4232 198th Street SW
Lynnwood, WA 98036

WORK
OPPORTUNITIES

property

OWNER / USER
COMMERCIAL
BUILDING

FOR SALE
OR
FOR LEASE



JAKE BOS
jake.bos@jll.com
+1 (206) 384 3814

BAILEY HALLIS
bailey.hallis@jll.com
+1 (206) 777 5203

ROD KEEFE
rod.keefe@kidder.com
+1 (206) 819 7556



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PROPERTY SUMMARY



FOR SALE OR LEASE

Stand Alone Building, Owner/User Commercial Space

4232 198th Street SW

Asking Price: $2,650,000.00

Lease Rate: $13,000.00/month, full-service base year

Building Size: 6,460 SF

Floor 1: 4,040 SF

Floor 2: 2,420 SF

Parcel Size: 0.31 Acres

Parking: Surface lot with 17 total stalls

Immediate occupancy

FLOOR PLANS



FLOOR 1

4,040 SF

Lobby, two restrooms, storage, break area, seven total private offices, and two large open work areas.



FLOOR 2

2,420 SF

Five private offices and open work area.

SALES COMPRABLES

Building Address	City	Sold Date	Sale Price
2330 106th St SW	Everett	1/6/2026	$2,500,000.00 ($631.31 per SF)
18704 Bothell Way NE	Bothell	12/3/2025	$5,239,752.00 ($438.07 per SF)
18411 Alderwood Mall Parkway	Lynnwood	11/19/2025	$6,980,000.00 ($586.55 per SF)
18508 33rd Ave W	Lynnwood	10/14/2025	$3,356,952.00 ($597.32 per SF)
5405 196th St SW	Lynnwood	8/29/2025	$3,025,000.00 ($395.11 per SF)
9606 NE 180th St	Bothell	5/23/2025	$1,200,00.00 ($397.35 per SF)
21031 67th Ave W	Lynnwood	9/23/2024	$1,400,000.00 ($362.60 per SF)
5720 220th St SW	Mountlake Terrace	8/30/2024	$1,450,000.00 ($474.17 per SF)
19630 40th Ave W	Lynnwood	6/28/2024	$1,988,000.00 ($393.98 per SF)
4001 198th St SW	Lynnwood	6/27/2024	$9,500,000.00 ($432.60 per SF)

THE NEIGHBORHOOD

Located just one block from the newly opened Lynnwood City Center Link Station—the northern terminus of the 1 Line—this property benefits from unmatched transit access across Snohomish and King Counties. The surrounding City Center Core zoning encourages high-density mixed-use development, with permitted building heights reaching up to 350 ft. Adjacent nodes such as Alderwood Mall and Towne Center offer retail, entertainment, and regional destinations, while walking trails and bike infrastructure, including the Interurban Trail, support a walkable, active urban environment.

Transit Connectivity: Immediate access to rapidly expanding light rail + BRT corridors, all within a block.

Pedestrian & Cycling Infrastructure: Extensive trail networks (Interurban Trail), wide sidewalks, and bike accessibility.

Retail & Lifestyle: Alderwood Mall and Towne Center within a short walk or ride, offering shops, services, and restaurants.

Zoning & Planning Support: City Center Core designation promotes high-rise, mixed-use development and strong urban design standards.

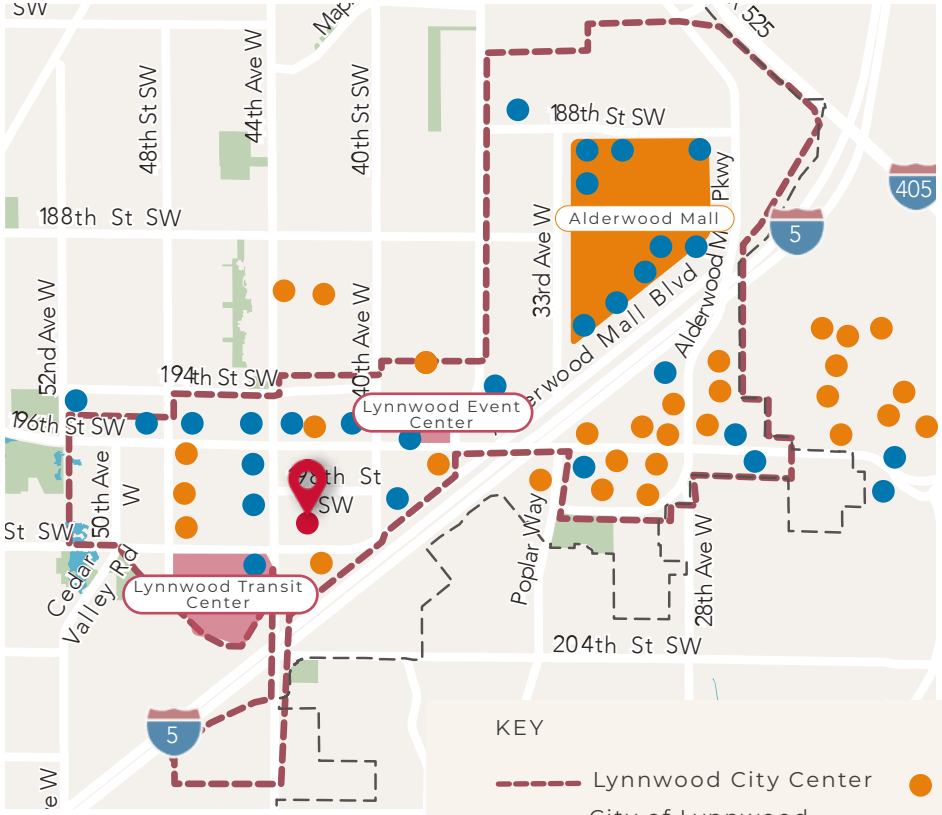
Urban Growth and Momentum: Proximity to major regional infrastructure investments and transit expansion corridors.



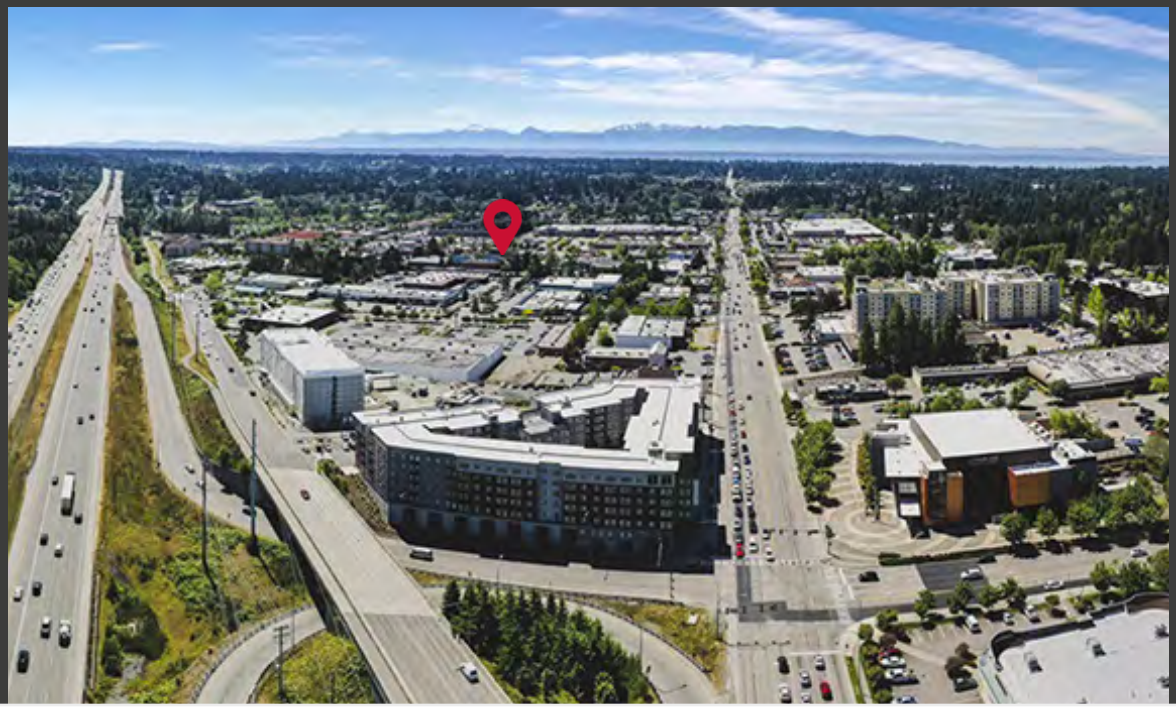
Lynnwood Transit Center



Lynnwood Event Center



TAKE THE OPPORTUNITY.



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