

**FOR LEASE OR
FOR SALE**

**21307 67th Ave W
Lynnwood, WA 98036**

**MOUNTLAKE TERRACE/ SOUTH
LYNNWOOD FLEX SPACE**



HIGHLIGHTS



**EASY ACCESS TO
MAJOR HIGHWAYS**



**GATED AND SECURE
PARKING LOT**



**6000 SF (50/50
OFFICE/WAREHOUSE)**



**TWO OVERHEAD
GARAGE DOORS**



**OFFICE \$18/SF,
WAREHOUSE \$16/SF OR
FOR SALE AT 1,800,000**



Interstate 5
Commercial
66th Avenue
Neighboring Commercial Buildings

FIRST FLOOR PLAN



Neighboring Commercial Buildings
216th Street Southwest
Commercial Buildings
220th Street Southwest

Area 3,000.03
Area 3,000.03
Area 1.50

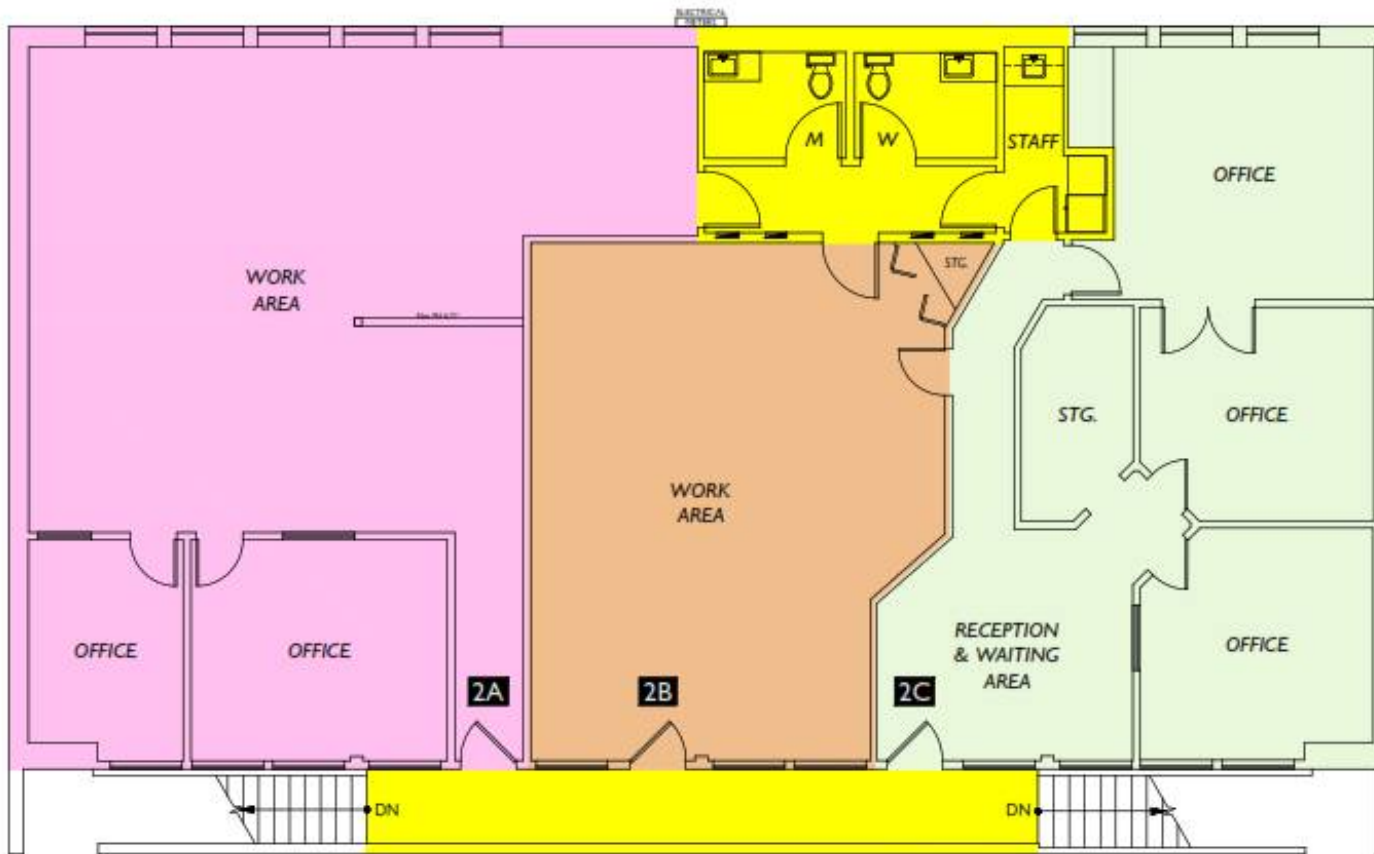
Area 0
Area 0
Area 0

Suite #	Occupant Area	Rentable Area
Suite 1A	513.59	513.59
Suite 1B WH	991.85	991.85
Suite 1B	424.06	424.06
Suite 1B WH	1,070.53	1,070.53

Parking Lot & Loading Area
67th Avenue West
Commercial Buildings
Pacific Highway WA-99

0 10 20
Scale: 1/8" = 1'-0"

SECOND FLOOR PLAN



Neighboring Commercial Buildings
 216th Street Southwest
 Commercial Buildings
 220th Street Southwest

Suite #
 Suite 2A
 Suite 2B
 Suite 2C

SQ. FT.

3,167.57

2,754.03

1,150.158

413.54

0

0

Suite #	Occupant Area	Rentable Area
Suite 2A	1,229.74	1,414.40
Suite 2B	612.82	704.84
Suite 2C	911.47	1,048.33

Parking Lot & Loading Area
 67th Avenue West
 Commercial Buildings
 Pacific Highway WA-99

0 10 20
 Scale: 1/8" = 1'-0"

LOCATION

MOUNTLAKE
TERRACE

SHORELINE



21307 67TH AVE W



LOCATION HIGHLIGHTS

- Close proximity to major highways
- 20 minute drive to downtown Seattle
- Six minute drive to the Lynnwood light rail station which is now open

DEMOGRAPHICS 5 MILES



POPULATION 289,161



AVG HOUSEHOLD
INCOME \$130,502



HOUSEHOLD
POPULATION



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