AUDIOCONTROL BUILDING

22410 70TH AVE | MOUNTLAKE TERRACE, WA





FOR LEASE

14,400 SF

WAREHOUSE/OFFICE AVAILABLE

ASKING RATE

$1.20 PSF BLENDED

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THE ANDOVER COMPANY, INC.
CORPORATE REAL ESTATE

SPACE HIGHLIGHTS

- 4,800 SF OFFICE
- 9,600 SF WAREHOUSE
- GRADE LEVEL LOADING DOORS
- ABUNDANT PARKING
- 14' CEILING HEIGHT
- ABUNDANT POWER
- LOCAL & RESPONSIVE OWNERSHIP
- AVAILABLE NOW

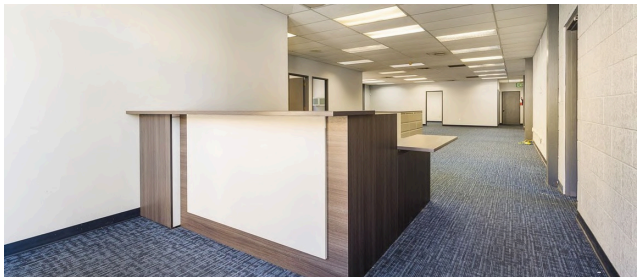


22410 70TH AVE W | MOUNTLAKE TERRACE, WA 98043

INTERIOR PHOTOS

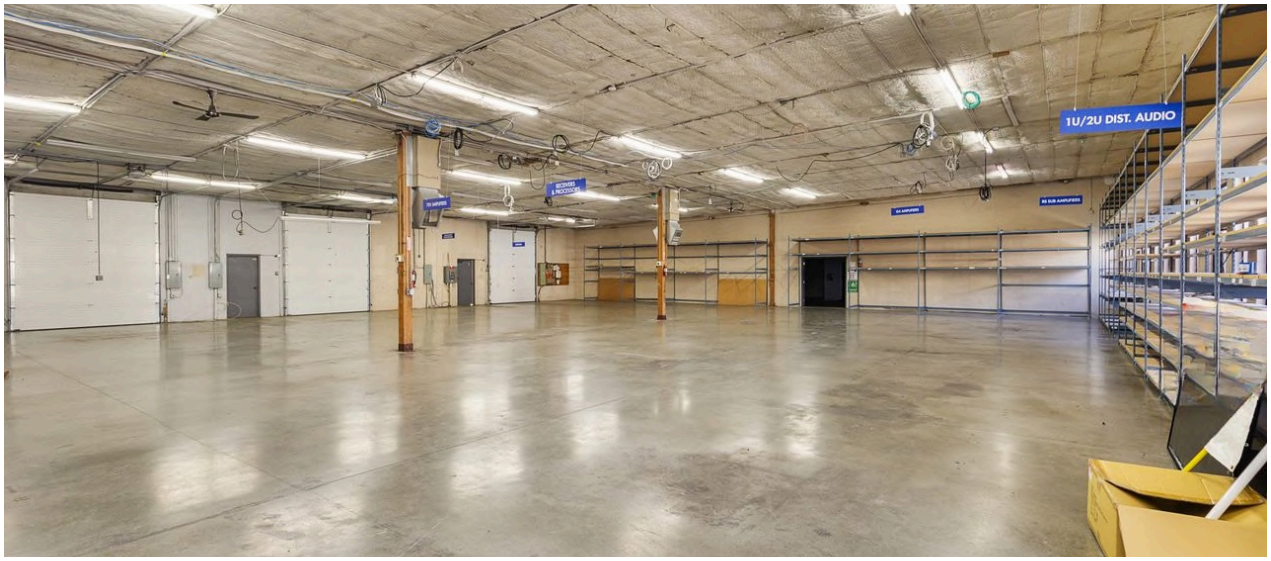






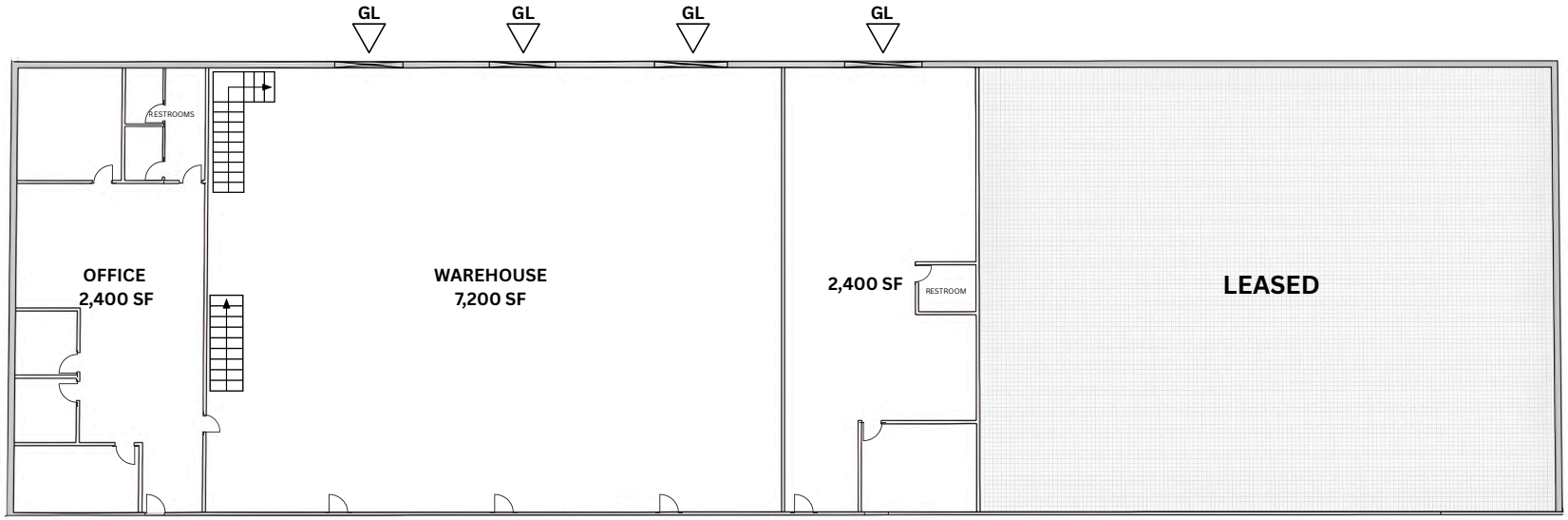


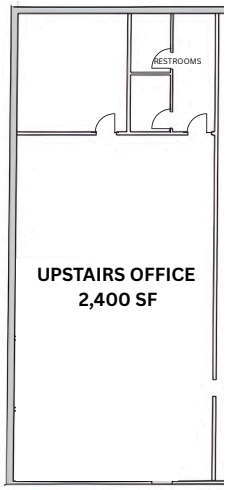




FLOOR PLAN

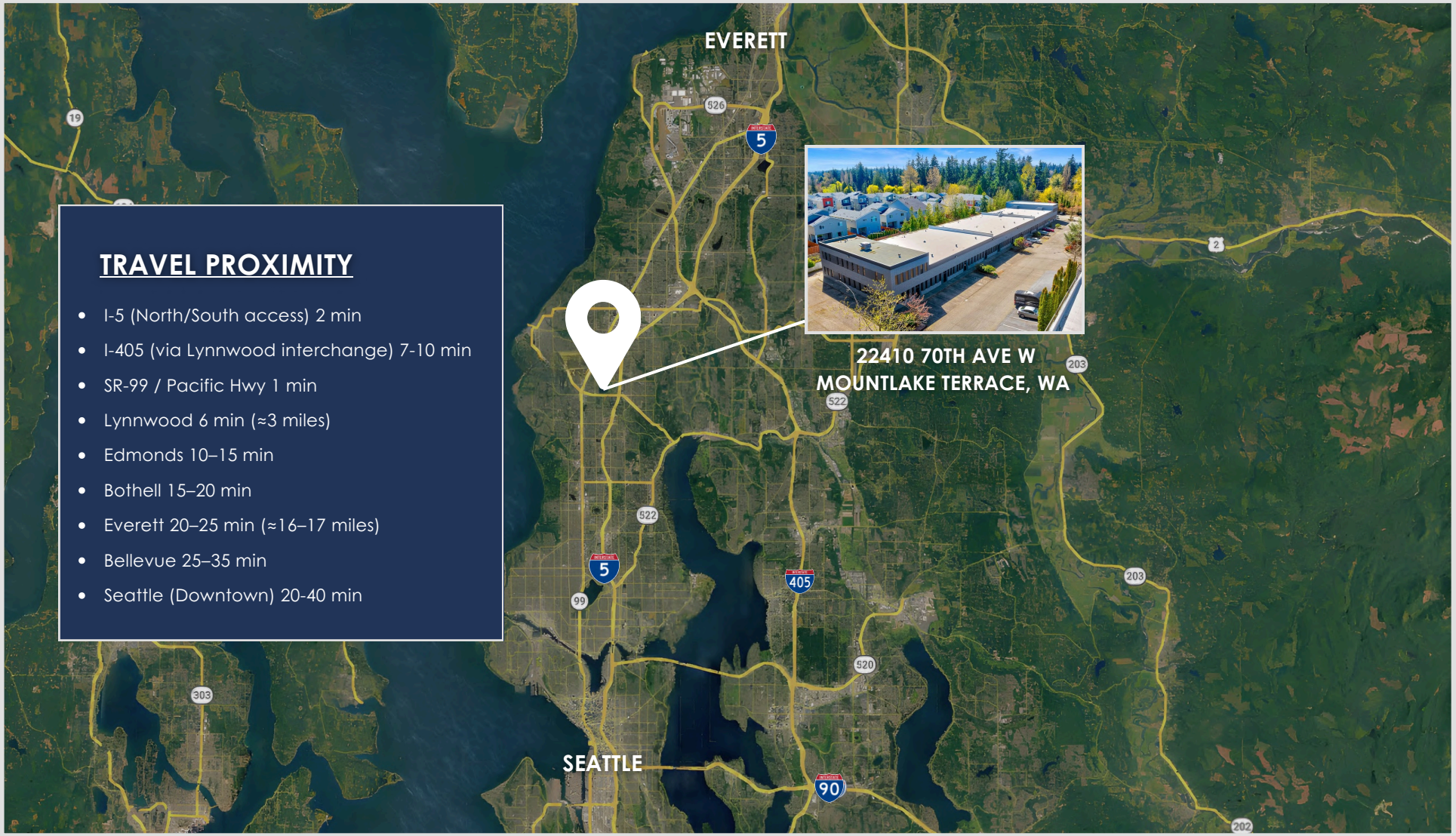
*CONCEPTUAL | NOT TO SCALE







LOCATION



TRAVEL PROXIMITY

- I-5 (North/South access) 2 min
- I-405 (via Lynnwood interchange) 7-10 min
- SR-99 / Pacific Hwy 1 min
- Lynnwood 6 min (≈3 miles)
- Edmonds 10–15 min
- Bothell 15–20 min
- Everett 20–25 min (≈16–17 miles)
- Bellevue 25–35 min
- Seattle (Downtown) 20-40 min