

# LAKEVIEW CORPORATE CENTER

**FOR LEASE** \ **Suite 205**

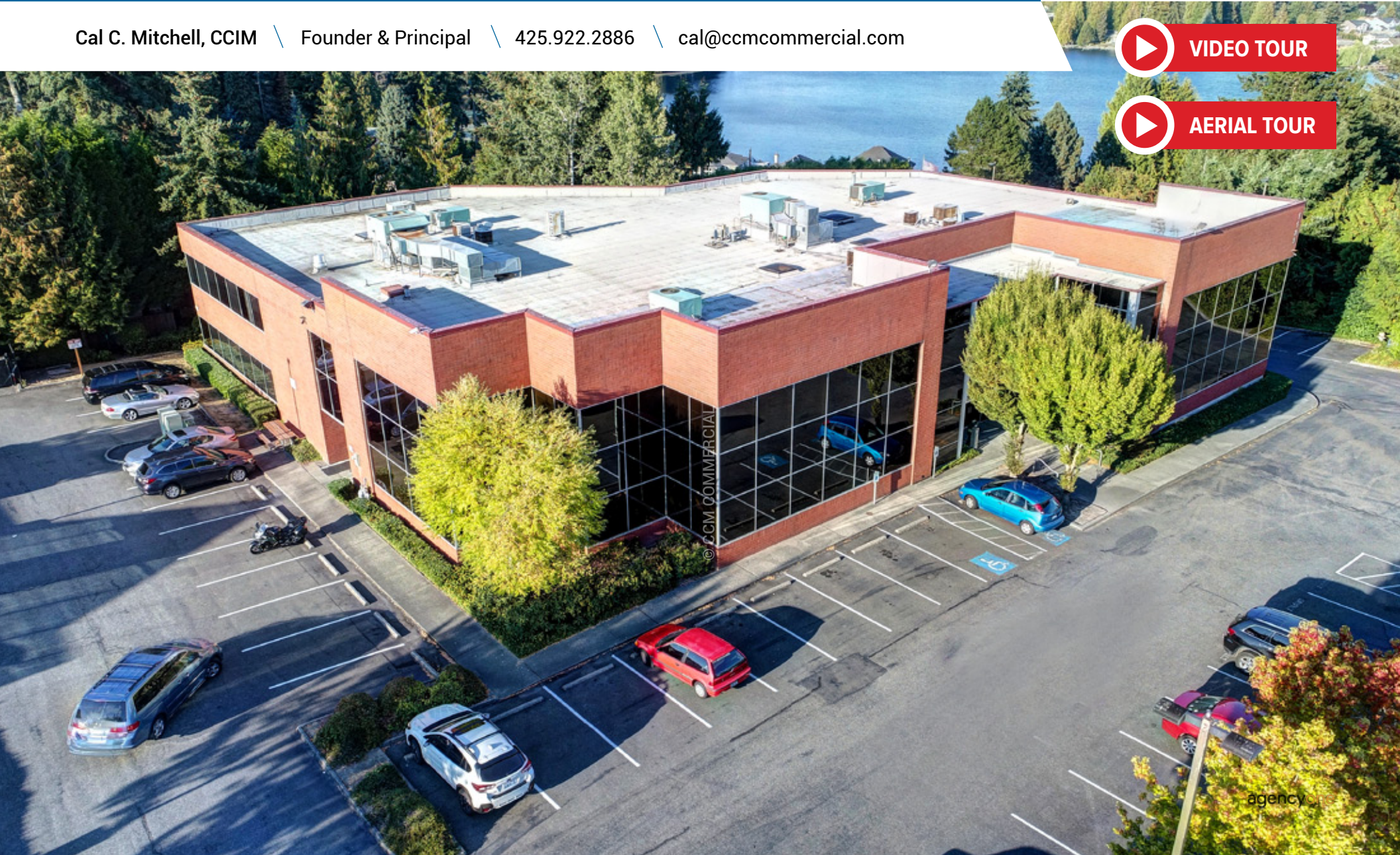
1133 164th St SW, Lynnwood, WA 98087



**CCM Commercial**

Commercial Real Estate Services

Cal C. Mitchell, CCIM \ Founder & Principal \ 425.922.2886 \ [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)



© CCM COMMERCIAL

agency

## PROPERTY ADDRESS

### LAKEVIEW CORPORATE CENTER

1133 164th St SW  
Lynnwood, WA 98087

## EXCLUSIVE LISTING BROKER

**Cal C. Mitchell, CCIM**



Founder & Principal

CCM Commercial Real Estate Services

**Cell** 425.922.2886

**Email** [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)

## TOURS & INQUIRIES

For ALL tours and inquiries, call or text Cal C. Mitchell at 425.922.2886.

Please do not contact Ownership directly.

**No tours allowed without appointment and without Listing Agent present.**

## DISCLAIMER & COPYRIGHT NOTICES

This proprietary Marketing Brochure has been exclusively created / prepared by CCM Commercial Real Estate Services for business / property marketing and advertising purposes. CCM Commercial Real Estate Services makes no guarantees, representations or warranties of any kind, express or implied, regarding the accuracy or completeness of the information provided and contained within this document. All interested parties and / or their agent(s) are advised to research and verify all information provided herein, and to conduct their own investigations.

**ALL PHOTOS, GRAPHICS, VIDEOS, DIAGRAMS, AND ILLUSTRATIONS** contained within this Marketing Brochure are exclusively created, copyrighted and owned by CCM Commercial Real Estate Services—unless otherwise noted. No photos, graphics, videos, diagrams, and illustrations contained herein this document may be duplicated, re-purposed, re-distributed, or extricated from this document, for any other uses (print or digital) without the party first receiving prior, written consent and authorization from Cal C. Mitchell of CCM Commercial Real Estate Services. This copyright notice shall remain in effect even in the instance CCM Commercial Real Estate Services representation of this property expires.

# OFFERING MEMORANDUM



**LAKEVIEW CORPORATE CENTER** is a Class A professional office building. Situated just two (2) blocks from beautiful Martha Lake & the public park. This premier north end location has excellent street visibility with plenty of **FREE PARKING** all around. Building has elevators and ADA Access. 35,000+ VPD. Numerous amenities nearby. Minutes to I-5 freeway access.

## Property Features

### FOR LEASE

#### Suite 205

- Premise Size: 2,052 SF
- Demizable

### PROPERTY / BUSINESS FEATURES

- Class “A” Professional Office Building
- TI Allowance for Qualified Tenants
- Martha Lake & Public Park Two Blocks Away
- Premier North End Location
- Building & Monument Signage Available
- Building Equipped w/ Elevator & ADA Access
- Abundant FREE parking (126 Parking Spaces)
- 35,000+ Vehicles Per Day (VPD)
- Multiple Local Amenities Nearby w/ Easy I-5 Freeway Access

### TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 to Schedule All Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Tenants

# AERIAL W/ MARTHA LAKE IN BACKGROUND



# AERIAL OVERHEAD—BIRD'S EYE VIEW



# TWO BLOCKS FROM BEAUTIFUL MARTHA LAKE



# MARTHA LAKE PARK & AMENITIES



# EXTERIOR BUILDING VIEWS

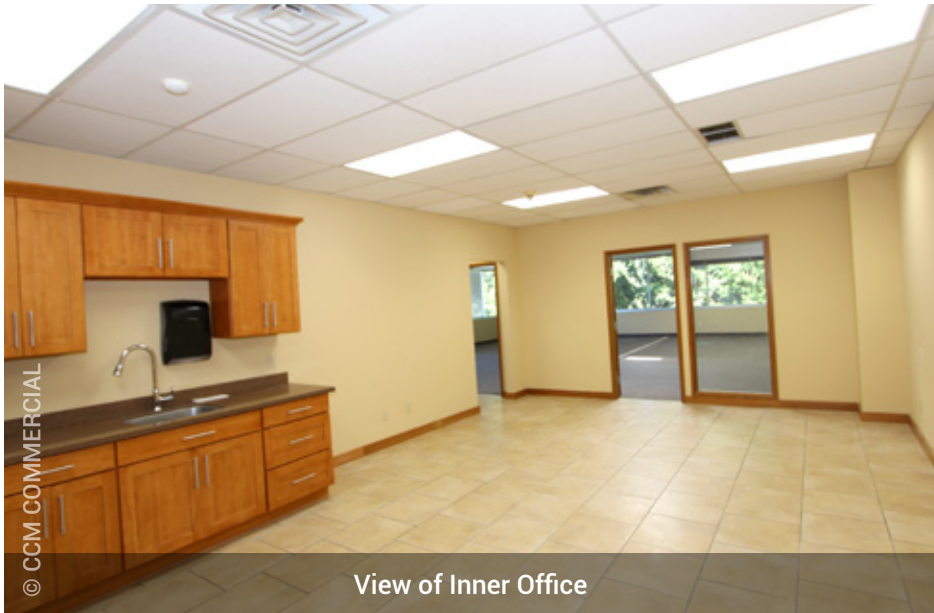




# SAMPLING OF INTERIOR OFFICES



# SAMPLING OF INTERIOR OFFICES



View of Inner Office



View of Inner Office

# EXTERIOR SIGNAGE & STREET VIEWS



# AREA DEMOGRAPHICS

## Demographics

Based on ZIP Code: **98087**

### Population

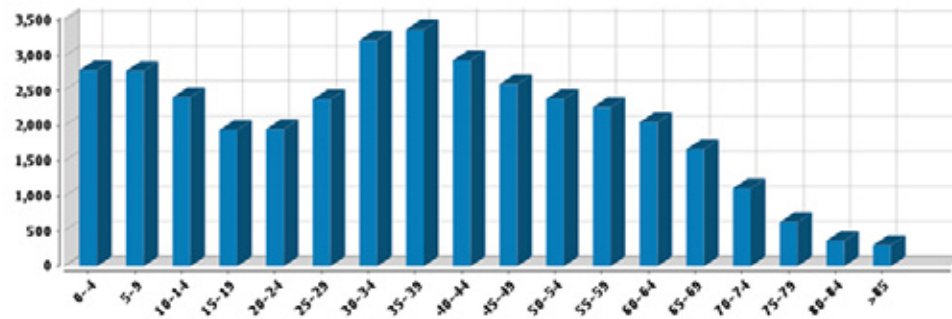
#### Summary

Estimated Population:	<b>37,131</b>
Population Growth (since 2010):	<b>23.9%</b>
Population Density (ppl / mile):	<b>6,670</b>
Median Age:	<b>36.63</b>

#### Household

Number of Households:	<b>14,293</b>
Household Size (ppl):	<b>3</b>
Households w/ Children:	<b>4,683</b>

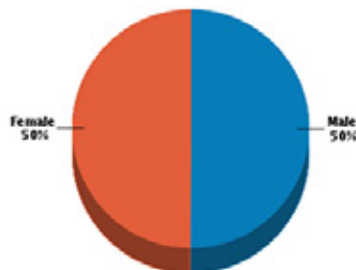
### Age



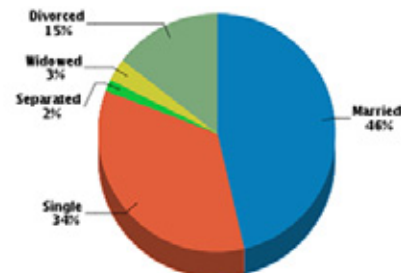
### Workers by Industry

Agricultural, Forestry, Fishing:	<b>4</b>
Construction:	<b>485</b>
Manufacturing:	<b>677</b>
Transportation and Communications:	<b>134</b>
Wholesale Trade:	<b>88</b>
Retail Trade:	<b>1,539</b>
Finance, Insurance and Real Estate:	<b>209</b>
Services:	<b>447</b>
Public Administration:	<b>112</b>
Unclassified:	<b>95</b>

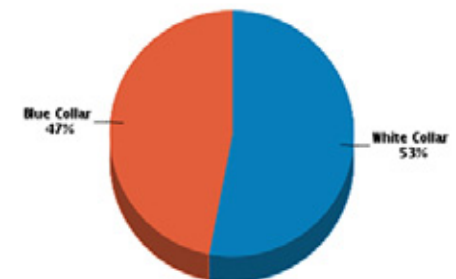
### Gender



### Marital Status



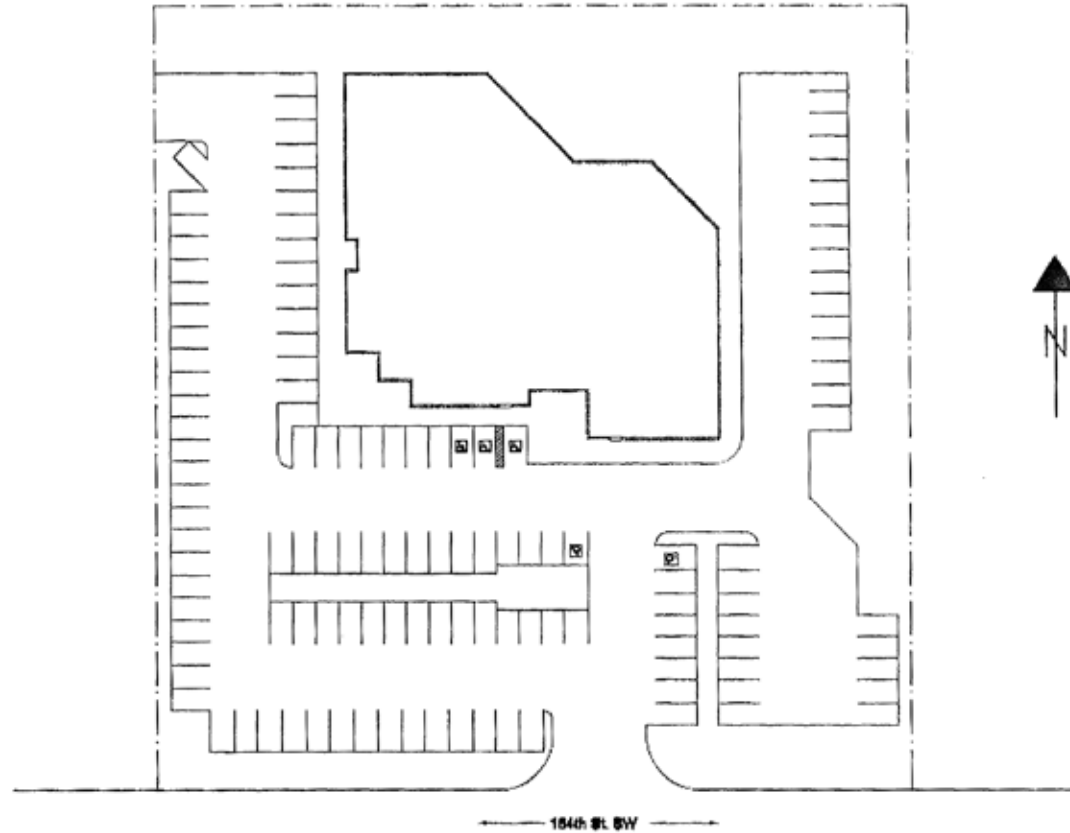
### Workforce



# FLOOR PLAN—SUITE 205 (2,052 SF, DEMIZABLE)



# SITE PLAN



**Parking Provided:**  
69 Standard  
52 Compact  
5 Handicap  
126 Total Parking Spaces

# SITE PLAN

# AERIAL MAP & AMENITIES

