

1,046 - 12,307 SF
CLASS A OFFICE SPACE
AVAILABLE FOR LEASE

**ALDERWOOD
MALL**



BLDG 3400

BLDG 3500



ALDERWOOD
BUSINESS CENTER

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

ALEX VLASKI
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JSH | PROPERTIES, INC.

AVAILABLE OFFICE SPACE

2025 NNN: \$10.25 PSF/YR

- Class A office buildings located directly adjacent to Alderwood Mall at the I-5 & I-405 interchange providing quick freeway access to Downtown Seattle and Downtown Bellevue.
- Walking distance to a myriad of 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.

12,337 SF

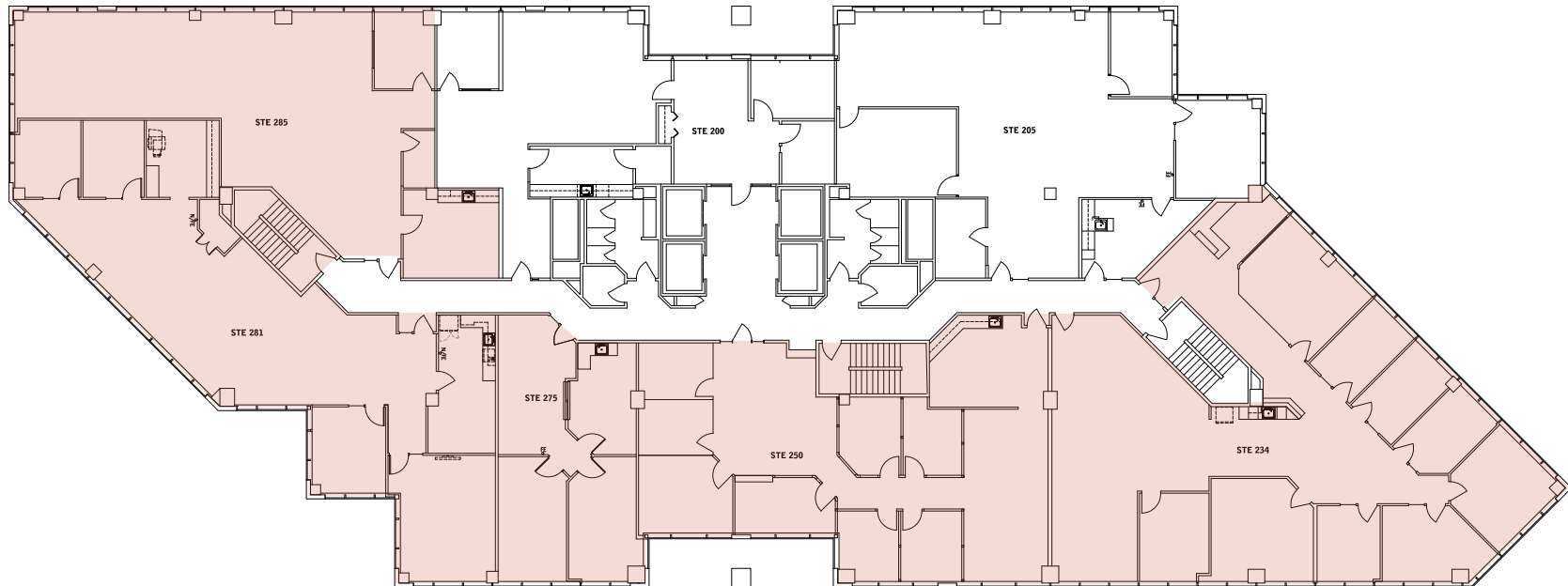
*Suites highlighted combined

3400 | BUILDING A

SUITE	RSF	RATE
SUITE 320	3,062	\$23.00/SF, NNN
SUITE 325	2,600	\$23.00/SF, NNN
SUITE 410	1,612	\$23.00/SF, NNN
SUITE 430	1,746	\$23.00/SF, NNN
SUITE 440	2,345	\$23.00/SF, NNN

3500 | BUILDING B

SUITE	RSF	RATE
SUITE 250*	12,337	\$23.00/SF, NNN
SUITE 285	2,249	\$23.00/SF, NNN
SUITE 335	2,032	\$23.00/SF, NNN
SUITE 445	3,625	\$23.00/SF, NNN
SUITE 465 (Available 01-01-2026)	2,862	\$23.00/SF, NNN
SUITE 502	1,957	\$23.00/SF, NNN
SUITE 590	2,753	\$23.00/SF, NNN
SUITE 602	2,221	\$23.00/SF, NNN







2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,405	156,978	371,663
2025-2030 Proj. Ann. Growth	1.80%	156,978	371,663
Daytime Population	24,843	128,249	312,124
2025 Households	6,707	60,296	143,167
Avg. Household Income	\$120,305	\$142,573	\$155,406

Within walking distance to Alderwood, Snohomish County's largest mall and restaurant/retail hub - anchored by Nordstrom and Macy's. A short drive to Lynnwood City Center Light Rail Station and three major highways - Interstate 5, Interstate 405, and Highway 99.



3.4/1,000sf
PARKING STALLS



42.9%

Bachelor's and/or Graduate/Prof. Degree
(3-MILE RADIUS)

ALDERWOOD BUSINESS CENTER | OFFICE SPACE FOR LEASE | 4 |

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