



» UNDERGOING COMPLETE INTERIOR & EXTERIOR RENOVATION



# KRUGER MEDICAL BUILDING

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**MEDICAL/  
OFFICE SPACE  
FOR LEASE**

Adjacent to Edmonds  
Swedish Campus.



**JSH | PROPERTIES, INC.**

[JSHPROPERTIES.COM](http://JSHPROPERTIES.COM)

# KRUGER MEDICAL BUILDING



## PROPERTY HIGHLIGHTS

- Undergoing complete interior and exterior renovation (Completion 2024)
- 2-story multi-tenant medical building
- Adjacent to Swedish Edmonds Campus
- Total building size: 44,776 SF
- Located at main entrance to hospital
- Parking: 5.3/1,000 SF

# SWEDISH EDMONDS CAMPUS



AVAILABLE	SIZE	LEASE RATES
SUITE 110	2,025 SF	\$25.00/SF/YR + NNN
SUITE 270	1,945 SF	\$23.00/SF/YR + NNN



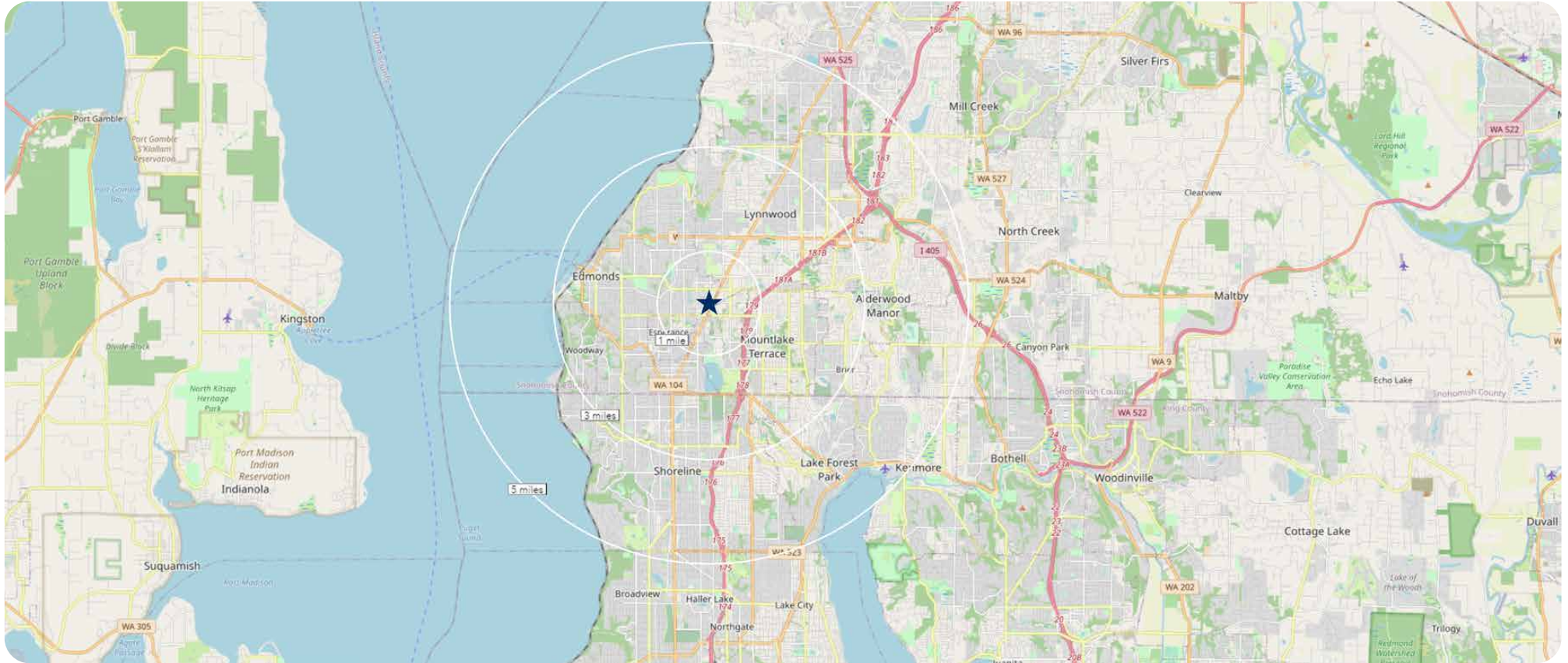




**\$8,298**  
2022 HEALTHCARE  
CONSUMER SPENDING  
3 MILE RADIUS



**\$1,255**  
2022 PERSONAL CARE  
CONSUMER SPENDING  
3 MILE RADIUS



## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	17,008	135,608	274,745
<b>HOUSEHOLDS</b>	7,170	55,722	108,299
<b>AVG HOUSEHOLD INCOME</b>	\$111,341	\$129,313	\$136,639
<b>DAYTIME POPULATION</b>	21,442	123,426	231,609

**TOP TAPESTRY SEGMENT: Bright Young Professionals** is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Residents of this segment are physically active and up on the latest technology.