



**ALDERWOOD
MALL**

**1,059-7,504 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



JSH | PROPERTIES, INC.



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 Lynnwood 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.

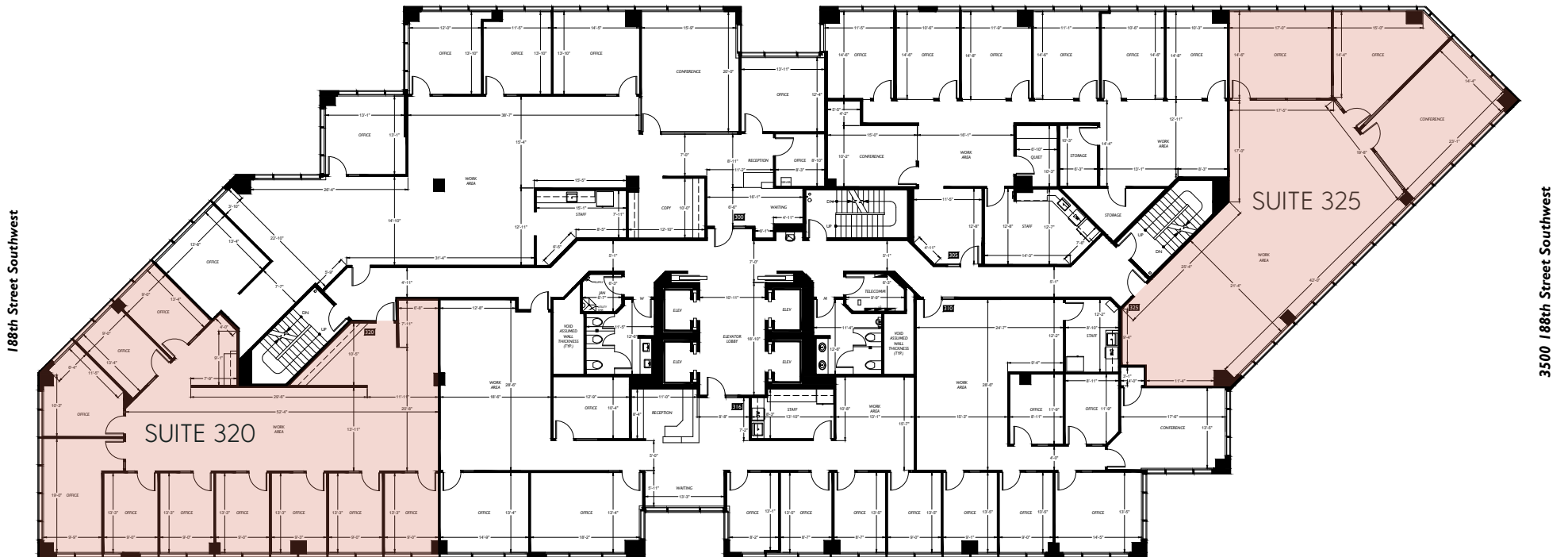


42.9%

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



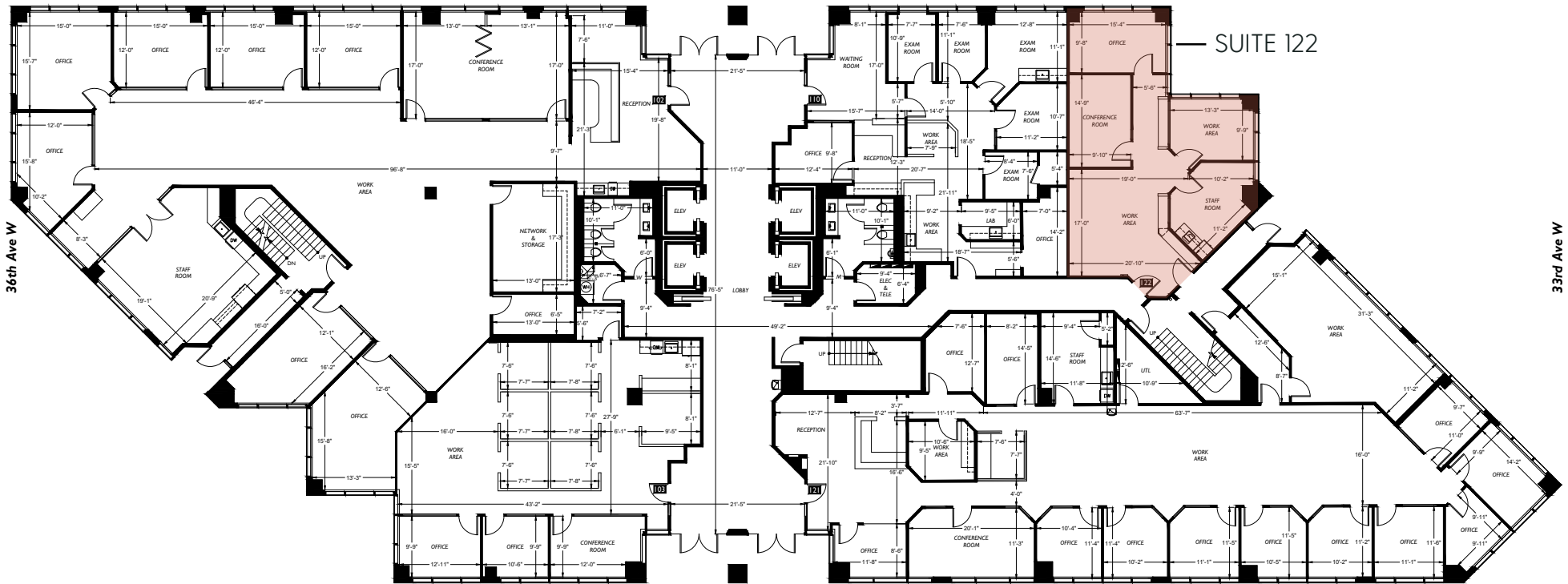
3400 BUILDING • FLOOR 4

AVAILABLE	RSF	RATE	NNN *Includes Utilities And Janitorial
SUITE 461	3,421	\$23.00	\$10.82



3500 BUILDING • FLOOR 1

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 122	1,185	\$23.00	\$10.82	



3500 BUILDING • FLOOR 2

AVAILABLE	RSF	RATE	NNN *Includes Utilities And Janitorial
SUITE 250	1,059 - 7,504	\$23.00	\$10.82
SUITE 285	2,262	\$23.00	\$10.82



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS NOT TO SCALE.

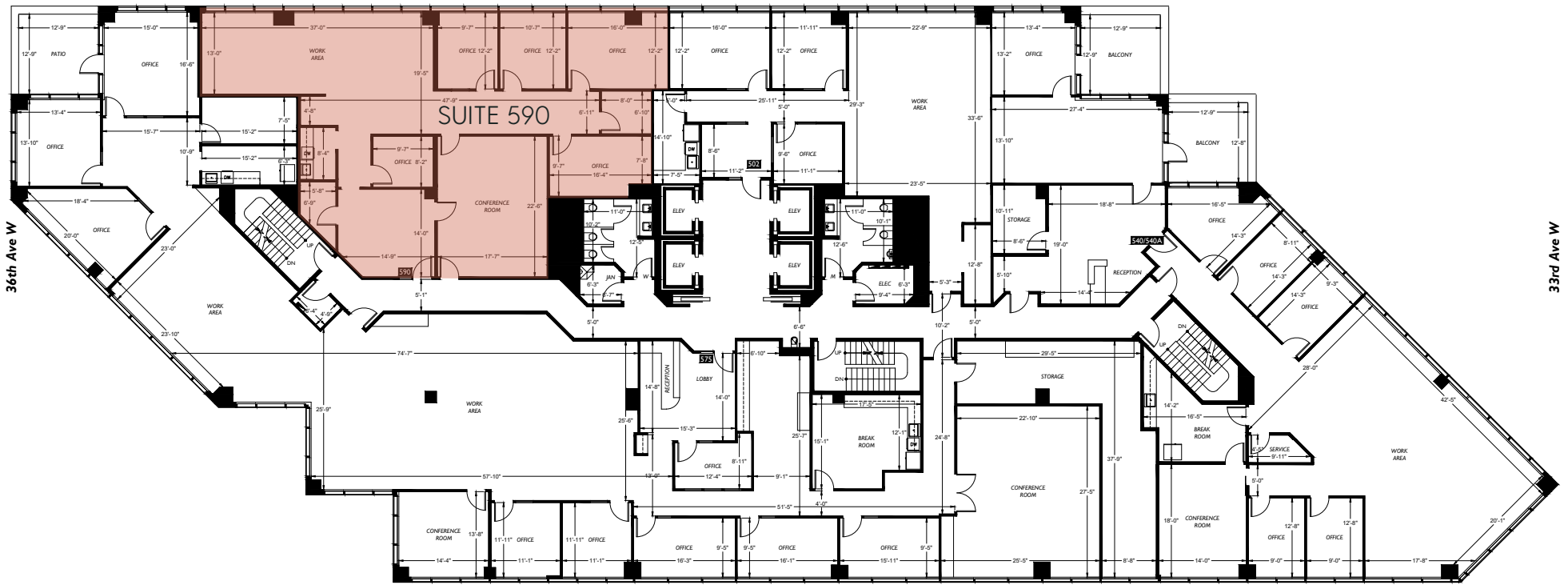
3500 BUILDING • FLOOR 4

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 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	

