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2024 DEMOGRAPHICS

1 MILE 3 MILE 5 MILE **POPULATION** 15,017 154,568 368.250 **DAYTIME POPULATION** 23,655 126,035 308,621 AVG. HOUSEHOLD INCOME \$138,487 \$162,057 \$178,867 Within walking distance to Alderwood, Snohomish County's largest mall and restaurant/retail hub - anchored by Nordstrom and Macy's. Within a short drive to all three major highways - Interstate 5, Interstate 405, and Highway 99.





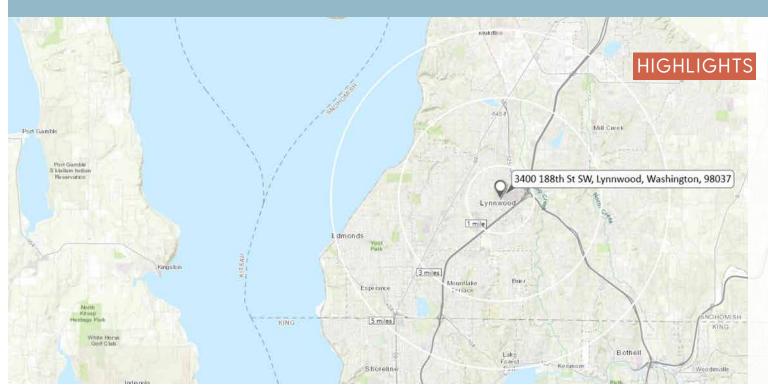


ALDERWOOD

BUSINESS CENTER

AVAILABLE OFFICE SPACE

3400 BUILDING		
SUITE	RSF	RATE
SUITE 310	1,980	\$23.00/SF + NNN
SUITE 320	2,934	\$23.00/SF + NNN
SUITE 325	2,487	\$23.00/SF + NNN
SUITE 430	1,680	\$23.00/SF + NNN
SUITE 570	4,237	\$23.00/SF + NNN
3500 BUILDING		
3500 BUILDIN	IG	
3500 BUILDIN	RSF	RATE
		RATE \$24.50/SF + NNN
SUITE	RSF	
SUITE SUITE 121	RSF 3,947	\$24.50/SF + NNN
SUITE SUITE 121 SUITE 285	RSF 3,947 2,249	\$24.50/SF + NNN \$23.00/SF + NNN



- » Located in the I-5 & I-405 interchange
- » Easy freeway access to downtown Seattle and downtown Bellevue
- » Directly adjacent to Alderwood Mall
- » Walking distance to 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.
- » Class A office project.