



1,059-7,514 SF
CLASS A OFFICE SPACE
AVAILABLE FOR LEASE



ALDERWOOD

BUSINESS CENTER

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

ALEX VLASKI
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JSH | PROPERTIES, INC.



CLASS A OFFICE SPACE

- » Located directly adjacent to Alderwood Mall at the I-5 & I-405 interchange providing quick freeway access to Downtown Seattle and Downtown Bellevue.
- » Walking distance to a myriad of 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.
- » Minutes from Lynwood City Center Light Rail Station



Ample open air parking and reserved garage parking available.



2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,052	157,933	376,483
2026-2031 Proj. Ann. Growth	1.35%	0.81%	0.82%
Daytime Population	25,633	132,018	319,341
Households	6,956	60,763	145,314
Avg. Household Income	\$132,205	\$152,896	\$166,790

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.

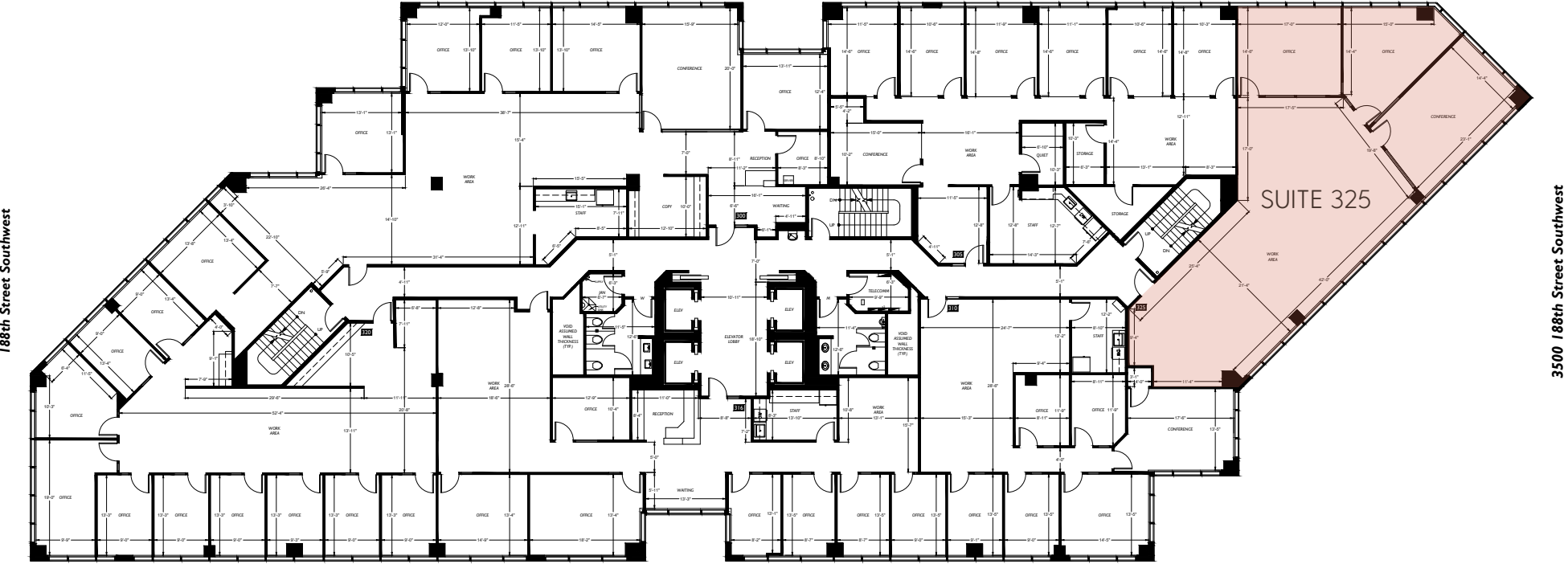


58%

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

3400 BUILDING • FLOOR 3

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 325	2,600	\$23.00	\$10.82	



188th Street Southwest

3500 / 188th Street Southwest

3400 BUILDING • FLOOR 4

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 430	4,093	\$23.00	\$10.82	
SUITE 461	3,421	\$23.00	\$10.82	

Can be combined - 7,514 SF



3500 BUILDING • FLOOR 2

AVAILABLE	RSF	RATE	NNN *Includes Utilities And Janitorial
SUITE 250	1,059 - 7,504	\$23.00	\$10.82
SUITE 285	2,262	\$23.00	\$10.82



3500 BUILDING • FLOOR 4

AVAILABLE	RSF	RATE	NNN	*Includes Utilities And Janitorial
SUITE 445	3,718	\$23.00	\$10.82	
SUITE 465	2,909	\$23.00	\$10.82	

