

4001

198th Street SW
Lynnwood, WA 98036

Enso
Retail For Lease – Available Q2 2026



Tracy Cornell | Laura Miller

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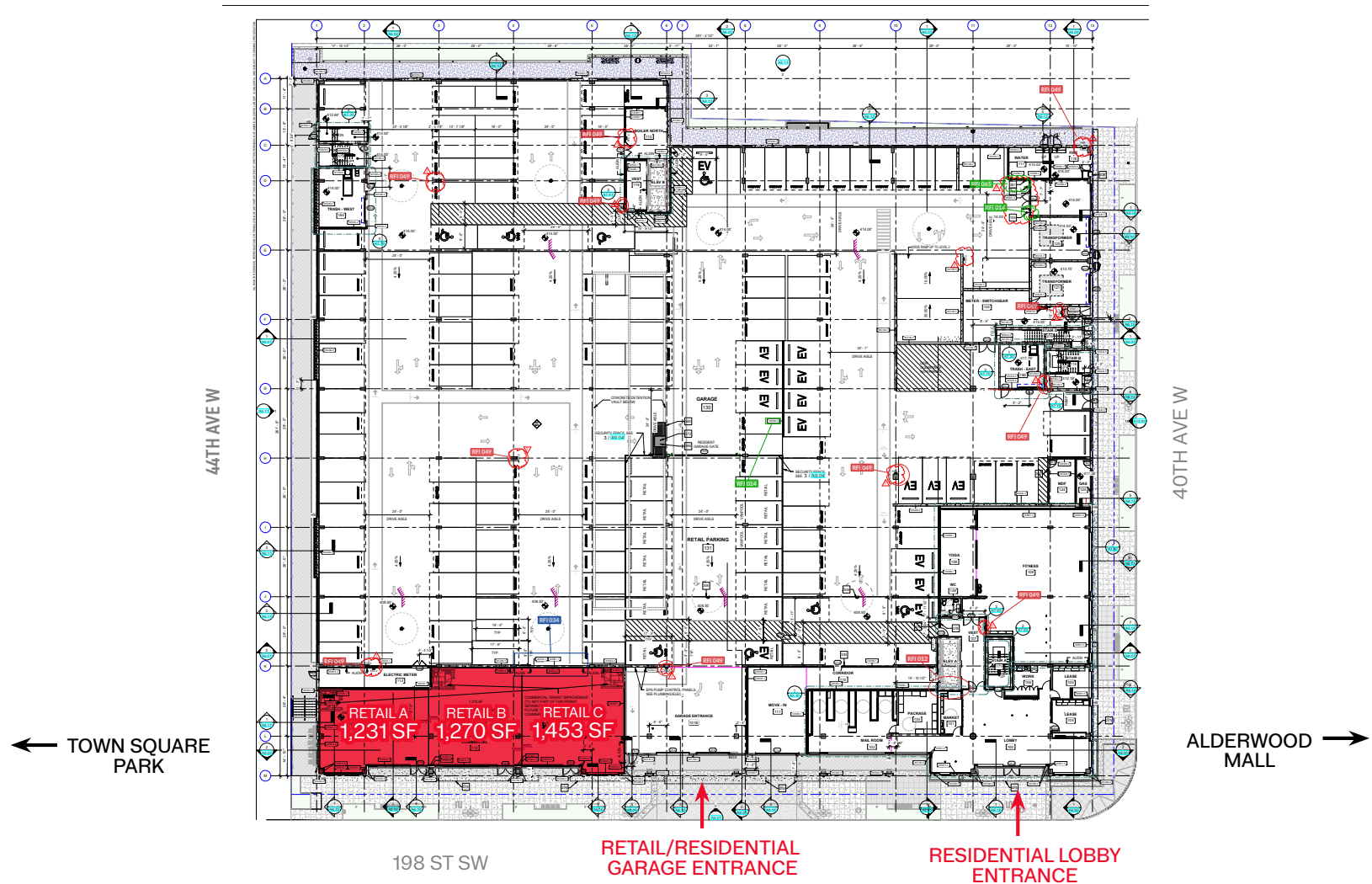
Highlights

- New mixed use development in the heart of the future Lynnwood downtown, referred to as Town Square
- One block from Lynnwood Convention/Event Center: 200+ events annually, over 50,000 attendees
- 12 parking stalls
- Located at the NW corner of 19th St. SW and 40th Ave W
- City of Lynnwood planned Town Square Park adjacent to the site (now Goodwill)
- Excellent access to freeway - one block west
- Minutes from Alderwood Mall and Lynnwood TOD
- Ideal for cafe, coffee, service retail, health/beauty, apparel, specialty
- Surrounding business include: Cut + Flow (yoga), Tokuni Restaurant, Hechalou Tea, Kona Kitchen, Ezell's Chicken and more!



CONCEPTUAL LYNNWOOD TOWN SQUARE PARK PLANS

	SIZE	RATE	NNN	CEILING HEIGHT
Retail A	1,231 SF	\$32/PSF-\$35/PSF	\$8.75	15'-7"
Retail B	1,270 SF	\$32/PSF-\$35/PSF	\$8.75	14'-7"
Retail C	1,453 SF	\$32/PSF-\$35/PSF	\$8.75	13'-10"





Lynnwood

Demographics

Total Population	139,879
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Total Daytime Employees	44,355
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Average HH Income	\$93,669
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78
WALK
SCORE

* 2024 demographics based on a 2-mile radius

Newly opened TOD site adding four new stations:
Shoreline North, Shoreline South, Mountlake Terrace,
and Lynnwood City Center



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