

OFFICE
FOR LEASE



LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003

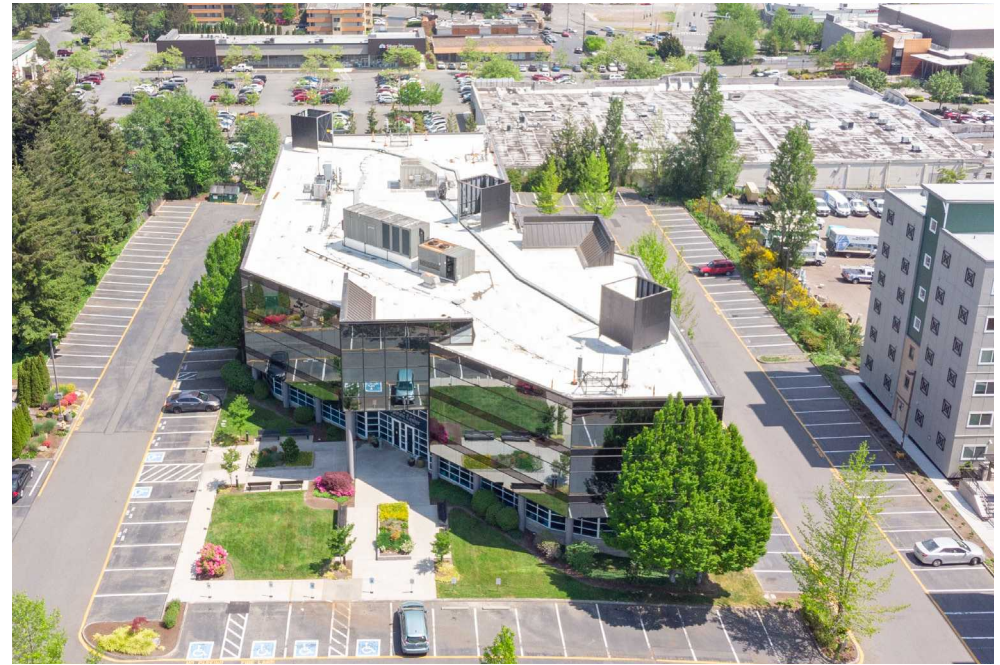


CLASS A OFFICE SPACES MINUTES FROM LYNNWOOD CONVENTION CENTER

2,090 SF - 3,964 SF Available

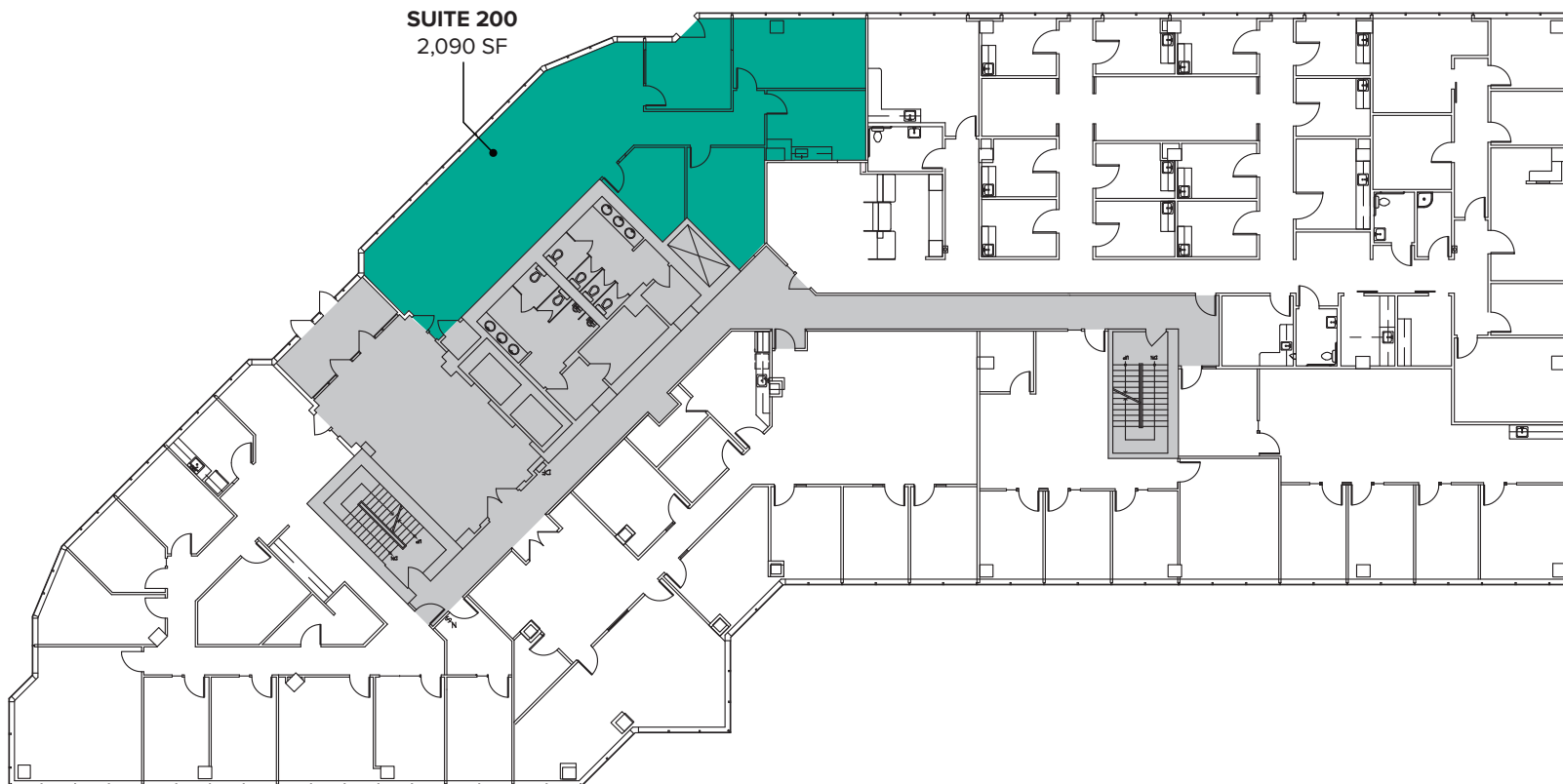
BUILDING FEATURES:

- Extensive Window line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & future Link Light Rail station



SECOND FLOOR

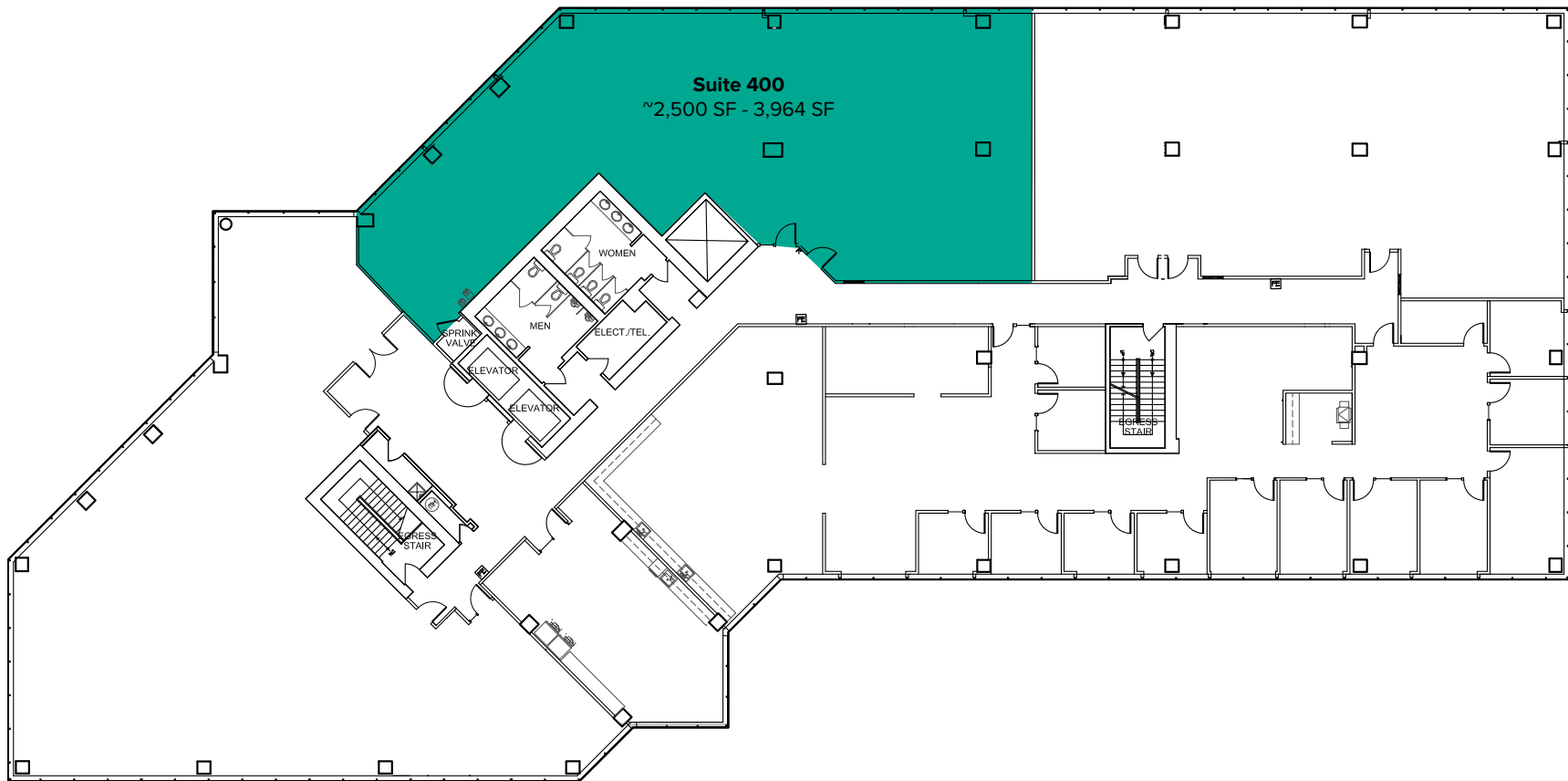
Suite	Square Feet	Rate	Notes
200	2,090 SF	\$23.00/SF, NNN	Office space 3 private offices, break room with kitchenette, open work area, and both direct and lobby entrances. Available 2/1/24.



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	~2,500 SF - 3,964 SF	\$23.00/SF, NNN	Office space with open work area. Tenant improvements available. Available now.



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP

