



BLDG 3400

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OFFICE SPACE  
FOR LEASE



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# ALDERWOOD

BUSINESS CENTER

3400-3500 188TH STREET SW, LYNNWOOD, WA 98037

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 JSH | PROPERTIES, INC.





## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	14,258	152,090	364,936
<b>DAYTIME POPULATION</b>	23,815	123,611	300,151
<b>AVG. HOUSEHOLD INCOME</b>	\$130,941	\$150,817	\$166,571

Within walking distance to Alderwood, Snohomish County's largest mall and restaurant/retail hub - anchored by Nordstrom and Macy's. Within a short drive to all three major highways - Interstate 5, Interstate 405, and Highway 99.



**3.4/1,000sf**  
PARKING STALLS



**33.6%**  
Bachelor's and/or  
Graduate/Prof. Degree

ALDERWOOD BUSINESS CENTER | OFFICE FOR LEASE | 2 |





# ALDERWOOD

BUSINESS CENTER

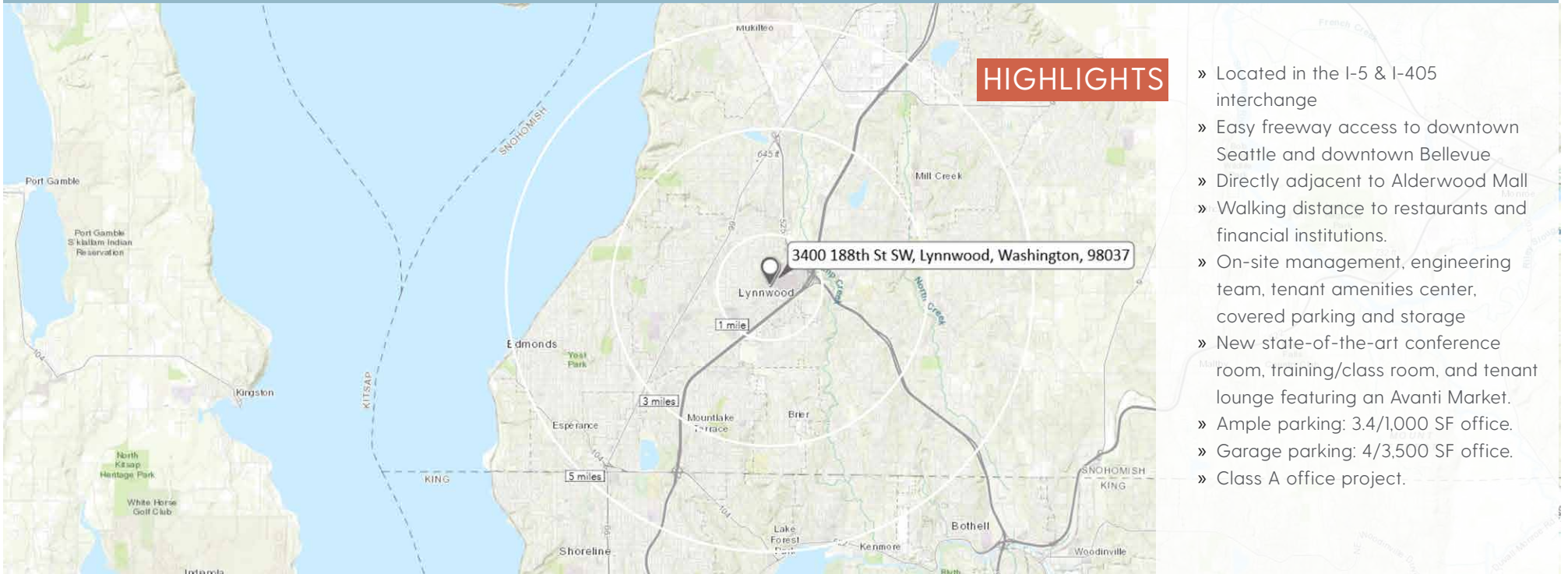
## AVAILABLE OFFICE SPACE

### 3400 BUILDING

SUITE	RSF	RATE
SUITE 165	2,877	\$24.50/SF + NNN
SUITE 316	5,798	\$23.00/SF + NNN
SUITE 325	2,487	\$23.00/SF + NNN
SUITE 430	1,680	\$23.00/SF + NNN

### 3500 BUILDING

SUITE	RSF	RATE
SUITE 121	4,903	\$24.50/SF + NNN
SUITE 285	2,249	\$23.00/SF + NNN
SUITE 430	3,800	\$23.00/SF + NNN
SUITE 590	2,753	\$23.00/SF + NNN
SUITE 601	5,471	\$23.00/SF + NNN



### HIGHLIGHTS

- » Located in the I-5 & I-405 interchange
- » Easy freeway access to downtown Seattle and downtown Bellevue
- » Directly adjacent to Alderwood Mall
- » Walking distance to restaurants and financial institutions.
- » On-site management, engineering team, tenant amenities center, covered parking and storage
- » New state-of-the-art conference room, training/class room, and tenant lounge featuring an Avanti Market.
- » Ample parking: 3.4/1,000 SF office.
- » Garage parking: 4/3,500 SF office.
- » Class A office project.