



19909 64TH
AVE W

*±2,175 SF Two-Story, Small Office/
Mixed-Use Spaces Available for Lease,
Ready for Tenant Improvements*

19909 64TH AVE W, LYNNWOOD, WA



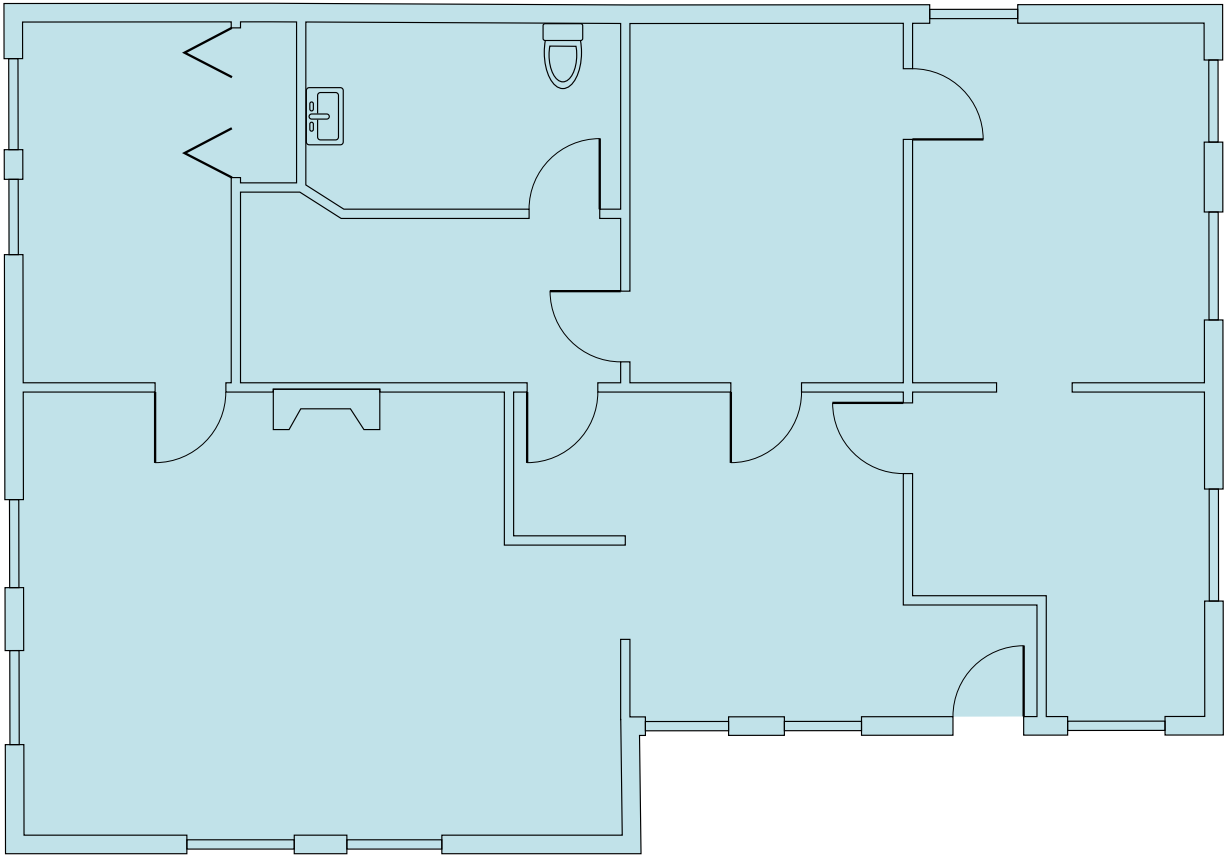
Small office/mixed-use property available with convenient access to I-5, Hwy 99, 196th St SW, and Lynnwood City Center.

- ±2,175 SF across two levels
 - ±1047 ground floor
 - ±1128 first floor
- Multiple private offices / flexible suite configuration
- Flexible terms; shorter durations available
- HMU zoning – broad permitted uses
- On-site parking; 9 stalls

±1,047 SF
GROUND FLOOR AREA

±1,128 SF
FIRST FLOOR AREA

GROUND FLOOR PLAN



±1,047 SF

AVAILABLE

RATES

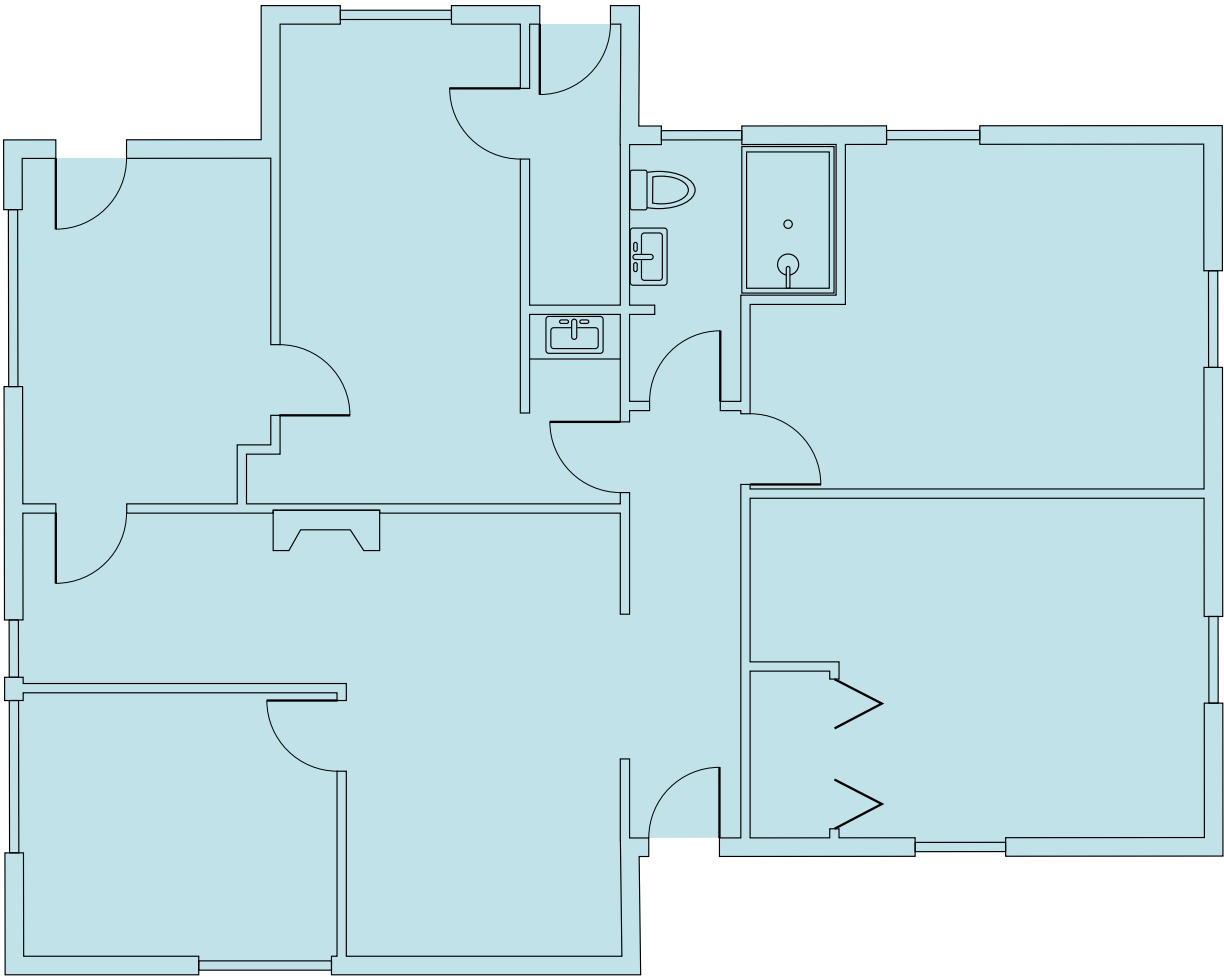
CONTACT BROKERS

NOW

AVAILABLE

Property is ready to have tenant select finishes and make layout/amenity changes as needed.

FIRST FLOOR PLAN



±1,128 SF

AVAILABLE

RATES

CONTACT BROKERS

NOW

AVAILABLE

Property is ready to have tenant
select finishes and make layout/
amenity changes as needed.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	17,817	125,603	292,027
2026 ESTIMATED	17,491	131,587	308,972
2031 PROJECTED	17,980	137,006	321,910

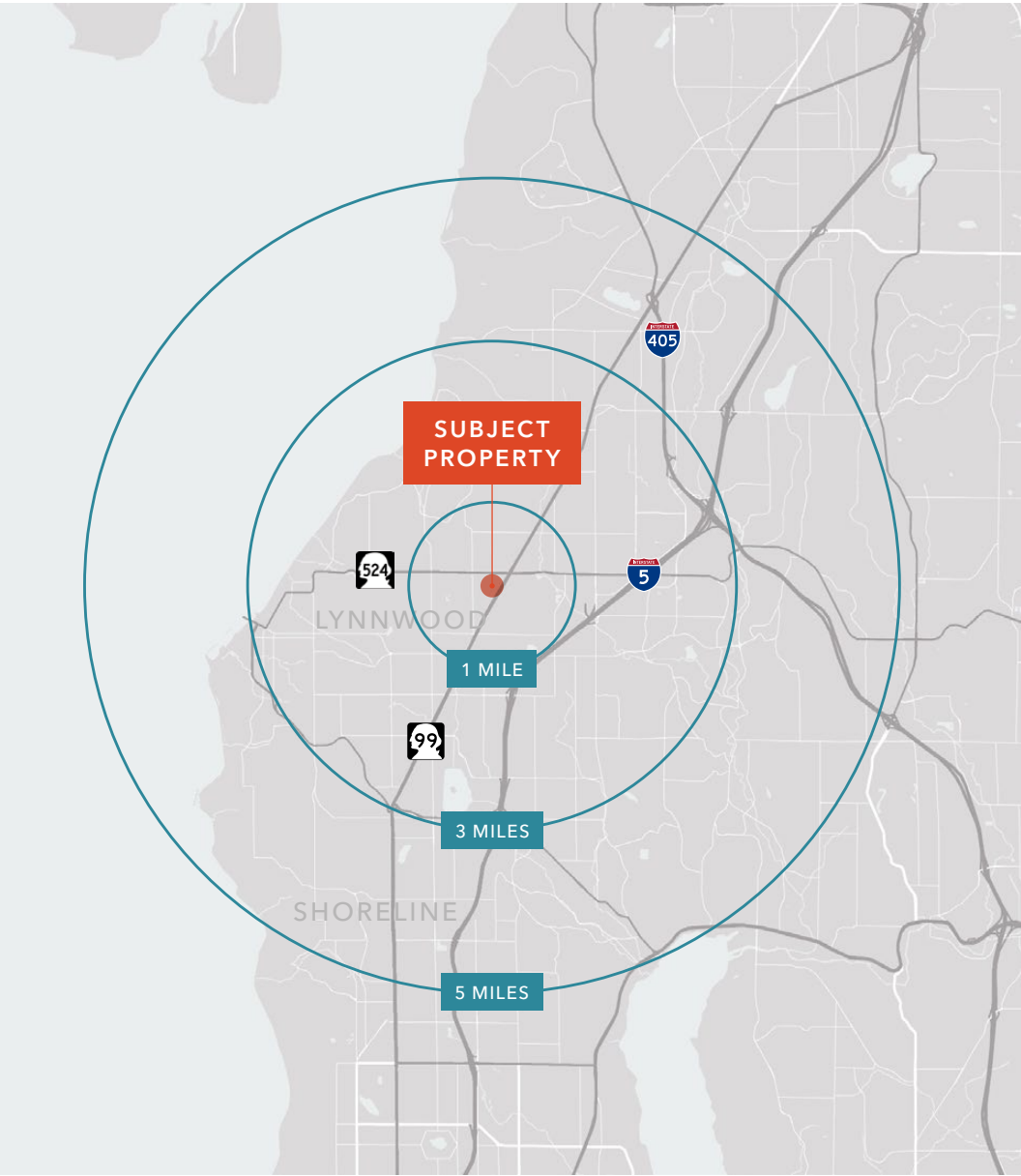
DAYTIME DEMOGRAPHICS

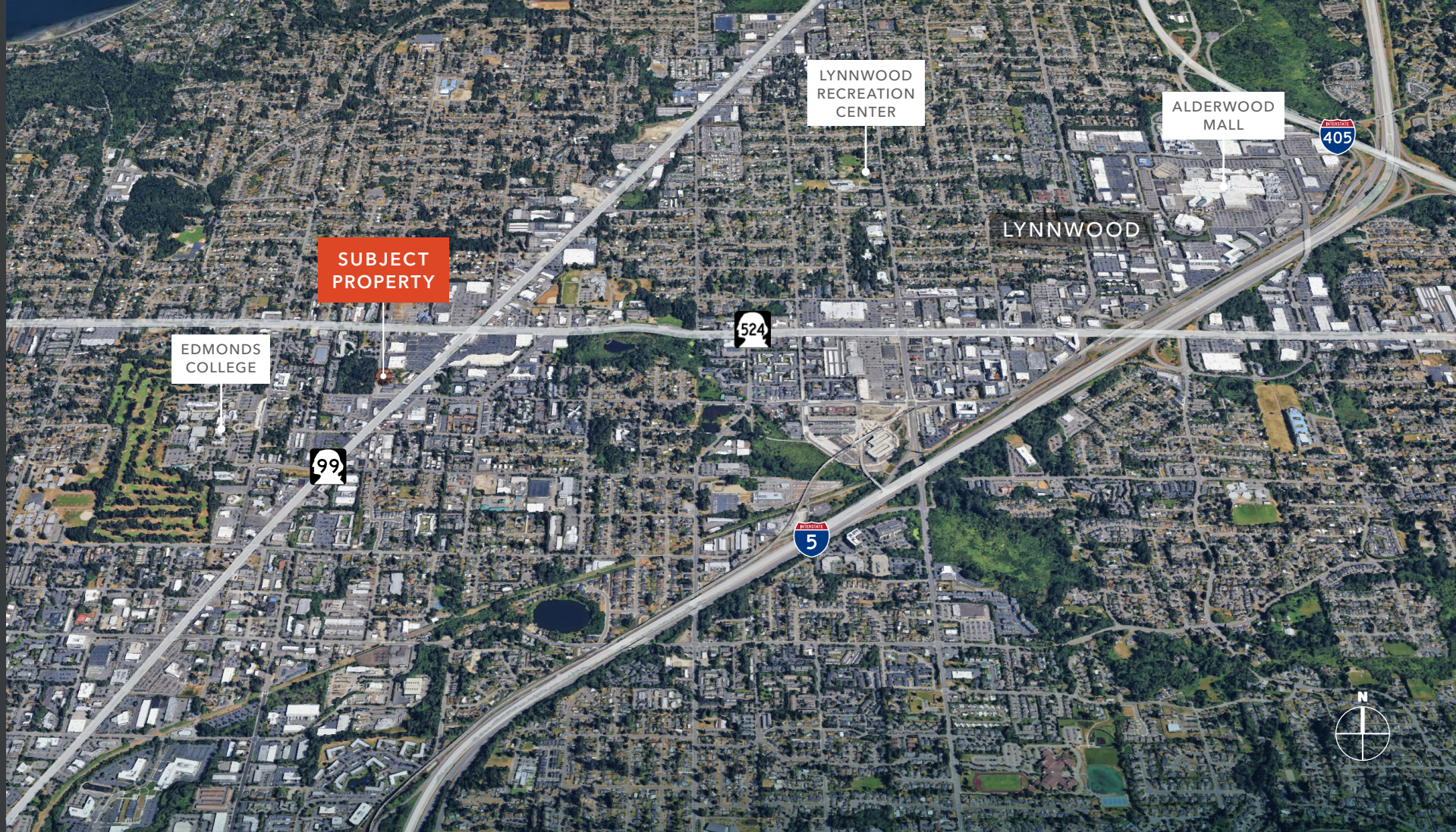
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.3	40.1	39.2
TOTAL BUSINESSES	1,035	6,744	12,176
TOTAL EMPLOYEES	8,769	59,048	92,438

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$81,644	\$117,096	\$132,557
2031 MEDIAN PROJECTED	\$81,477	\$116,861	\$131,776
2026 AVERAGE	\$103,963	\$157,882	\$171,923
2031 AVERAGE PROJECTED	\$103,795	\$157,019	\$170,940

Data Source: ©2026, Sites USA





For more information, contact

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