

650 SF - 2,025 SF
MEDICAL/OFFICE SPACE FOR LEASE

» COMPLETE INTERIOR & EXTERIOR RENOVATION

LANGER BUILDING

21600 HIGHWAY 99, EDMONDS WA 98026

For more information, contact

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MEDICAL/
OFFICE SPACE
FOR LEASE

Adjacent to Edmonds
Swedish Campus.



JSH | PROPERTIES, INC.

JSHPROPERTIES.COM

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PROPERTY HIGHLIGHTS

- » Complete interior and exterior renovation, including wayfinding signage
- » 2-story multi-tenant medical building
- » Adjacent to Swedish Hospital Edmonds Campus
- » Total building size: 44,776 SF
- » Located at main entrance to hospital
- » Parking: 5.3/1,000 SF

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

*Can be demised to 650 SF
2025 EST NNN = \$21.25/SF/YR

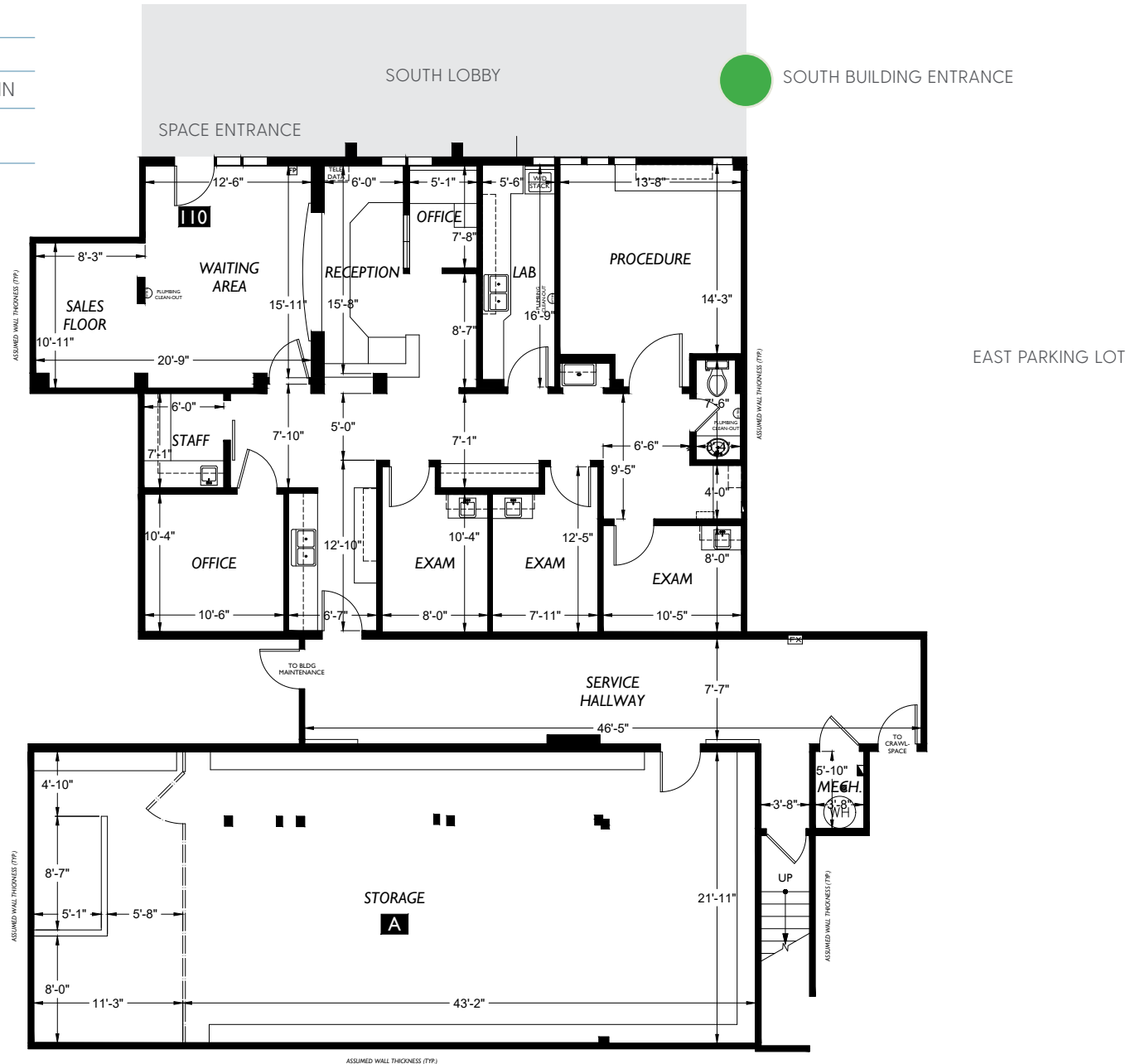
SWEDISH HOSPITAL EDMONDS CAMPUS



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

2025 EST NNN = \$21.25/SF/YR



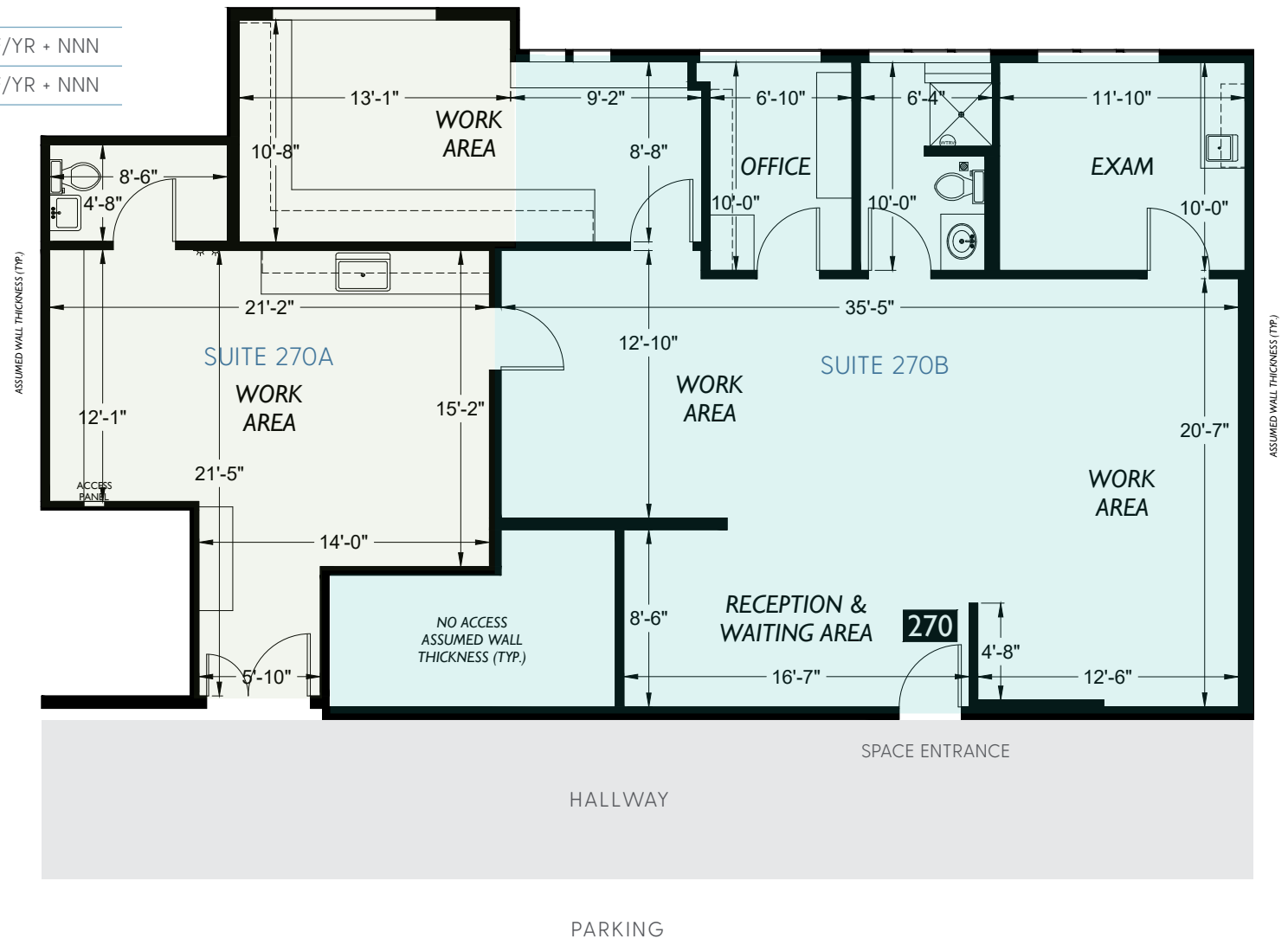
LANGER BUILDING

AVAILABLE	SIZE	LEASE RATES
SUITE 270A&B	1,945 SF	\$23.00/SF/YR + NNN

DEMISING CONCEPT:

SUITE 270A	650 SF	\$23.00/SF/YR + NNN
SUITE 270B	1,295 SF	\$23.00/SF/YR + NNN

2025 EST NNN = \$21.25/SF/YR

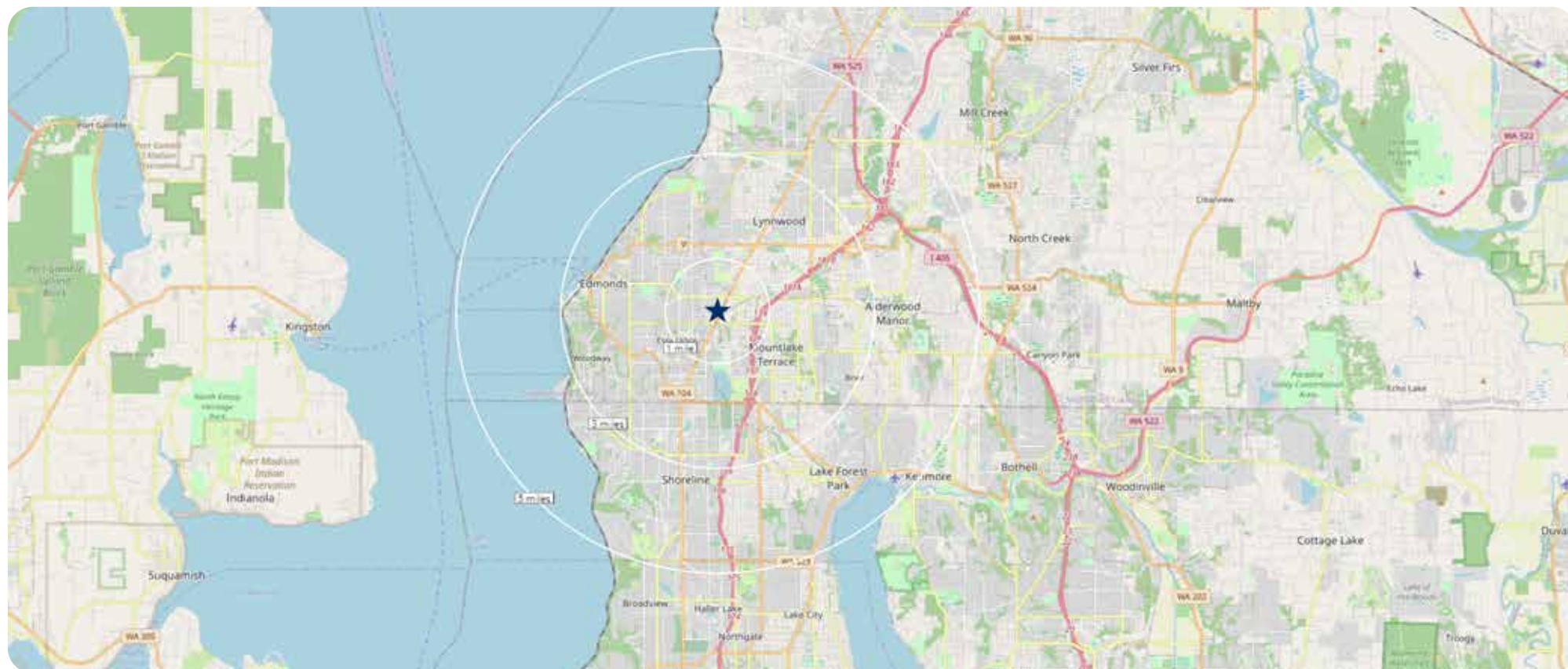




\$8,298
2022 HEALTHCARE
CONSUMER SPENDING
3 MILE RADIUS



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



2024 DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,008	135,608	274,745
HOUSEHOLDS	7,170	55,722	108,299
AVG HOUSEHOLD INCOME	\$111,341	\$129,313	\$136,639
DAYTIME POPULATION	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.