



LYNNWOOD CONVENTION PLAZA OFFICE

3715, 3717, and 3815 196th Street, Lynnwood, WA 98036

FOR
LEASE



JERRY PARTY

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First Western Properties, Inc.

11621 97th Lane NE, Kirkland, WA 98034

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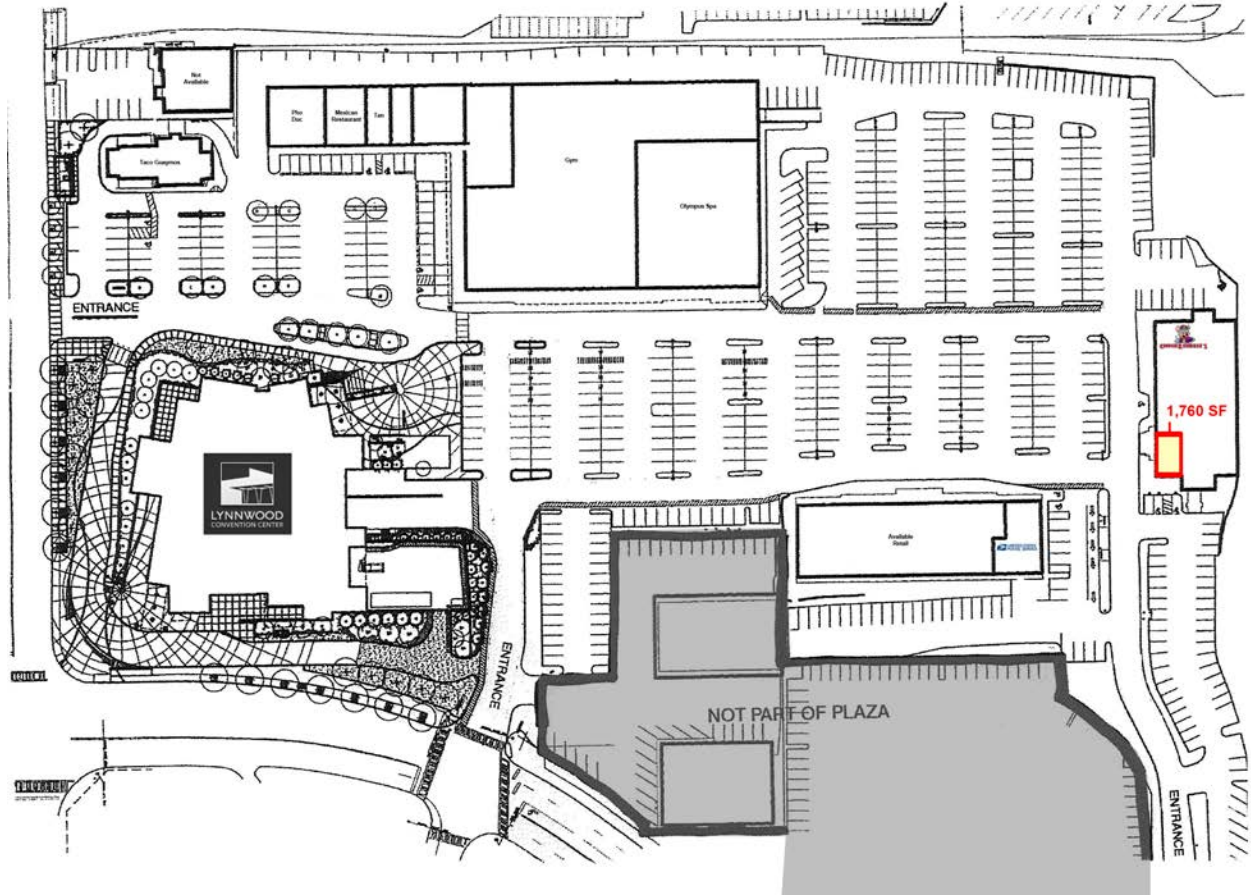
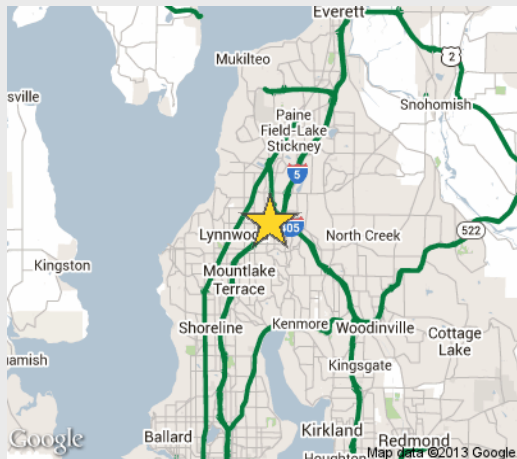
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PROPERTY INFORMATION:

- Available: 1,760 SF
- Rental Rate: \$15 PSF, Full Service
- 600 Parking Stalls
- 55,000 SF Convention Center
- Tenants: Tropical Tan, PhoDuc, USPS, Olympus Women's Spa, Chuck E Cheese Pizza, & Taco Guaymas
- At 4 Way Interchange of I-5, Corner of 196th St. SW & 36th Ave. W, only Two Blocks from Alderwood Mall.



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	13,522	126,155	301,070
Average HH Income	\$65,844	\$74,606	\$82,240
Daytime Population	12,536	45,210	97,162



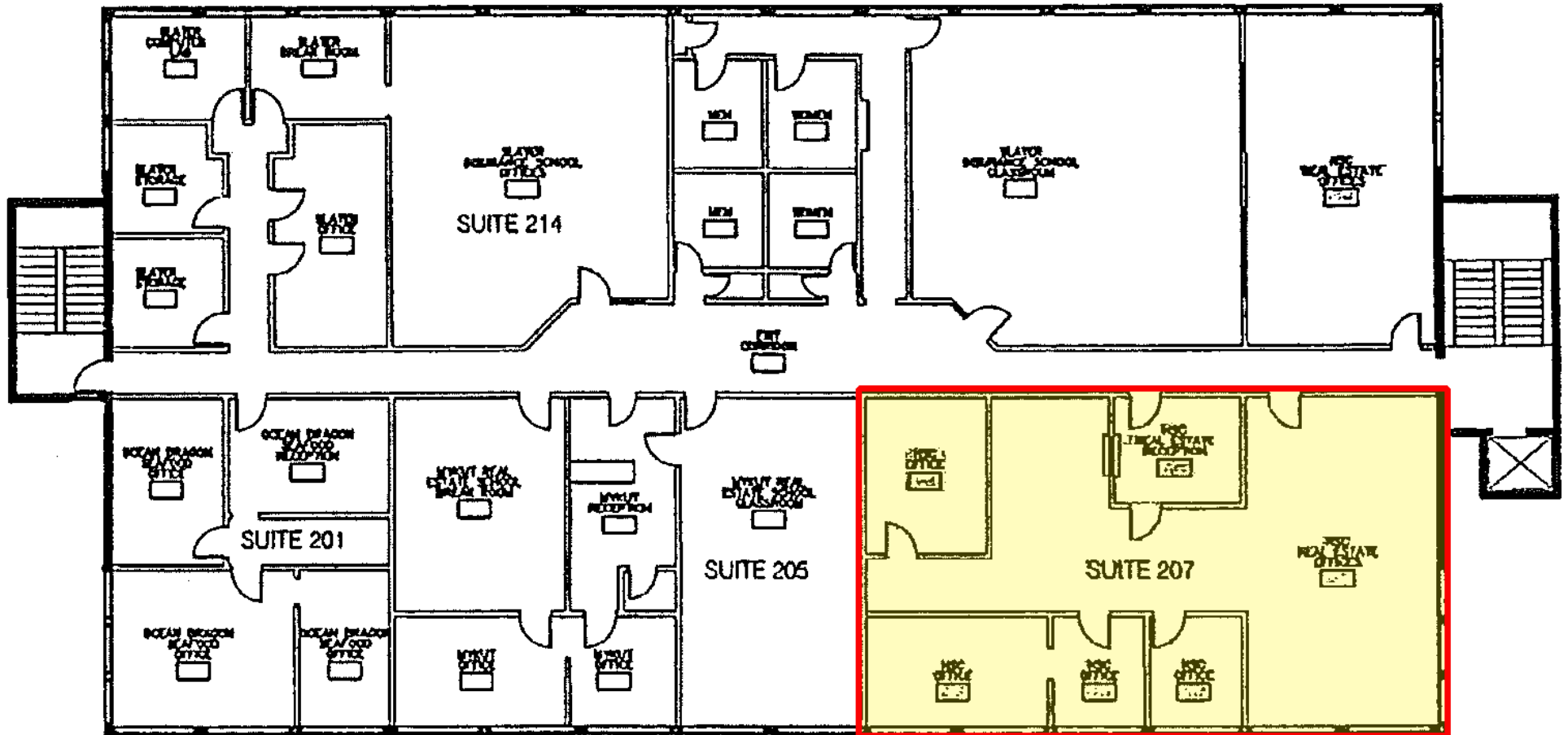
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OFFICE - SECOND STORY

ADDRESS	SUITE	Size	Rate	Comment
3717 196th Street	207	207 SF	\$15 PSF, Full Service	Top Floor Office Space in Chuck E Cheese Bldg.



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