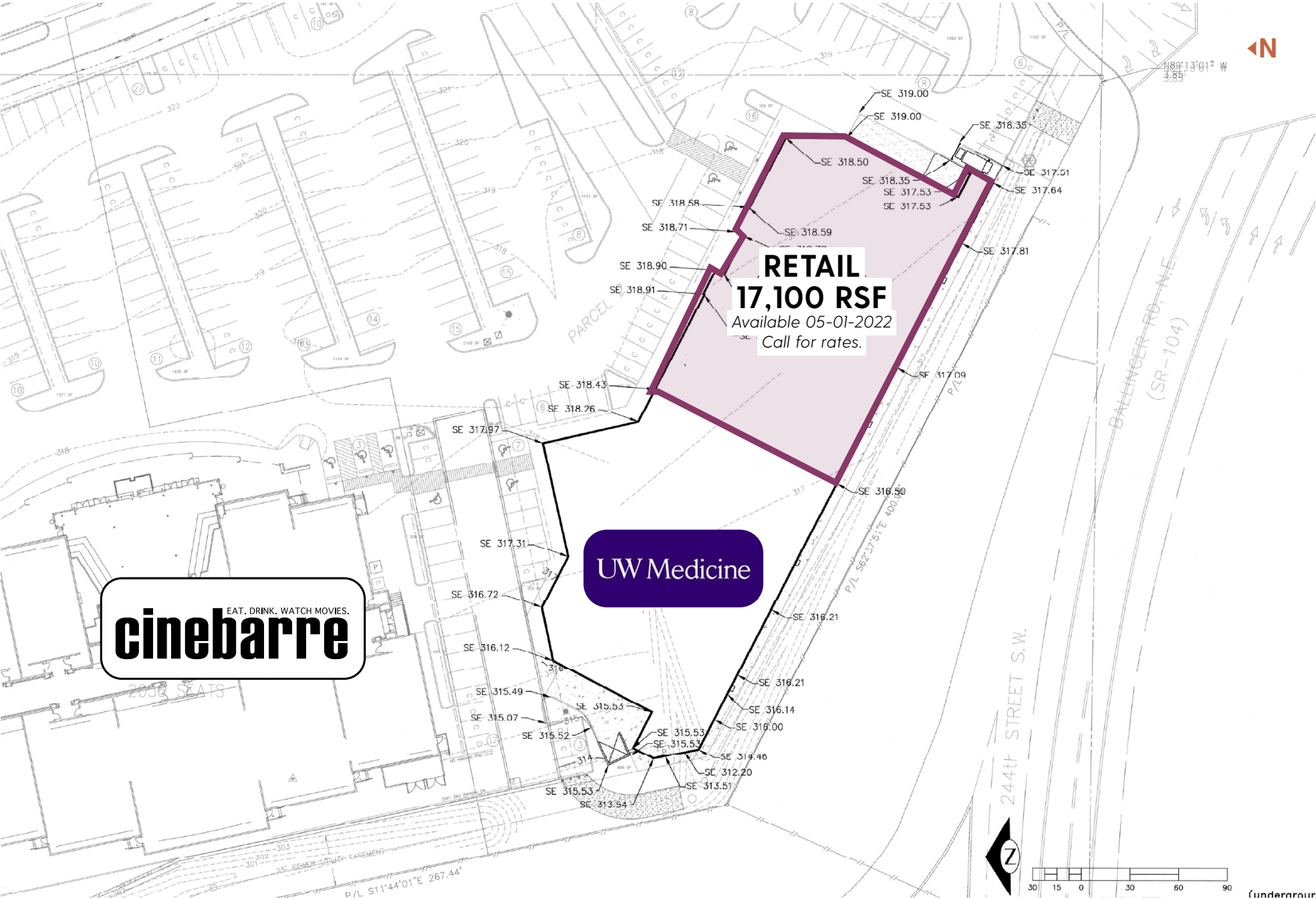
Monument Sign
Available



Highlights

- Prime Mountlake Terrace location, 13 miles north of Downtown Seattle, drawing consumers from Lake Forest Park, Kenmore and Edmonds.
- Neighbors with the newly remodeled UW Medicine, Mazatlan Restaurant and across the street from Gene Juarez Academy.
- 20,061 cars per day pass the site on Ballinger Way.
- Monument sign available facing Ballinger Way.
- Located next to I-5 onramp and Sound Transit Light Rail coming 2024.
- Plentiful parking at 5/1,000 sf (85 stalls total).

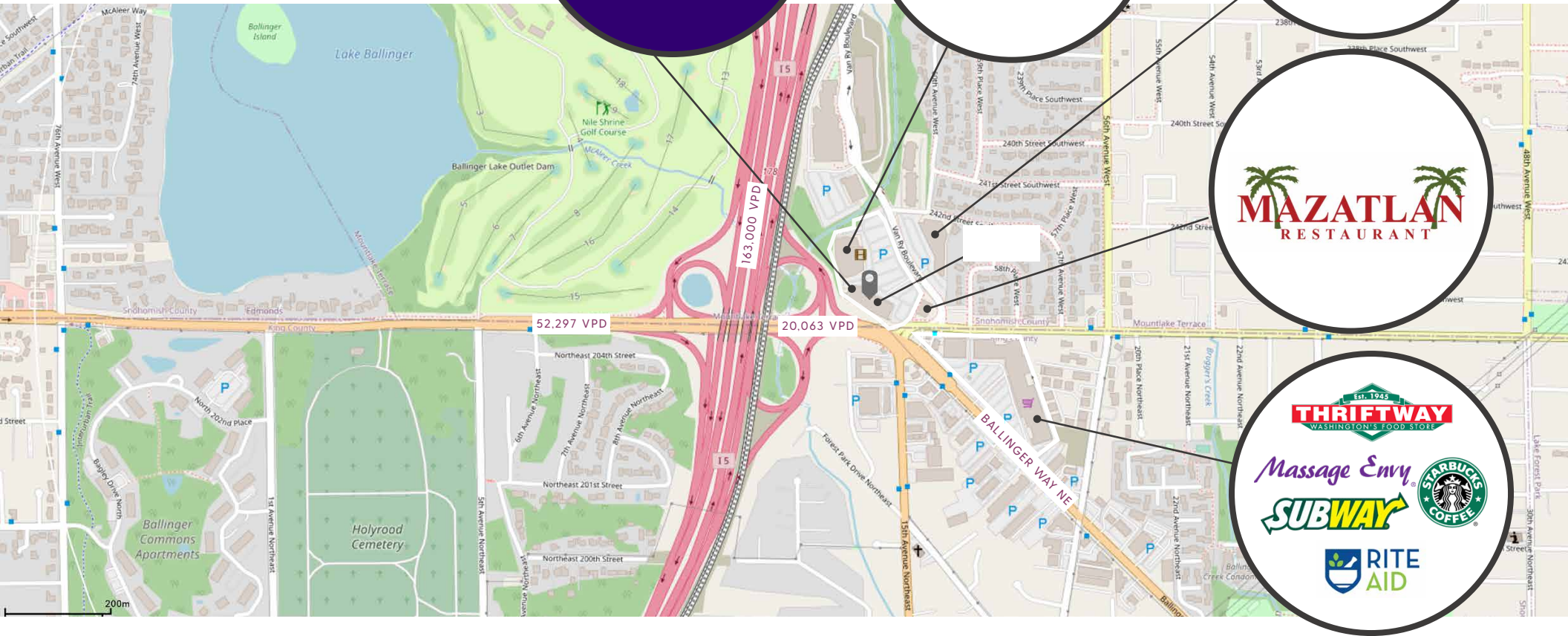




UW Medicine

cinebarreEAT. DRINK. WATCH MOVIES.

GENE JUAREZ
ACADEMY



Vehicles per Day
Lake Ballinger Way
20,063

Very Walkable
71

Some Transit
46

Somewhat Bikeable
44

Attended College
77%

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,245	139,977	318,729
Daytime Population	12,313	124,862	292,661
Households	6,447	56,525	131,242
Avg. Household Income	\$99,455	\$116,160	\$119,645