

NEW CONSTRUCTION

LYNNWOOD RETAIL/RESTAURANT AVAILABLE LOCATED AT NEW LIGHT RAIL STATION

DELIVERY: BLDG A - 3/2024 BLDG B - 7/2024

CORNER
RESTAURANT/ RETAIL
BUILDING A
1,443 SF - 3,260 SF

RETAIL/SERVICE
BUILDING B
2,752 SF - 5,520 SF



EMBER

APARTMENTS

LYNNWOOD RETAIL/RESTAURANT FOR LEASE | 19820 40TH AVE W, LYNNWOOD, WA

Designed in coordination with the new Lynnwood City Center Master Plan, this transit-oriented development is scheduled to open in tandem with the nearby Lynnwood City Center light rail station in early 2024. The station will connect Lynnwood to Downtown Seattle, the Eastside, and beyond. **Featuring over 361 residential units and nearly 9,000 square feet of service-oriented commercial retail.** Conveniently located just 5 minutes from Alderwood Mall.

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 JSH | PROPERTIES, INC.



EMBER

APARTMENTS



Lynnwood's City Center is undergoing a major improvement project to create walkable, mixed-use neighborhoods located near transit and the regional Interurban multi-use trail. Lynnwood City Center light rail station is slated to open in 2024.

The City Center Master Plan includes close to 2,000 new residential units in development, over 500,000 square feet of office and 200,000 SF of retail.

The Interurban Trail begins in North Seattle and continues north through Shoreline, Edmonds, Mountlake Terrace, Lynnwood, Snohomish and Everett.

BUILDING A DELIVERY: MARCH 2024 / BUILDING B DELIVERY: JULY 2024

- » 361 apartment units with 9,000 SF of street level retail
- » Ideal for: retail, coffee, restaurant, daycare, fitness, service, pet retail/service
- » Type one venting and demising available
- » Close to Lynnwood City Center Light Rail Station (opening 2024)
- » Retail parking available
- » Close to 2,000 new residential units and 500,000 SF office space in development.

198 ST. SW

(PROMENADE)

S88° 47' 01" E 308.99'

FUTURE R.O.W.
DEDICATION



BLDG B

DAYCARE TENANT
OUTDOOR
PLAYGROUND
2,900 SF

COURTYARD

BLDG A

DOG PARK

AMENITY
BUILDING

AMENITY SPACE
ON ROOF
PER LANDSCAPE

S88° 47' 01" E 308.85'

S1° 17' 57" W 350.00'

40TH AVE W

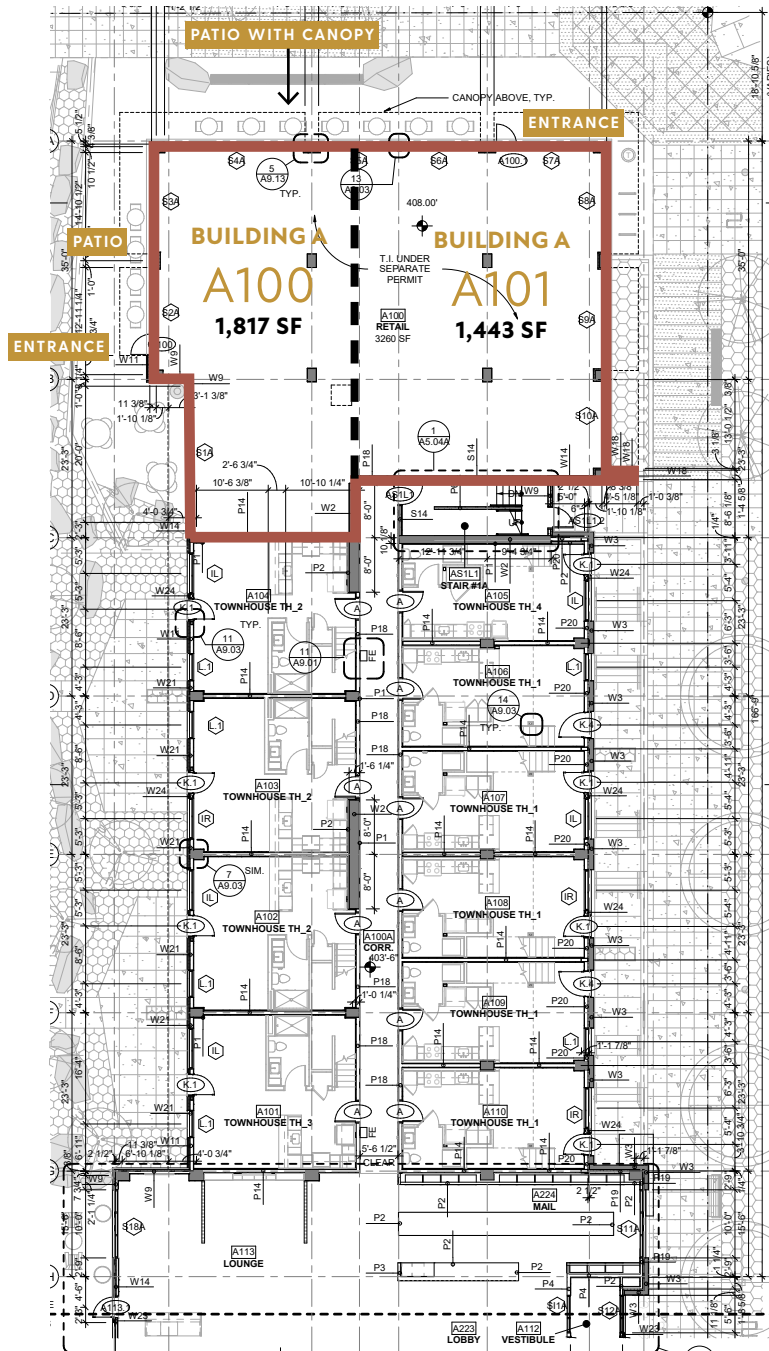
(BOULEVARD)

FUTURE R.O.W. DEDICATION

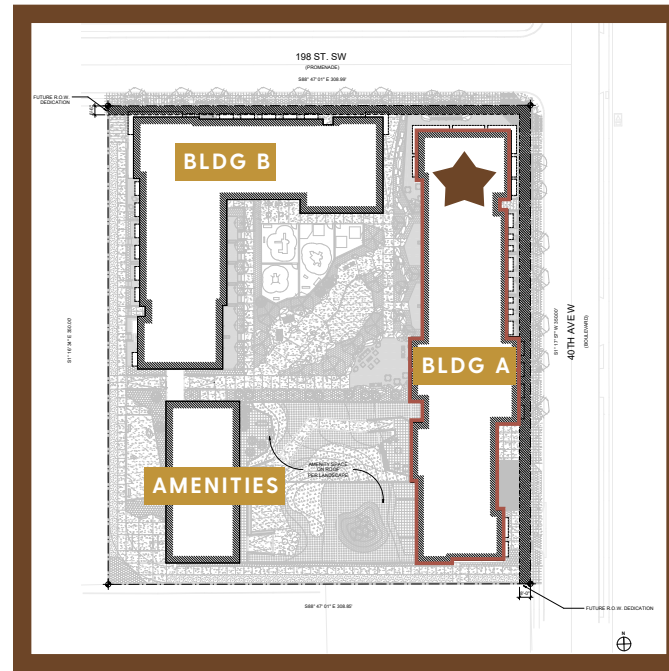
PROPERTY AMENITIES

ROOFTOP GARDEN
BIKE SHOP
PET PAMPERING
PROMENADE
TOPGOLF SWING SUITE
EV CHARGING STATIONS
OUTDOOR PLAYGROUND
DAYCARE (POTENTIAL)
MAILROOM

198TH STREET SW - FUTURE PEDESTRIAN PROMENADE



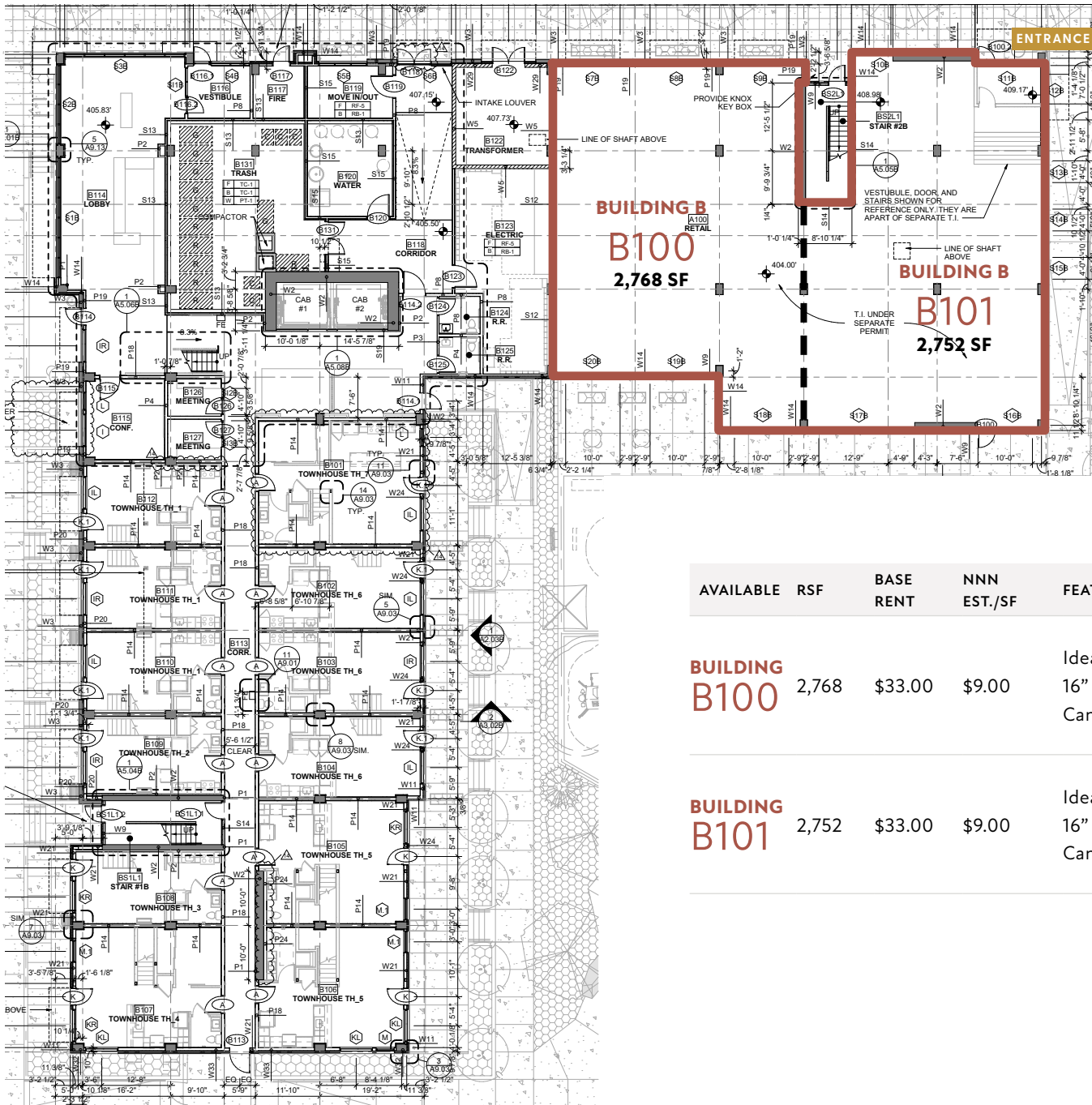
40TH AVENUE W



AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
BUILDING A100	1,817	\$33.00	\$9.00	Ideal for restaurant, service, medical, fitness, pet, etc. 16" Ceilings Type 1 hood available. Can be combined with A101 for 3,260 SF.
BUILDING A101	1,443	\$33.00	\$9.00	Ideal for restaurant, service, medical, fitness, pet, etc. 16" Ceilings Can be combined with A100 for 3,260 SF.

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

198TH STREET SW - FUTURE PEDESTRIAN PROMENADE



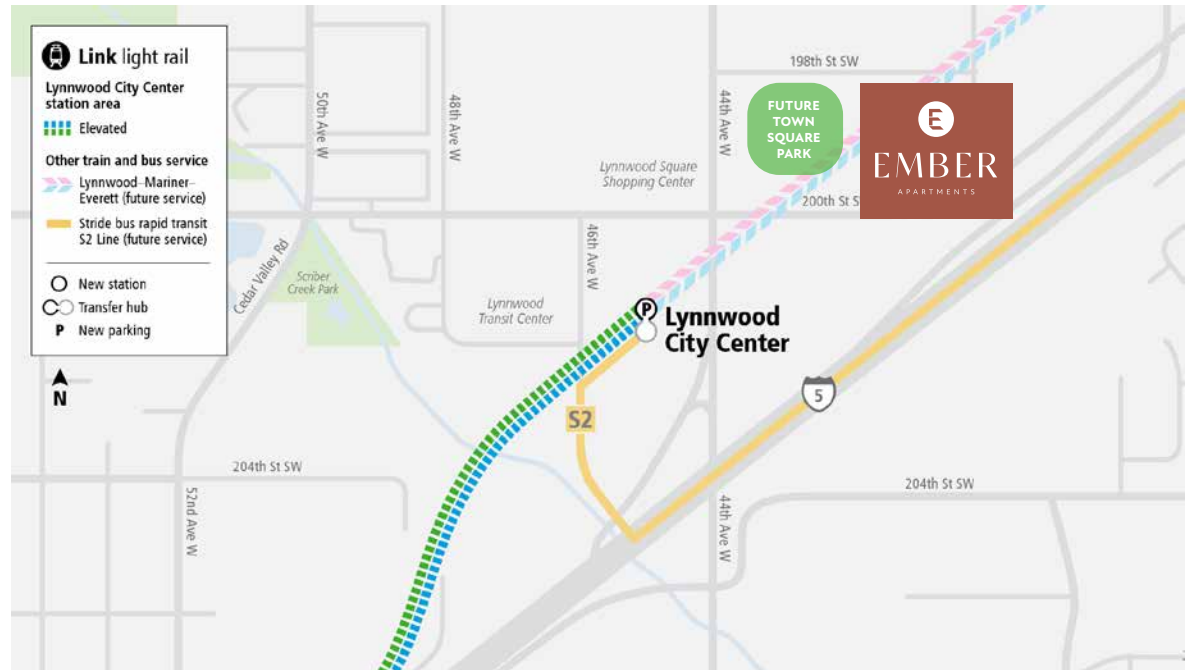
AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
BUILDING B100	2,768	\$33.00	\$9.00	Ideal for fitness, pet, service, retail. 16" Ceilings Can be combined with B101 for 5,520 SF.
BUILDING B101	2,752	\$33.00	\$9.00	Ideal for fitness, pet, service, retail. 16" Ceilings Can be combined with B100 for 5,520 SF.

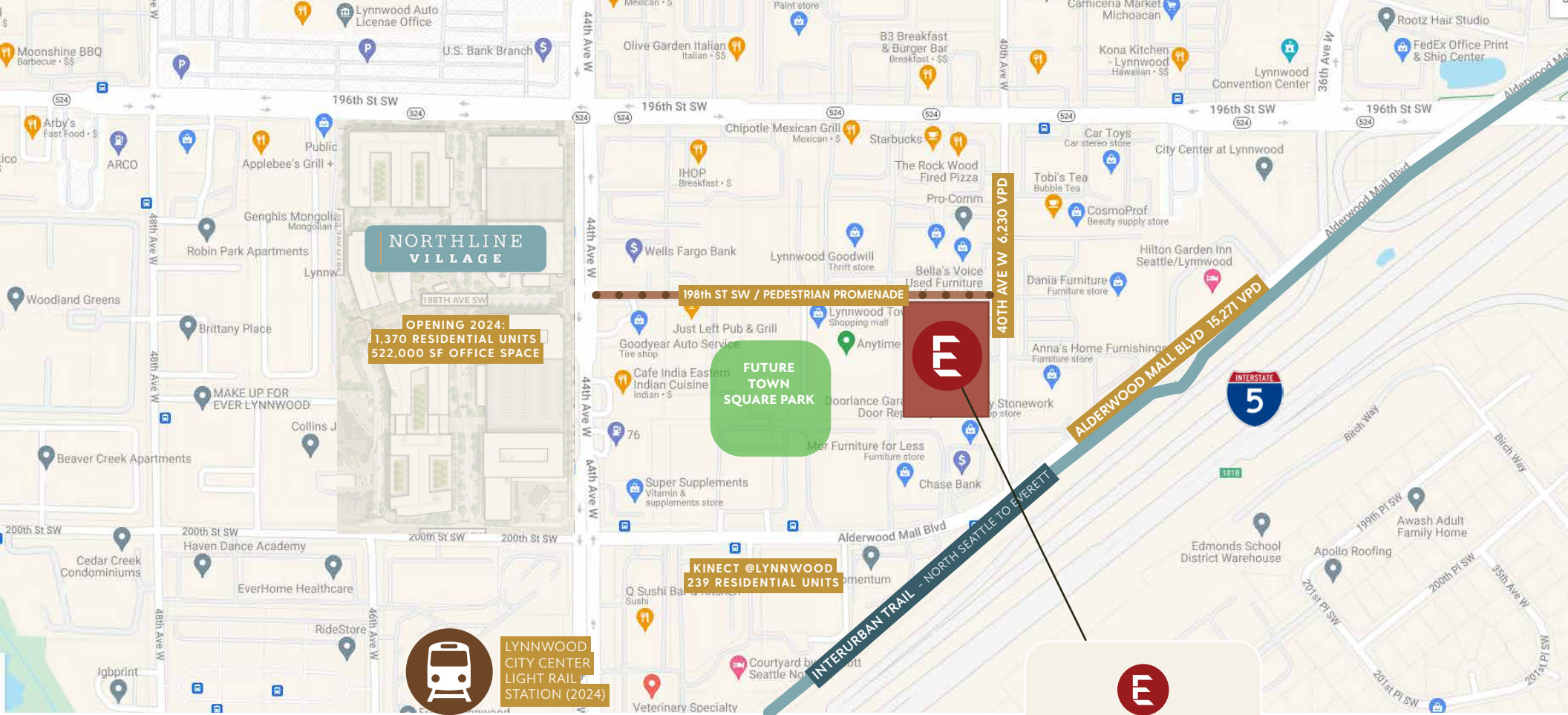


LYNNWOOD CITY CENTER REDEVELOPMENT & LIGHT RAIL

The Lynnwood City Center redevelopment project includes a wide range of projects completed or underway intended to significantly upgrade the city's transportation network, add new public spaces and parks, build housing, improve cultural attractions, create a pedestrian-friendly environment, and enhance livability in Lynnwood's City Center.

The next five years the City Center will see the **Lynnwood Link Extension opening in 2024** as transit oriented development is building the new commercial center. This includes over 500 multifamily units under construction with an additional 1,400 units entitled and over 500,000 square feet of office with another 200,000 square feet of retail planned. The City Center infrastructure is being upgraded with utility and street improvements to enable new urban growth patterns.





2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,118	146,013	353,661
Daytime Population	21,285	127,639	297,988
Households	6,434	56,737	136,948
Avg. HH Income	\$103,445	\$123,268	\$137,009

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EMBER APARTMENTS RETAIL FOR LEASE | 7 |

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