



# PARKVIEW SQUARE

5405 196TH ST SW | LYNNWOOD, WA 98036



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# Investment Offering

Westlake Associates Inc. is pleased to present the opportunity to purchase Building 2 of the Parkview Square Business Center. The property is a 7,656 square foot office building located just off 196th Street SW in Lynnwood. The office was beautifully renovated in 2014-2015 by the current occupant (who will vacate at closing), and is move-in ready for a professional office user. The layout includes reception, numerous private offices, spacious open areas, full kitchen, and many bathrooms, including one shower. (775 SF) is still in gray shell and has not been built out. Finish this area and add it to the main space, or use its separate entrance to lease it to another party and generate income.

**Address** 5405 196TH ST SW  
LYNNWOOD, WA 98036

**Parcel Number** 00585300003201

**Price** \$2,500,000

**Price per Lot SF** \$86.95

**Price per Building SF** \$326.54

**Current Zoning** B1

**Total Lot Size** 28,750 SF | 0.66 AC

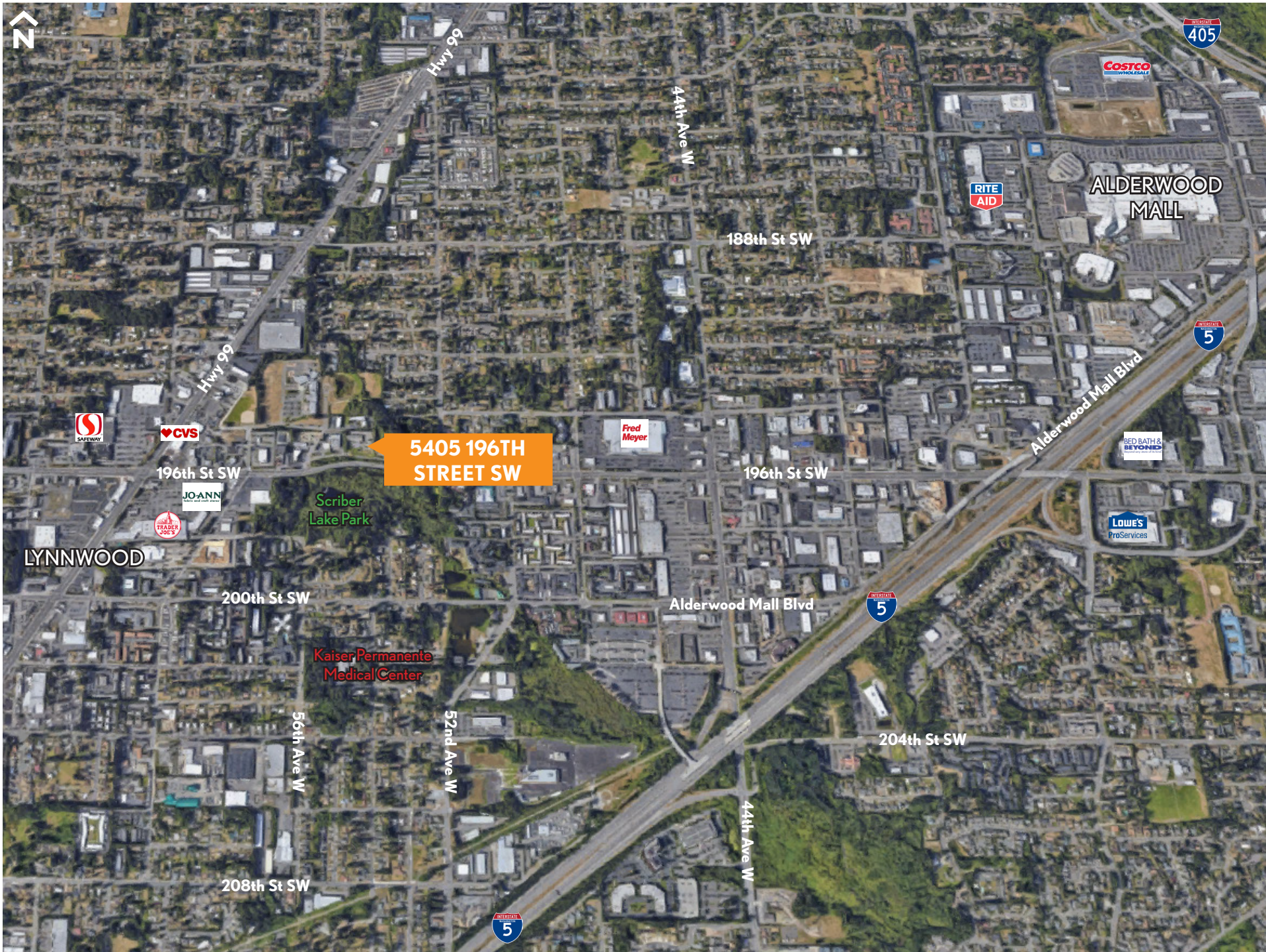
**Total Building Size** 7,656 SF

**Year Built** 1976

**Year Renovated** 2015

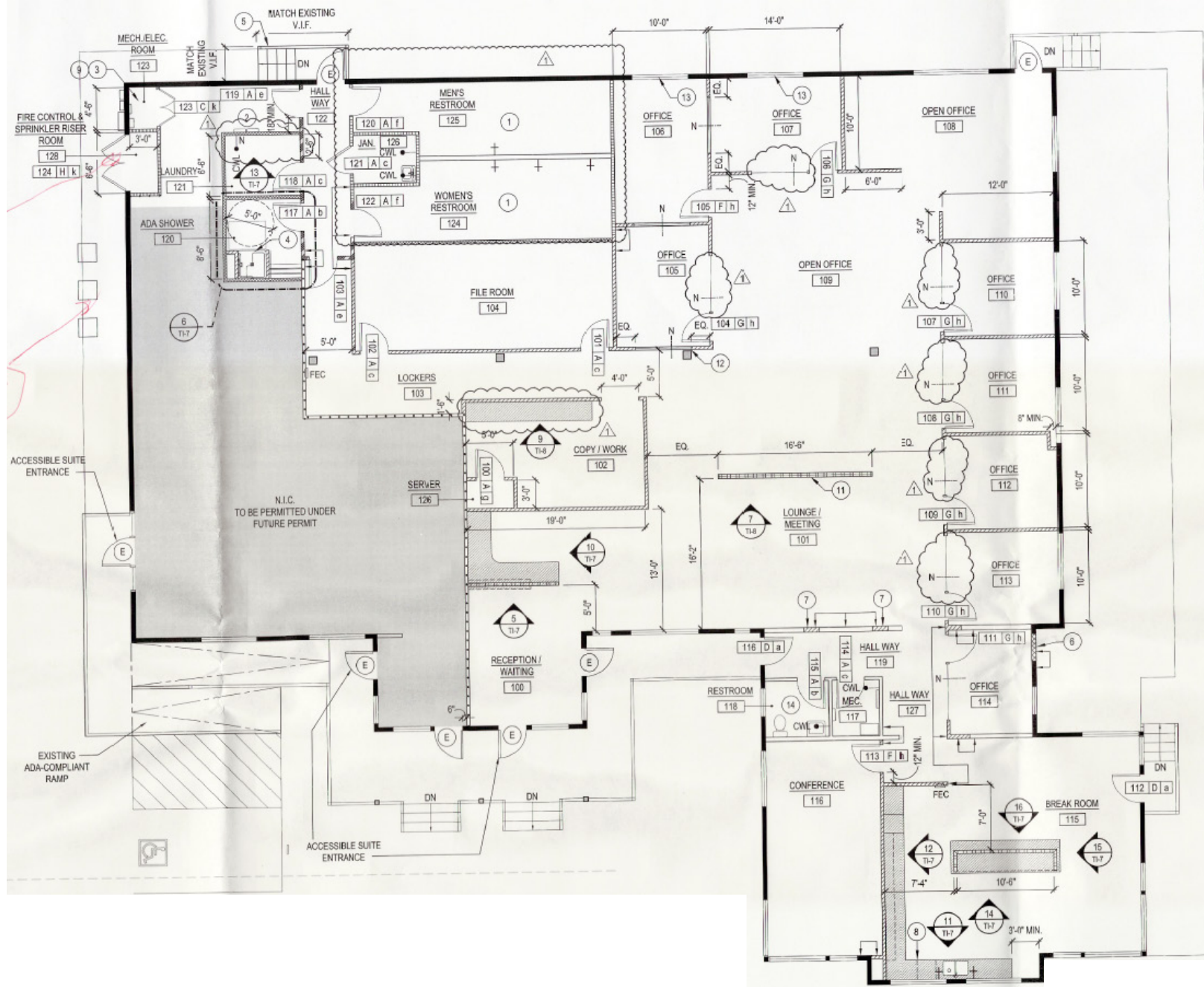








# Floor Plan



# Lynnwood & Demographics

AS THE CORE of commercial and residential development in South Snohomish County, Lynnwood is the largest retail center and the second largest population center in the county.

A convenient central location has allowed Lynnwood to attract several large scale office park developments, and major employers to the area. Jobs in retail, manufacturing, construction and education are abundant.

Lynnwood is known as a shopper's paradise. The 77-acre Alderwood Mall is located on the city's East side. Many smaller shopping centers, full of specialty stores, complement the mall and give local consumers true convenience and selection.

The City of Lynnwood Arts Commission and the Parks and Recreation Department host a variety of events and cultural programs.

Performing, literary and visual arts programs abound, enhancing Lynnwood's character as a preferred place to live and work. Two outdoor performance series run throughout the summer; one features professional children's entertainers and the other appeals to audiences of all ages. The city also manages the Lynnwood Library Gallery, which offers intriguing monthly exhibits and spotlights great authors at its literary lectures.

Lynnwood offers more than 245 acres of parks and open spaces to explore. Scriber Lake Park is one sanctuary located in the heart of the commercial district. The park has 18 acres of winding paths and native plants and trees. The new Interurban Trail offers twelve miles of paved trail for bike riders, walkers, joggers and others. This trail follows I-5 from Lynnwood to Everett.





# About Westlake



## EXCLUSIVELY LISTED BY:



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sounds Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

## PROUD MEMBERS OF:

**Commercial Brokers Association (CBA)**

**Northwest Multiple Listing Services (NWMLS)**

**LoopNet National Listing Services**

**CoStar Commercial Real Estate Data & National Listing**

**Commercial Investment Real Estate (CREI)**

**Washington State Realtors Association (WSMA)**

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