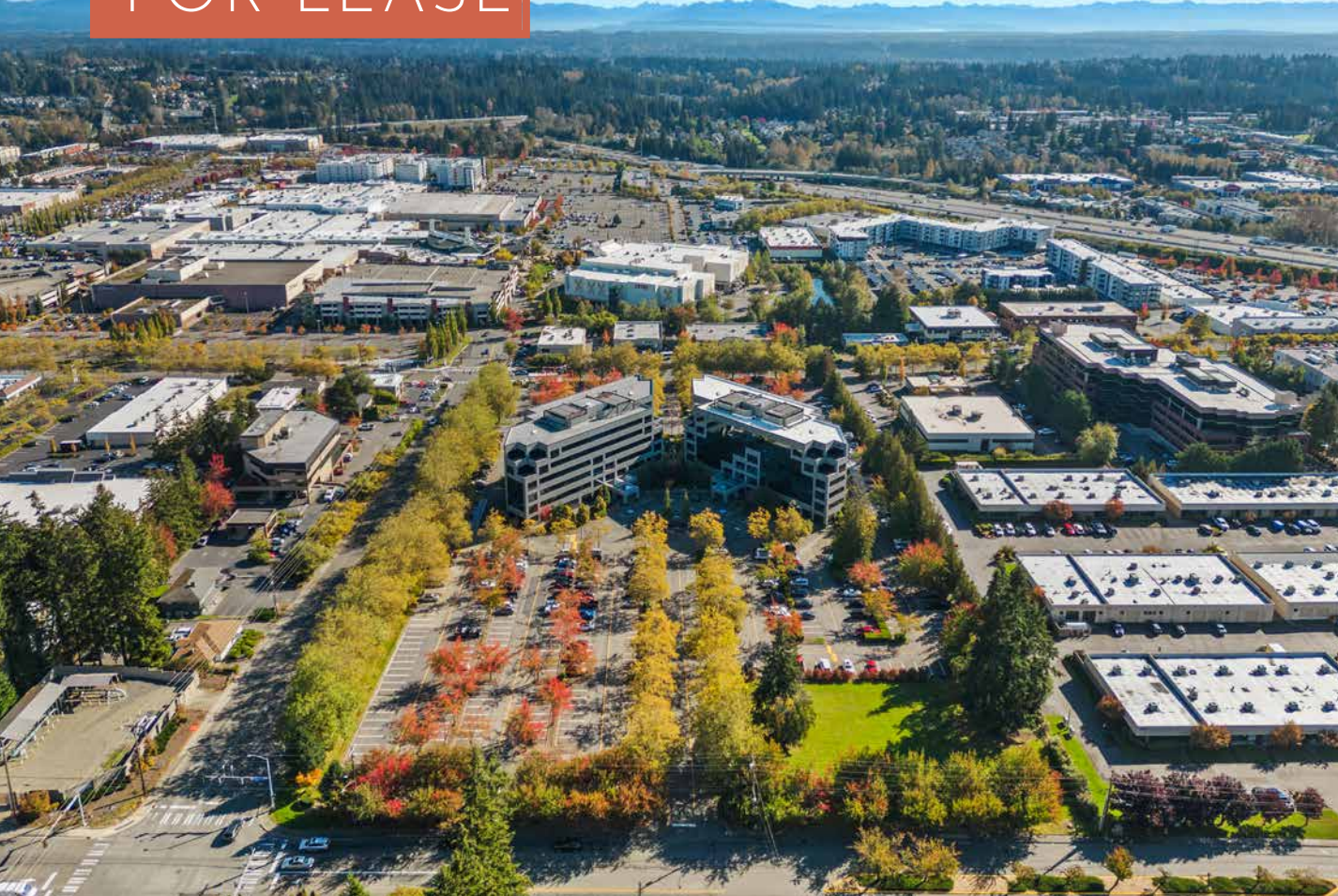


OFFICE SPACE
FOR LEASE



BLDG 3400

BLDG 3500



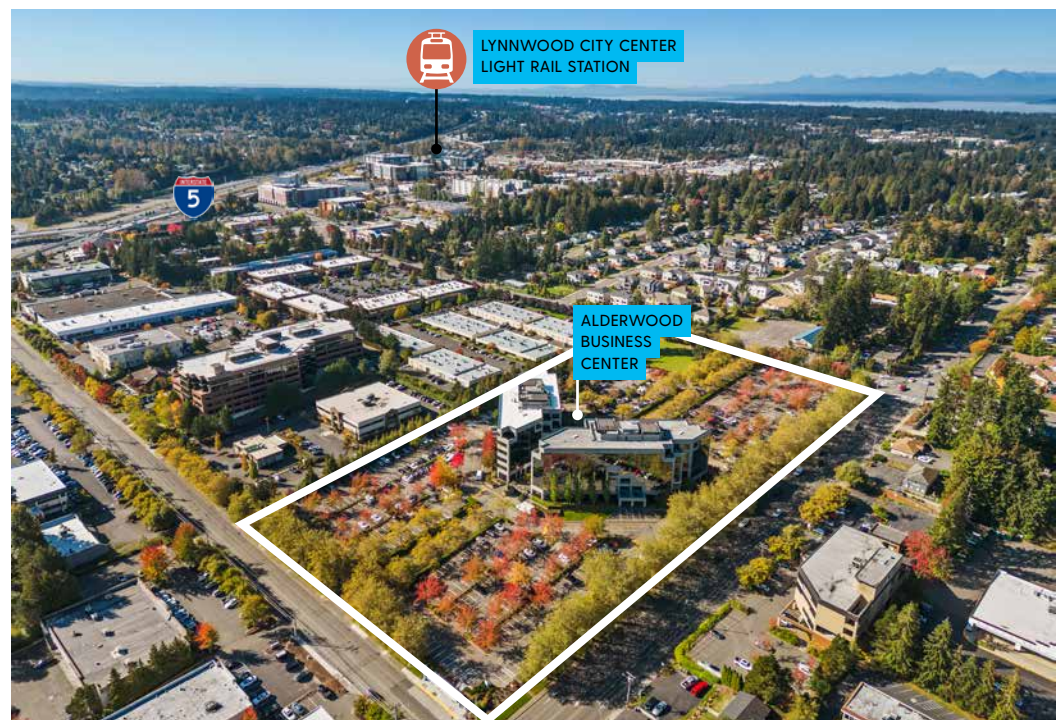
ALDERWOOD
BUSINESS CENTER

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

ALEX VLASKI
206.303.7327
alexv@jshproperties.com



JSH | PROPERTIES, INC.





2025 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

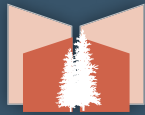
Within walking distance to Alderwood, Snohomish County's largest mall and restaurant/retail hub - anchored by Nordstrom and Macy's. A short drive to Lynnwood City Center Light Rail Station and three major highways - Interstate 5, Interstate 405, and Highway 99.



3.4/1,000sf
PARKING STALLS



42.9%
Bachelor's and/or Graduate/Prof. Degree
(3-MILE RADIUS)



ALDERWOOD

BUSINESS CENTER

AVAILABLE OFFICE SPACE

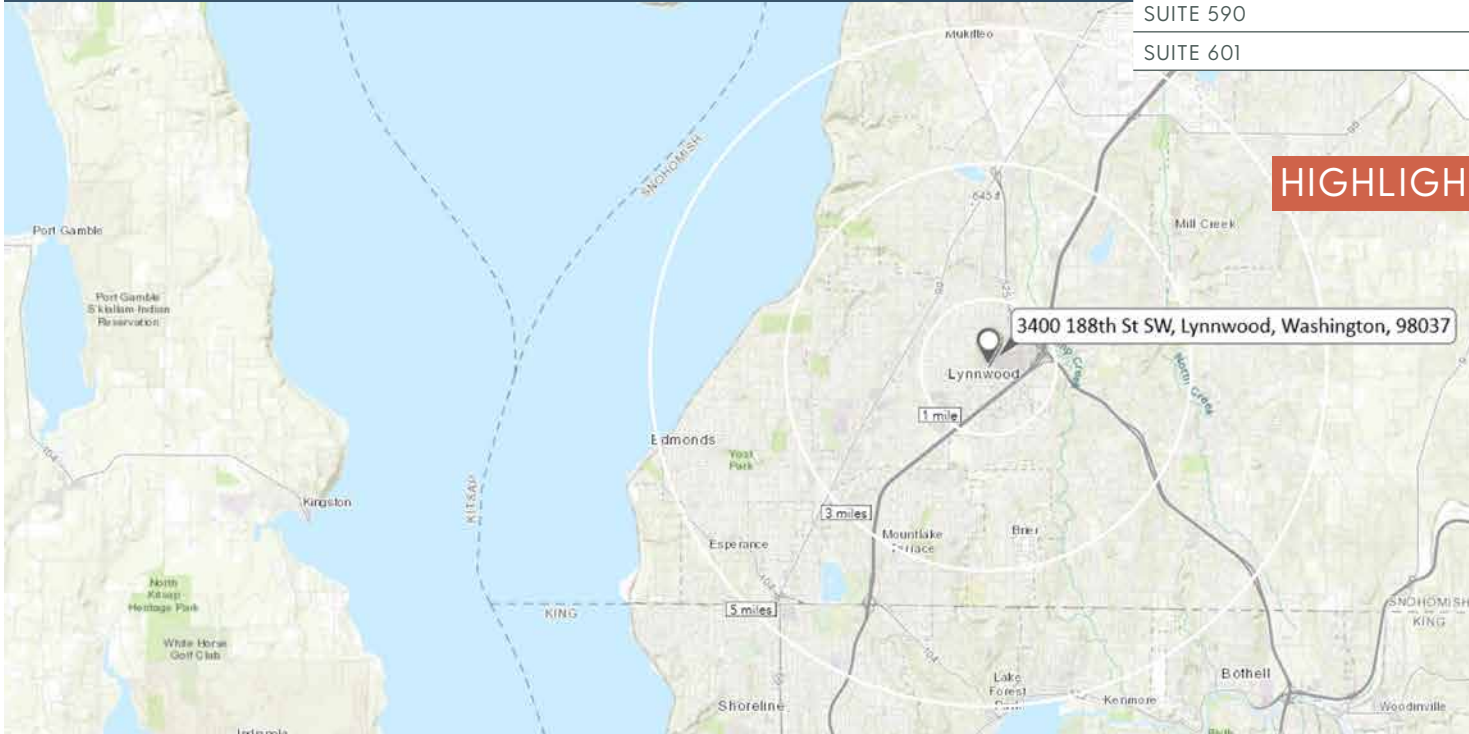
2025 NNN: \$10.25 PSF/YR
(INCLUDES UTILITIES AND JANITORIAL)

3400 BUILDING

SUITE	RSF	RATE
SUITE 310 (Available 5/1/25)	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 440 (Available 8/1/2025)	2,228	\$23.00/SF, NNN
SUITE 570	4,237	\$23.00/SF, NNN

3500 BUILDING

SUITE	RSF	RATE
SUITE 121	3,947	\$24.50/SF, NNN
SUITE 122	1,148	\$24.50/SF, NNN
SUITE 285	2,249	\$23.00/SF, NNN
SUITE 335 (Available 5/1/2025)	2,032	\$23.00/SF, NNN
SUITE 502 (Available 7/1/2025)	1,957	\$23.00/SF, NNN
SUITE 590	2,753	\$23.00/SF, NNN
SUITE 601	5,471	\$23.00/SF, NNN



HIGHLIGHTS

- » 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.