

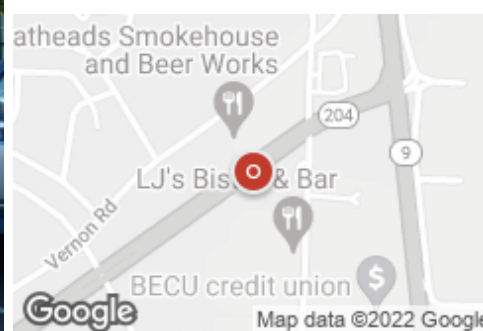
# Lakeshore Professional Office Building

528 91st Ave NE, Lake Stevens, WA, 98258

Office: Mixed Use

Prepared on March 22, 2022

0



## Property Features

### Location Details

Address	528 91st Ave NE, Lake Stevens, WA 98...
Zoning	Pcb
Submarket	CBA Everett
County	Snohomish

Parcels	00518000002601
Name	Lakeshore Professional Office Building
Cross Street	Hwy 204 & 91st Ave Ne

### Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	7,770 SF
Land Size	0.34 Acres / 14,810 SF
Number of Buildings	1
Number of Floors	2
Year Built	1993
Occupancy Type	Single Tenant

Percent Occupied	100%
Building Class	B
Parking Spaces	-
Parking Ratio	-
Office Space	7,770 SF
Rentable Space	7,770 SF
Security System	No
Rail Service	No

## Listings

1 Listing | 1,230 SF | \$22.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Office	-	1,230 SF	\$22.00 Annual/SF NNN	12/01/2022

## Contact



**Natalie Foskey, CCIM**  
425-343-7176  
natalie@key-cc.com



Key Choice Commercial

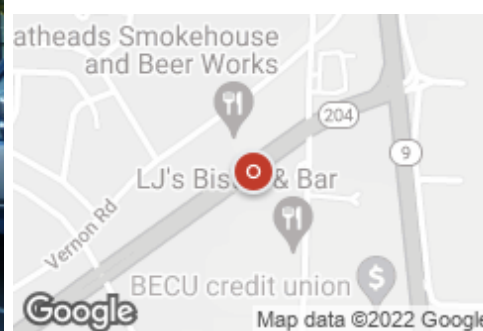
## Office space, four private offices, reception...

Office: Mixed Use For Lease

Prepared on March 22, 2022

528 91st Ave NE, Lake Stevens, WA, 98258

1 of 1 Listings



## Listing Details | Office For Lease

Suite	-	Divisible	Not present
Sublease	-	Vacant	No
Total Available Space	1,230 SF	Vacant Date	12/01/2022
Min Div/Max Contig	-	Available Date	12/01/2022
Asking Rate	\$22.00 Annual/SF	Date Listed	2/14/2022
Monthly Rate	\$2,255	Last Modified	2/24/2022
Lease Type	NNN	Listing ID	29828720
Expenses	\$6.50	Parking Spaces	-
Show Instructions	Call broker		

## Description

This office building is located in Lake Stevens, across from Frontier Village, and has one office suite available for lease. The suite has four private offices, a large central work area, and a private exit. The common areas include a kitchen, and a large conference room.

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Key Choice Commercial

# Lakeshore Professional Office Building



Key Choice Commercial

6116 211th St. SW #203 Lynnwood, WA 98036 | 425-658-3288



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# Lakeshore Professional Office Building



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# Lakeshore Professional Office Building

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Lake Stevens, WA 98258



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 528 91st Ave NE, Lake Stevens, WA 98258

CITY, STATE

Lake Stevens, WA

POPULATION

68,532

AVG. HHSIZE

2.73

MEDIAN HH INCOME

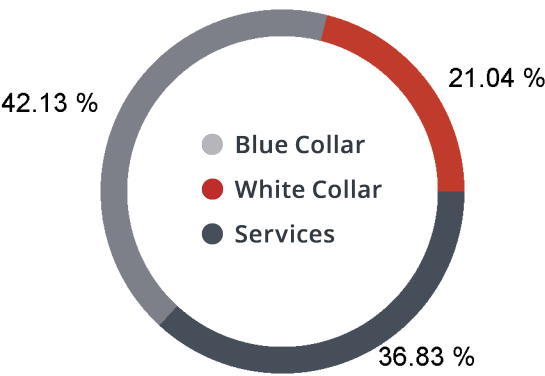
\$72,003

HOME OWNERSHIP

Renters: 6,297

Owners: 17,425

EMPLOYMENT



49.79 %  
Employed

1.93 %  
Unemployed

EDUCATION

High School Grad: 28.73 %

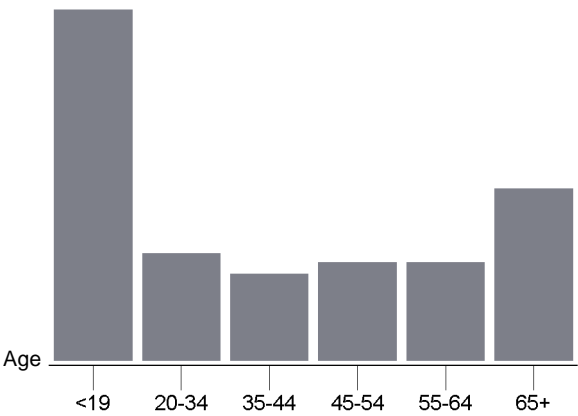
Some College: 30.38 %

Associates: 8.58 %

Bachelors: 21.87 %

GENDER & AGE

50.64 %  
49.36 %



RACE & ETHNICITY

White: 76.03 %

Asian: 2.92 %

Native American: 0.19 %

Pacific Islanders: 0.08 %

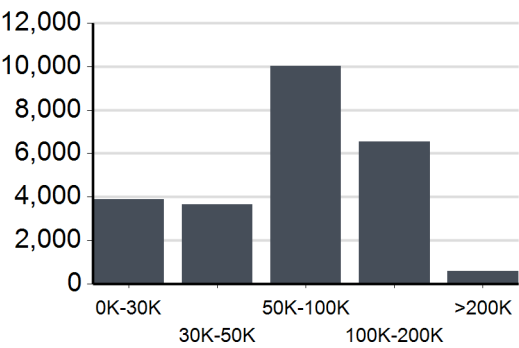
African-American: 1.02 %

Hispanic: 10.97 %

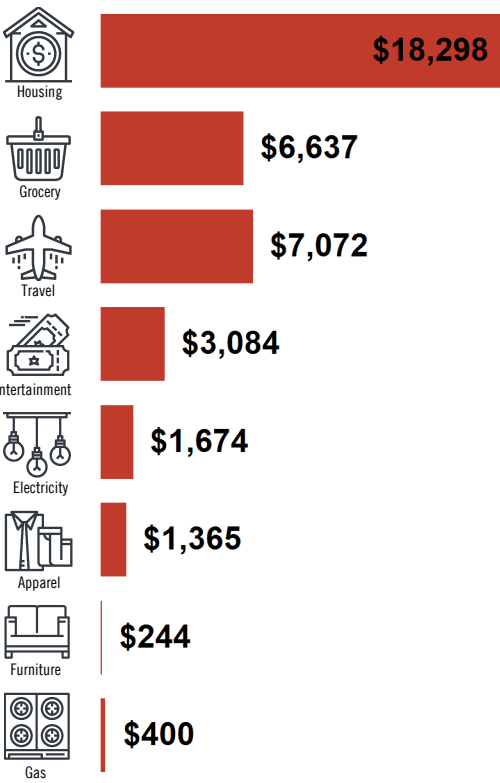
Two or More Races: 8.80 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



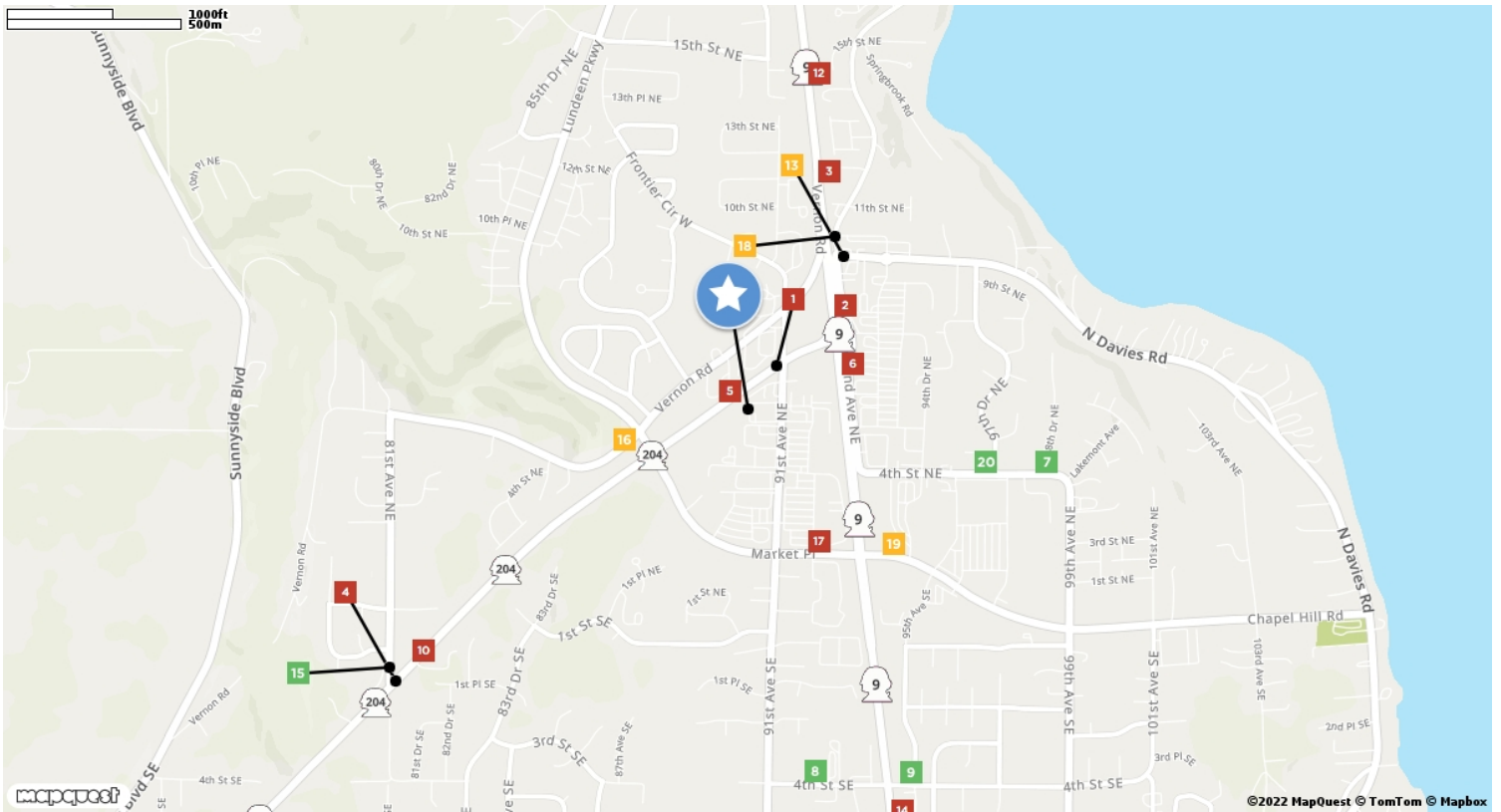
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## Traffic Counts



### State Route 204

1

81st Ave SE

Year: 2021 22,086 est

Year: 2019 22,000

### State Rte 9 SE

6

State Hwy204

Year: 2021 19,944 est

Year: 2018 21,000

Year: 2017 21,000

### State Rte 9 SE

11

Lundeen PkWay

Year: 2021 34,590 est

Year: 2018 36,000

Year: 2015 35,000

### Lundeen Pkwy

16

Lundeen PkWay

Year: 2021 8,709 est

Year: 2014 8,621

### State Highway 9 Southeast

2

4th St SE

Year: 2021 35,136 est

Year: 2019 35,000

### 4th St NE

7

98th Dr NE

Year: 2021 2,881 est

Year: 2018 3,013

Year: 2014 2,659

### State Rte 9 SE

12

Vernon Rd

Year: 2021 35,710 est

Year: 2017 36,000

Year: 2012 33,961

### Market Pl

17

91st Ave NE

Year: 2021 11,038 est

Year: 2014 10,189

Year: 2006 11,999

### State Highway 9 Southeast

3

State Hwy204

Year: 2021 35,038 est

Year: 2019 37,000

Year: 2018 35,000

### 4th St SE

8

91st Ave SE

Year: 2021 2,289 est

Year: 2018 1,133

Year: 2014 2,659

### N Davies Rd

13

Vernon Rd

Year: 2021 7,565 est

Year: 2015 8,001

Year: 2007 7,244

### Vernon Rd

18

N Davies Rd

Year: 2021 7,039 est

Year: 2014 6,953

Year: 2006 6,690

### State Route 204

4

Market Pl

Year: 2021 29,508 est

Year: 2019 30,000

Year: 2012 27,000

### 4th St SE

9

Snohomish Woodinville Hwy

Year: 2021 1,909 est

Year: 2018 1,870

Year: 2014 1,734

### Snohomish Woodinville Hwy

14

4th St SE

Year: 2021 18,557 est

Year: 2015 17,800

Year: 2012 19,000

### Market Pl

19

Chapel Hill Rd

Year: 2021 9,139 est

Year: 2014 9,046

### State Rte 204

5

91st Ave NE

Year: 2021 21,057 est

Year: 2018 22,000

Year: 2017 21,000

### State Rte 204

10

81st Ave SE

Year: 2021 28,752 est

Year: 2018 30,000

Year: 2017 29,000

### 81st Ave SE

15

State Hwy204

Year: 2021 773 est

Year: 2015 783

### 4th St NE

20

97th Dr NE

Year: 2021 2,798 est

Year: 2014 2,659

Year: 2006 2,955



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