

ALDERWOOD
A GGP PROPERTY



6,598 SF Available*
Suite 113 & 117

*Sublease thru 06/30/2026 or longer term available.



ALDERWOOD
RETAIL • OFFICE

6,598 SF LYNNWOOD OFFICE/RETAIL* | 18905 33rd Ave W, Lynnwood, WA 98036

Steps from Alderwood, Snohomish County's largest mall - a retail/restaurant hub for the region. Within one mile of the recently opened Lynnwood City Center light rail station, connecting Lynnwood to Downtown Seattle (28 minutes). And, minutes from all three major highways — Interstate 5, Interstate 405 and Highway 99. *Sublease thru 06/30/2026 or longer term available.

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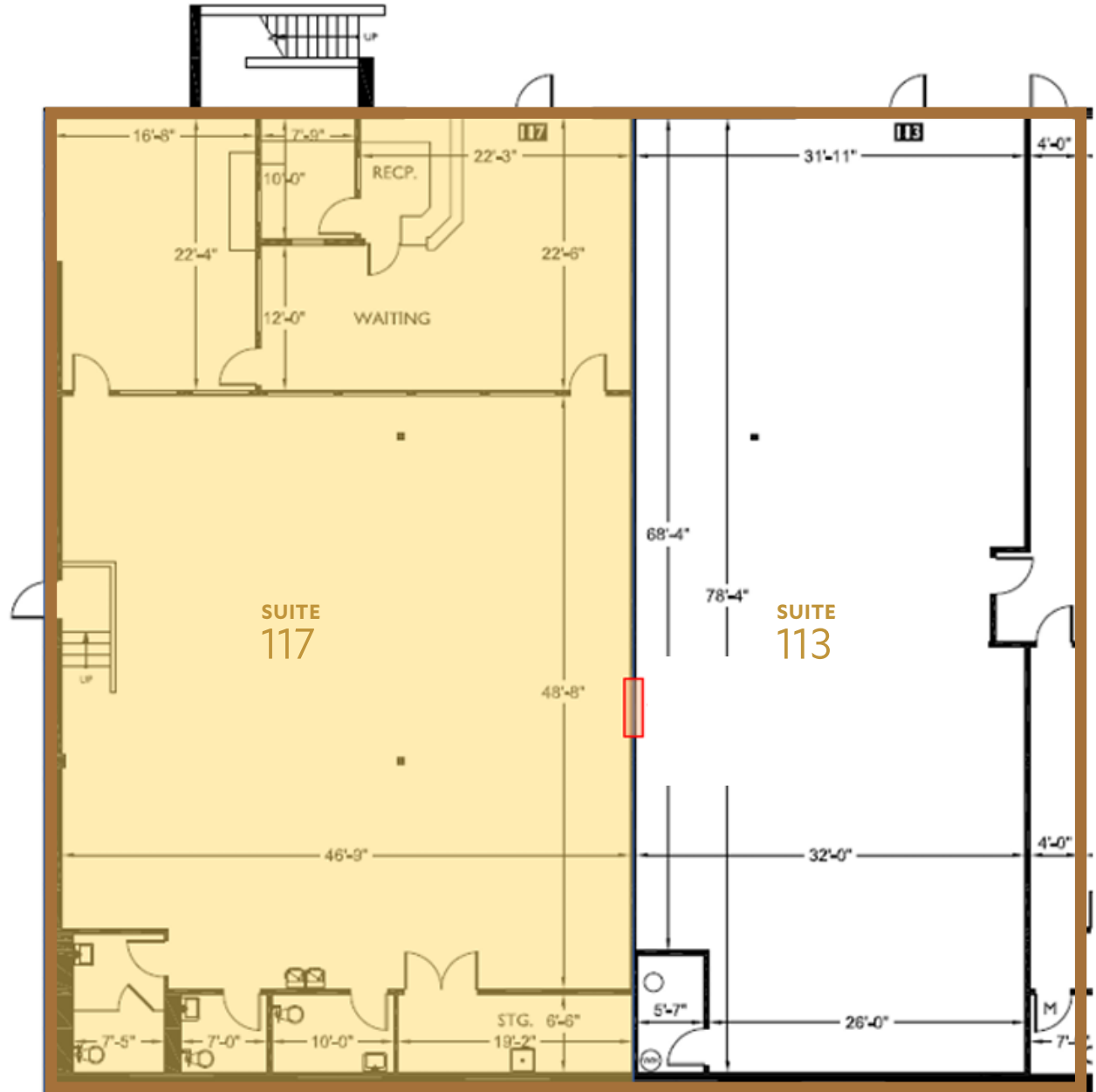
18905 33rd Ave W, Lynnwood, WA 98036

OFFICE/RETAIL SPACE

SUBLEASE AVAILABLE*	RSF	BASE RENT	NNN EST./SF
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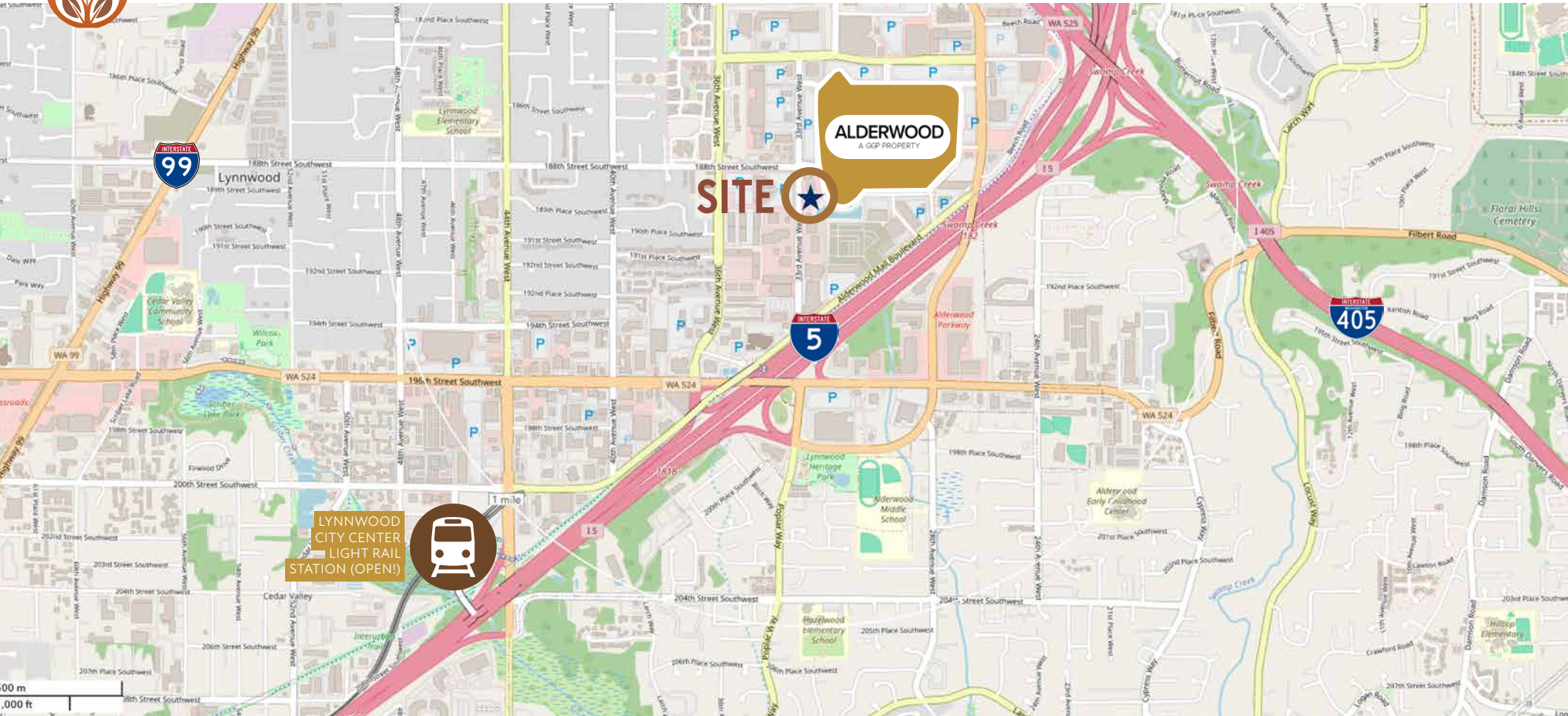
SUITE 113/117	6,598	\$10.00	\$6.30
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2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,412	155,569	371,784
Daytime Population	22,845	127,114	311,175
Households	5,426	59,261	142,324
Avg. HH Income	\$120,284	\$139,492	\$154,790

THE NEIGHBORHOOD

Walking distance to hundreds of restaurants and retail options at Alderwood, Snohomish County's largest indoor/outdoor mall - anchored by Nordstrom and Macy's. Within a short drive to all three major highways - Interstate 5, Interstate 405, and Highway 99. Serving one of the busiest transit centers in the region, Lynnwood City Center Station is within one mile and offers service to Westlake (downtown Seattle) in 28 minutes.

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.



LYNNWOOD CITY CENTER REDEVELOPMENT & LIGHT RAIL

The Lynnwood City Center redevelopment project includes a wide range of projects completed or underway intended to significantly upgrade the city's transportation network, add new public spaces and parks, build housing, improve cultural attractions, create a pedestrian-friendly environment, and enhance livability in Lynnwood's City Center.

The City Center opened the Lynnwood Link Extension in 2024 as transit oriented development is building the new commercial center. This includes over 500 multifamily units under construction with an additional 1,400 units entitled and over 500,000 square feet of office with another 200,000 square feet of retail planned. The City Center infrastructure is being upgraded with utility and street improvements to enable new urban growth patterns.

