

# Sunset Professional Center

OFFICE FOR LEASE

23601 - 23607 Highway 99  
Edmonds, WA 98026

## THE OPPORTUNITY

Well maintained professional three-story office building with elevator and ample parking. Highly visible corner location with prominent signage on Highway 99. The site benefits from easy access to public transportation and Interstate-5, and is surrounded by retail amenities including Aurora Marketplace, a Safeway anchored shopping center located directly across the street. Located in an area of high growth and strong demographics.

## HIGHLIGHTS



**\$100,000+ Average Household Income  
(3-Mile Radius)**



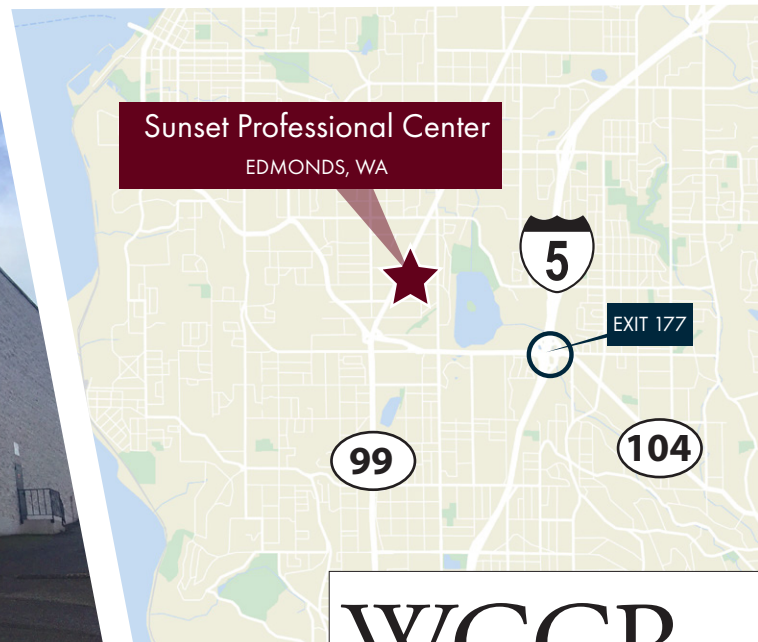
**Highly Visible Location with over  
35,000+ vehicles per day**



**Surrounded by Retail Amenities**



**Located in a rapidly growing area  
with 256,000+ people located  
within a 5-Mile Radius**



Keenan Van Gaver

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# WCCR

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**Retail  
Commercial  
Specialists**



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## SITE PLAN



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## FLOOR PLAN : BUILDING 23601

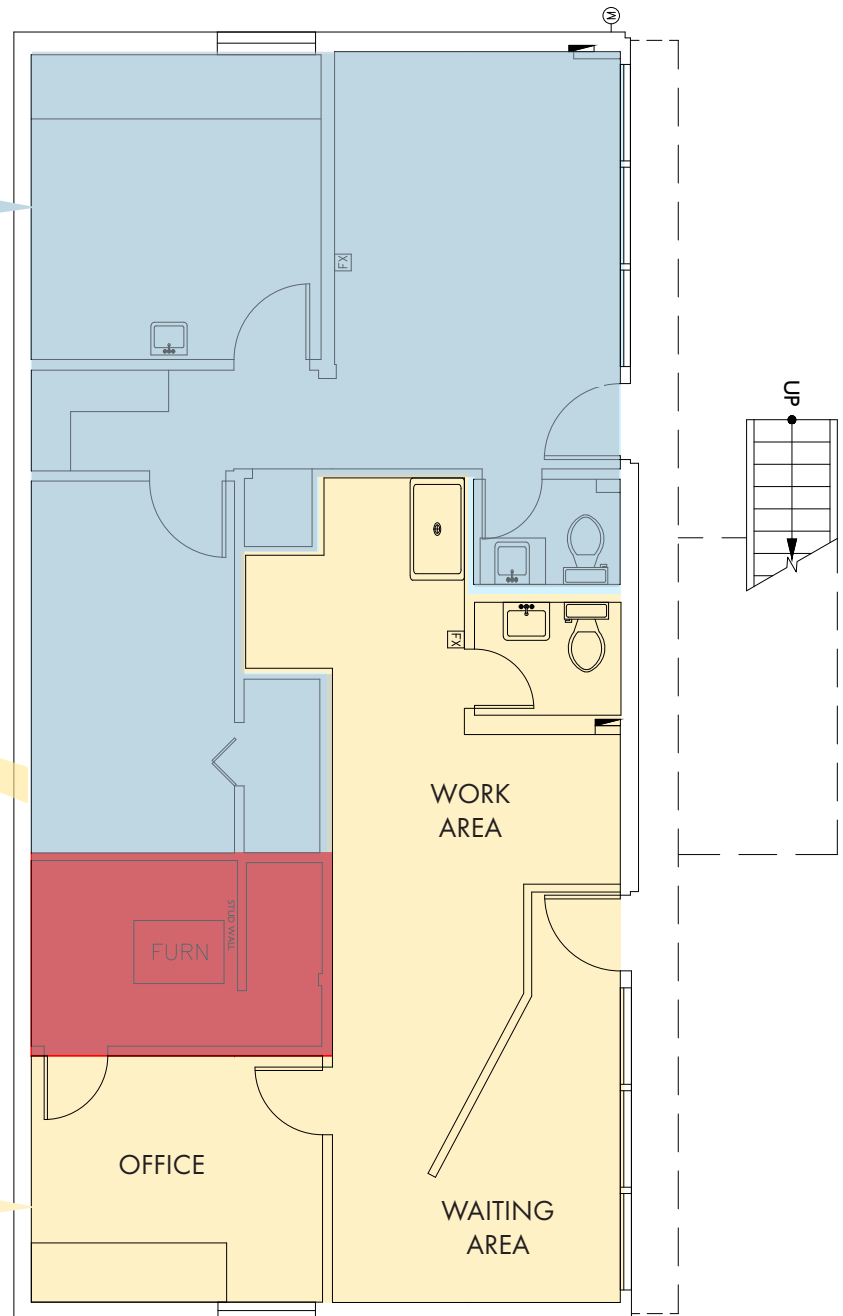
AVAILABLE: 573 SF

Suite A



AVAILABLE: 502 SF

Suite B



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## FLOOR PLAN : BUILDING 23607

### AVAILABLE

### SIZE

SUITE F

1,326 SF

SUITE G

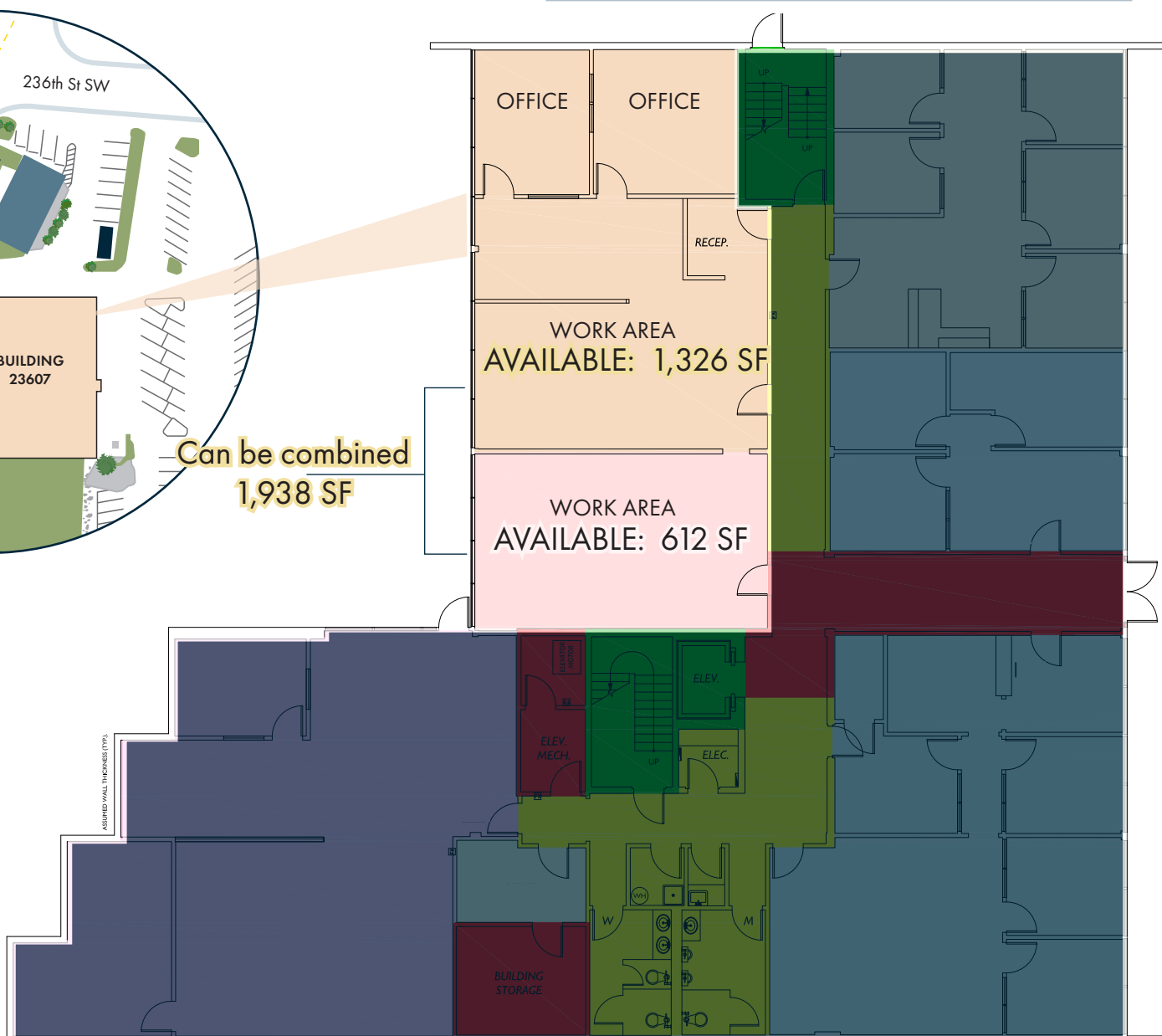
612 SF

F & G COMBINED

1,938 SF



Can be combined  
1,938 SF



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