



OFFICE  
FOR LEASE

Ryan Clay  
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JSH PROPERTIES, INC.

6,258 SF  
OFFICE  
AVAILABLE  
\$20.00/SF + NNN

# Lynnwood Pacific Building

21313 68TH AVE W LYNNWOOD, WA 98036

Ryan Clay

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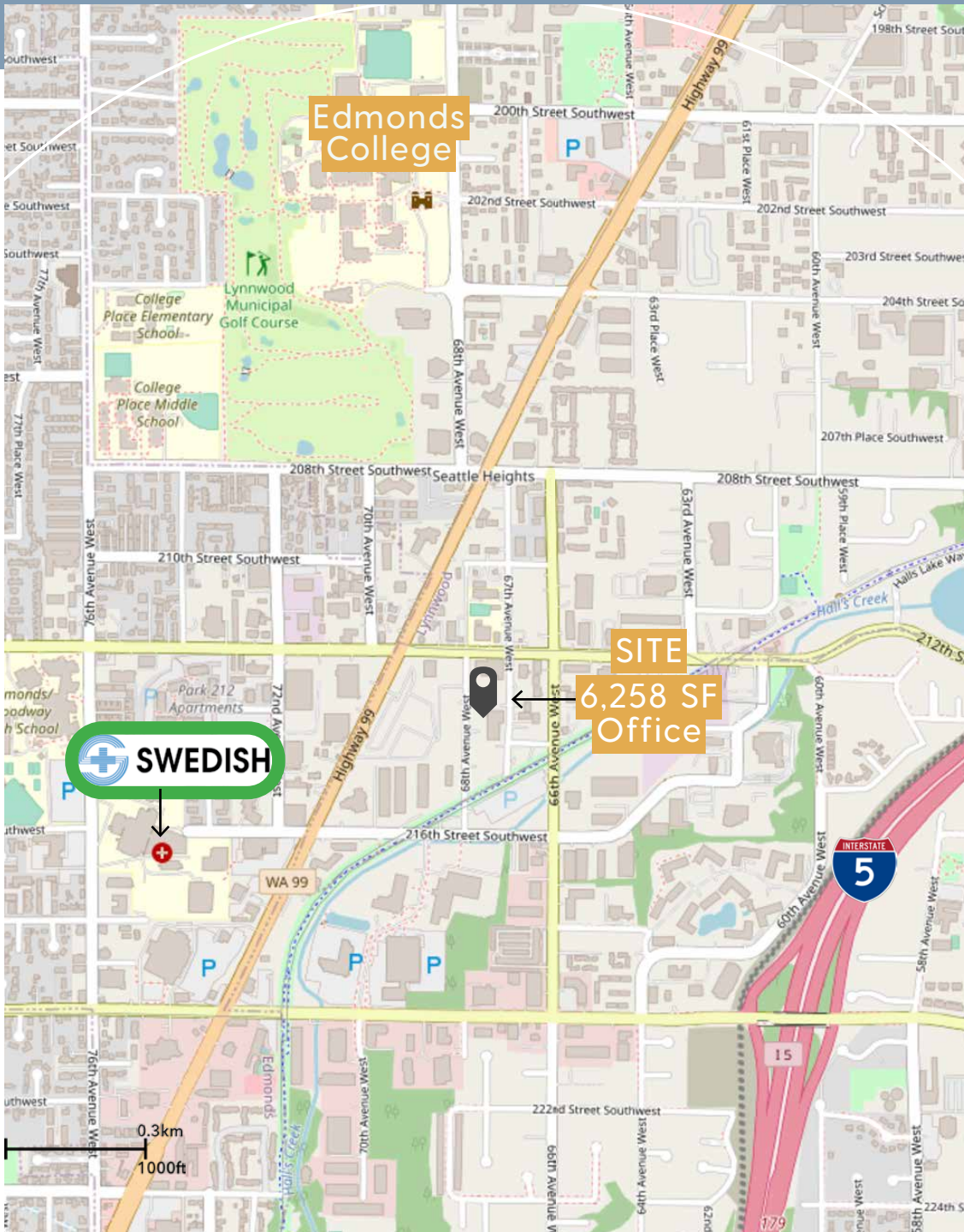
 JSH | PROPERTIES, INC.



**\$7,540.97**  
**ANNUAL HEALTHCARE  
 CONSUMER SPENDING**  
*(5-Mile Radius)*

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,715	134,419	284,260
HOUSEHOLDS	7,541	55,542	112,145
AVERAGE HOUSEHOLD INCOME	\$89,069	\$110,799	\$118,515
DAYTIME POPULATION	20,803	129,164	254,421





## 6,258 SF Office Available

- » 6,258 SF Office Located centrally between Mountlake Terrace and Edmonds in Lynnwood, WA
- » \$20.00/SF + NNN
- » Close proximity to Lynnwood's medical market, including the Swedish Edmonds Campus
- » Blocks from Edmonds College, Highway 99 and Auto Row
- » Free parking
- » Minutes from Costco, WinCo Foods, Fred Meyer and Alderwood Mall.
- » 22 surface parking spaces available

