

AVAILABLE FOR LEASE

ALDERWOOD BUSINESS CENTER

3400-3500

188TH STREET SW

LYNNWOOD, WA 98037



CONTACT US

RIC BRANDT

Senior Vice President
+1 425 462 6901
ric.brandt@cbre.com

JOHN BAUER

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

ERIK LARSON

Senior Associate
+1 425 462 6954
erik.larson@cbre.com

www.cbre.com/alderwood

CBRE

EMBARCADERO
CAPITAL PARTNERS

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AVAILABLE SPACES

3400 BUILDING

| Suite | ±RSF | Rate | Availability |
|-----------|-------|---------|--------------|
| Suite 500 | 5,247 | \$21.50 | Pending |

3500 BUILDING

| Suite | ±RSF | Rate | Availability |
|-----------|-------|---------|--------------|
| Suite 250 | 2,482 | \$21.75 | Immediately |
| Suite 281 | 2,756 | \$20.50 | Immediately |
| Suite 335 | 2,032 | \$20.50 | Immediately |
| Suite 490 | 1,319 | \$20.50 | 12/31/16 |
| Suite 540 | 4,039 | \$21.50 | Pending |
| Suite 590 | 2,753 | \$20.50 | Immediately |

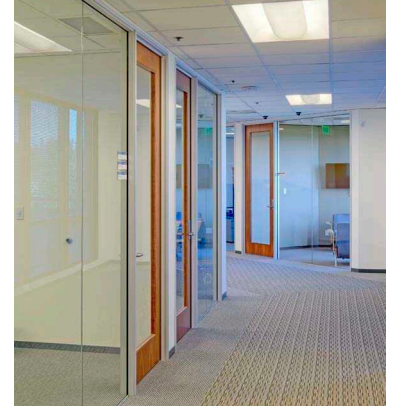


PROPERTY FEATURES

- + Lynnwood's preeminent Class A office project
- + On-site management, ownership, engineering team, tenant amenities center, covered parking, and storage
- + Sweeping views of the Cascade Mountains
- + Strategically located at the I-5 & I-405 freeway interchange with easy freeway access to downtown Seattle and downtown Bellevue
- + New state-of-the-art conference room, training room, and tenant lounge featuring an Avanti Market
- + Ample surface parking: 3.4/1,000 SF office
- + Covered parking: 1/3,500 SF office
- + Immediately adjacent to Alderwood Mall and within walking distance of numerous restaurants and financial institutions

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