



Office/flex spaces for lease in Lynnwood

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Quadrant I-5 Center

20818 44th Ave. W • Lynnwood, WA

Suite 140: 5,224 RSF

- Flex space with access to dock-high loading
- Large open work space with private office and IT room

Suite 150: 1,846 RSF

- Reception area and kitchenette
- Private offices
- Conference room

Suite 165: 1,076 RSF

- Large open work space

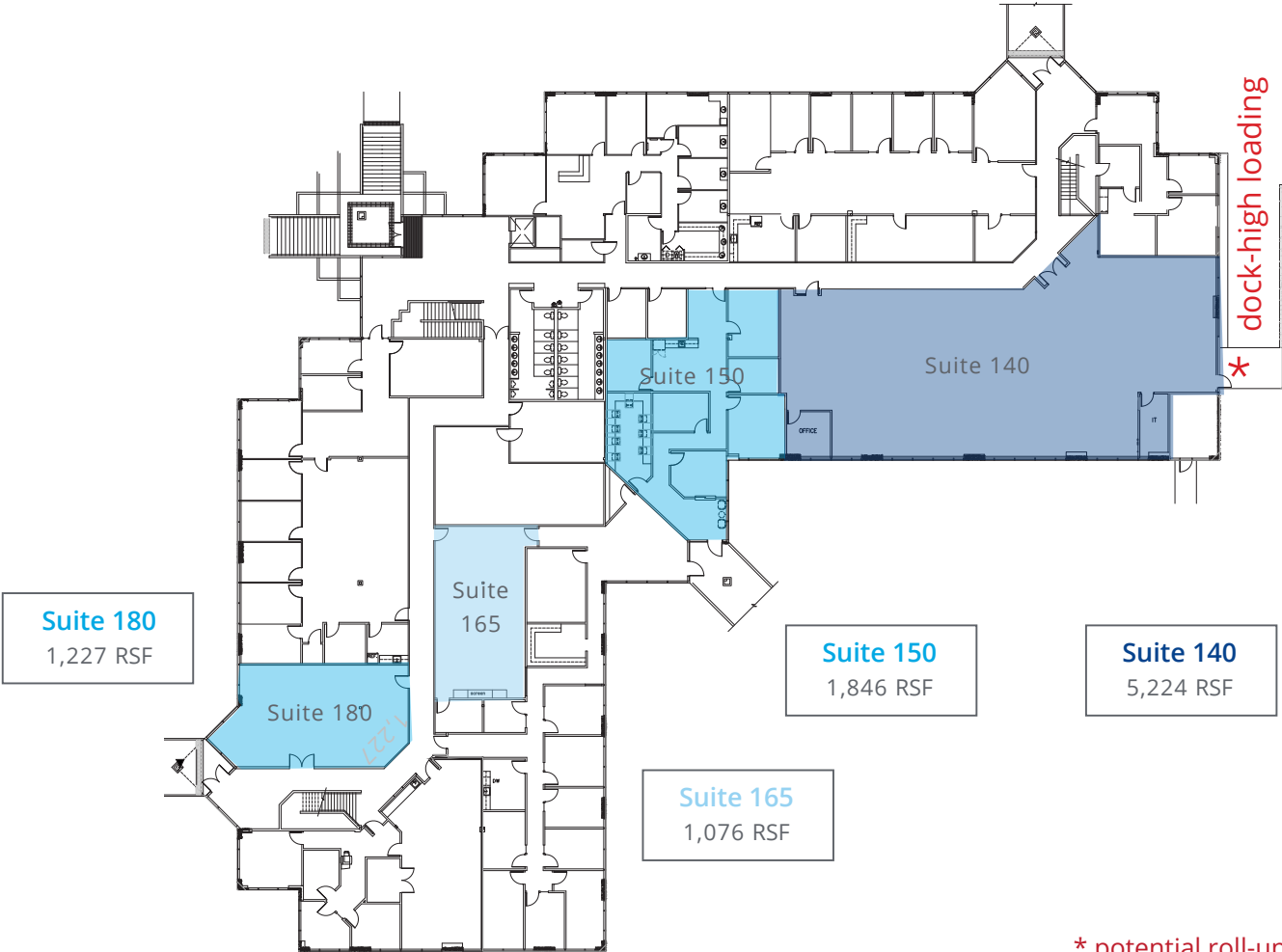
Suite 180: 1,227 RSF

- Former deli with food service build-out

- Parking ratio: 5.6 stalls/1,000 SF
- Fiberoptics provided by Frontier
- Walking distance to retail, restaurants & lodging
- Close proximity to public transit and new light rail station
- Excellent access to I-5 and I-405

• Rental rate: \$18.50/RSF/Yr, NNN; est. NNNs - \$11.10/RSF/Yr

Quadrant I-5 Center - First Floor



Quadrant I-5 Center - Location



DINING

- 1 Striker's Cafe
- 2 The Rock Wood Fired Kitchen
- 3 B3 Breakfast & Burger Bar
- 4 Cafe Bistro
- 5 Big E Ales
- 6 McCarthy's Bar & Grille
- 7 The Keg Steakhouse & Bar
- 8 Taste of Pho
- 9 Wild Wasabi
- 10 Matsu Sushi
- 11 King Tut Mediterranean
- 12 Taqueria El Antojo
- 13 Subway
- 14 Starbucks

SHOPPING

- 1 Trader Joes
- 2 Walgreens
- 3 Safeway
- 4 FredMeyer
- 5 Barnes & Noble Booksellers
- 6 Alderwood Mall
- 7 Alderwood Cinema
- 8 Bank of America
- 9 Wells Fargo

ACCOMMODATIONS

- 1 Embassy Suites Hotels
- 2 Extended Stay America
- 3 Best Western
- 4 Hampton Inn & Suites

HEALTH & FITNESS

- 1 24 Hour Fitness
- 2 LA Fitness

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