



A SOUND LOCATION FOR BUSINESS

- **Commercial Properties: availability and lease rates ([officespace.com](https://www.officespace.com))**
- **Commercial Properties: availability and lease rates ([ChooseWashingtonState.com](https://www.choosewashingtonstate.com))**
 - Click on building icon and insert search preference, i.e., for sale or lease, then office, retail, industrial, etc. Click on more filters and type in or choose Mountlake Terrace.
- **No Business & Occupation taxes**
- **Washington State Incentives**
 - No corporate income tax
 - No personal income tax
 - No unitary tax [Value Added Tax (VAT)]
 - No inventory tax
 - No tax on interest, dividends or capital gains
 - For a list of industry specific incentives offered by Washington State, [click here](#).
- **Mountlake Terrace Infrastructure Advantages:**
 - Adjacent to Interstate 5
 - Sound/Community Transit Freeway Bus Station
 - Sound Transit Light Rail - [Mountlake Terrace Station](#) opens in 2024
 - First northbound stop in Snohomish County
 - SeaTac Airport (26.9 miles)
 - Paine Field Airport (10.3 miles) - Estimated opening: 2019
- **Town Center Plan:**
 - Adopted to encourage revitalization of a [68-acre Town Center District](#). The plan calls for a mix of uses including offices, housing, retail stores, and restaurants along with new community amenities, such as wider sidewalks, street trees, and public plazas.
- **Town Center Planned Action:**
 - Projected impacts have been previously addressed in a planned action environmental statement.
- **Significant levels of public investment to promote and stimulate existing/future private investment and mixed-use activities...in addition to serving anticipated growth within the Town Center Subarea:**
 - Sound Transit North Link Light Rail – [Mountlake Terrace Station](#) completion in 2024
 - Civic Campus Redevelopment: [23200 – 58th Avenue West](#) ([click here](#) for Preliminary plan)
 - New City Hall – 2020 completion
 - Police Station Addition - 2020 completion
 - Town Center Park/Plaza - 2020 completion
 - **Main Street Project**
 - Phase 1 - 236th Street SW – Reconstruction of roadway between Interstate 5 and 56th Avenue West (2019/2020)
 - Phase 2 - 56th Avenue West - Planned reconstruction between 230th Street SW and 236th Street SW
 - Town Center Regional Stormwater Facility - Treats and detains runoff from the City's property (streets and Civic Center) and private developers have a way to decrease some of their costs.
 - [Ballinger Park](#) – 55 acre recreation area that includes play areas and picnic shelters integrated with a “passive” area focused on ecosystem restoration
- **Higher Education:** [Edmonds Community College](#) (2.5 miles) / [University of Washington](#) (10 miles) / [Washington State University Everett](#) (18.4 miles)
- **Medical:** [Swedish Medical Center](#) (.5 miles) / [University of Washington Medical Center](#) (12.3 miles) / [Providence Medical Center Everett](#) (18.1 miles)