



**ALDERWOOD
MALL**

**1,979 - 12,589 SF
CLASS A OFFICE SPACE
AVAILABLE FOR LEASE**



BLDG 3400

BLDG 3500



ALDERWOOD BUSINESS CENTER

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

ALEX VLASKI
425.505.2700
alexv@jshproperties.com



CLASS A OFFICE SPACE

- » 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.
- » Minutes from Lynwood City Center Light Rail Station



Ample open air parking and reserved garage parking available.



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

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.

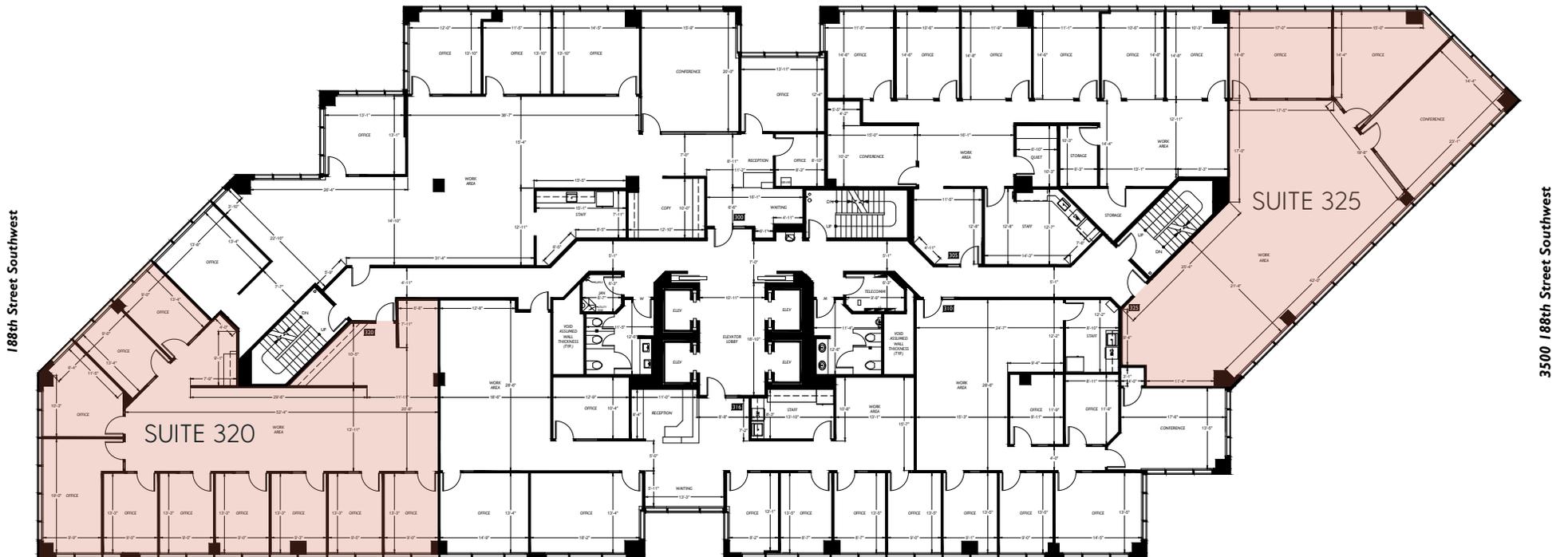


42.9%

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

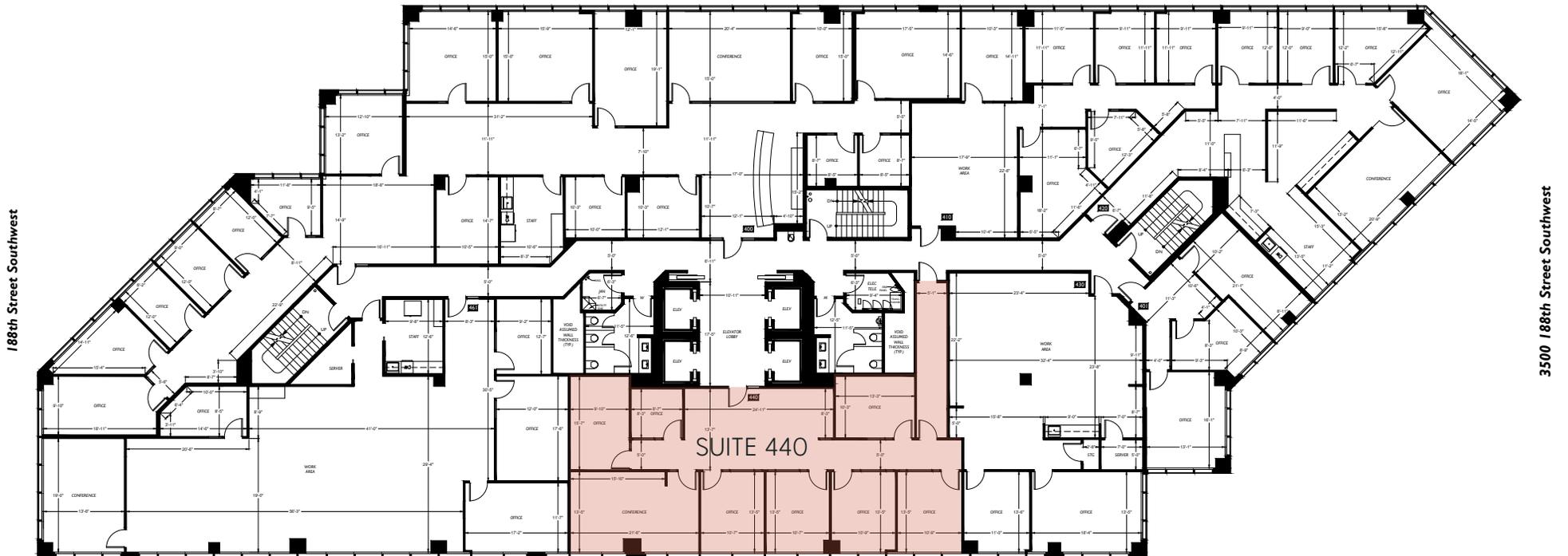
3400 BUILDING • FLOOR 3

AVAILABLE	RSF	RATE	NNN *Includes Utilities And Janitorial
SUITE 320	3,062	\$23.00	\$10.82
SUITE 325	2,600	\$23.00	\$10.82



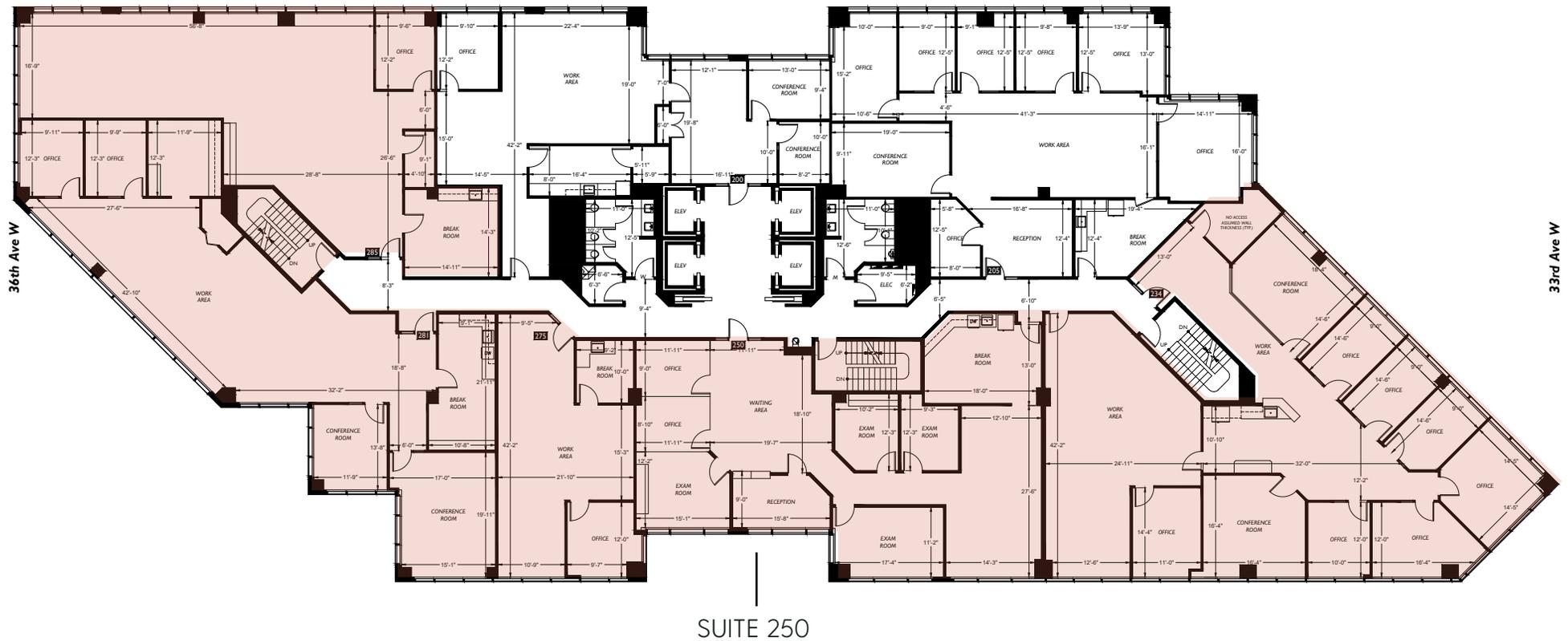
3400 BUILDING • FLOOR 4

AVAILABLE	RSF	RATE	NNN <small>*Includes Utilities And Janitorial</small>
SUITE 440	2,345	\$23.00	\$10.82



3500 BUILDING • FLOOR 2

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 250	12,589	\$23.00	\$10.82	



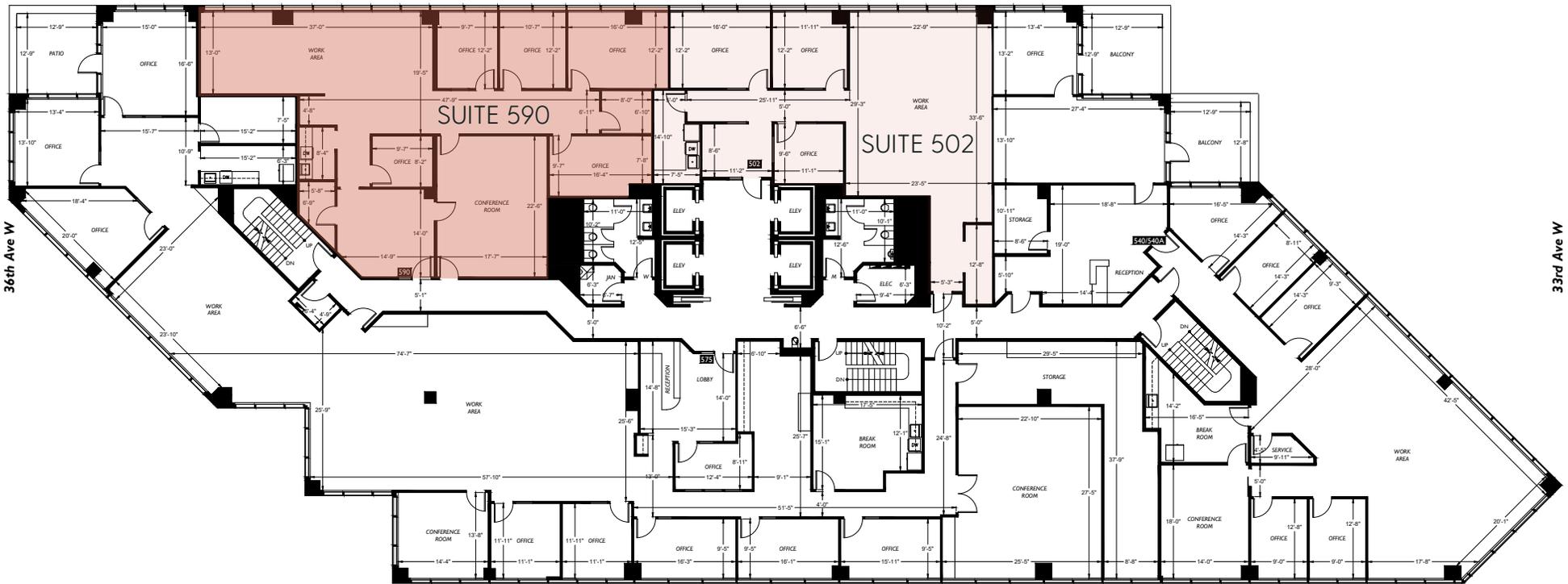
3500 BUILDING • FLOOR 4

AVAILABLE	RSF	RATE	NNN <small>*Includes Utilities And Janitorial</small>
SUITE 445	3,718	\$23.00	\$10.82
SUITE 465	2,909	\$23.00	\$10.82



3500 BUILDING • FLOOR 5

AVAILABLE	RSF	RATE	NNN *Includes Utilities And Janitorial
SUITE 502	1,984	\$23.00	\$10.82
SUITE 590	2,822	\$23.00	\$10.82



SUITE

3500 BUILDING • FLOOR 6

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 625	1,979	\$23.00	\$10.82	

