

Office | For Lease

CBRE

# Alderwood Office Building

18720 33rd Ave, W  
Lynnwood, WA 98037

±6,336 Total RSF Available

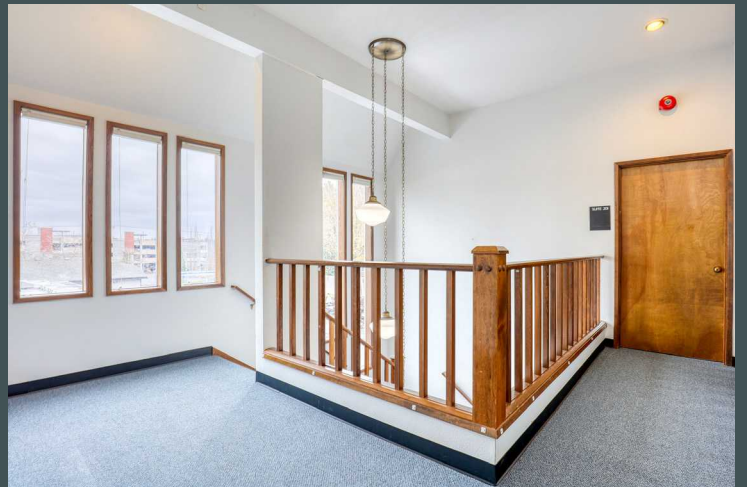


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# Available Space

- + 1st Floor: ± 3,168 SF
- + 2nd Floor: ± 3,168 SF
- + Full Building: ± 6,336 SF



# Property Features

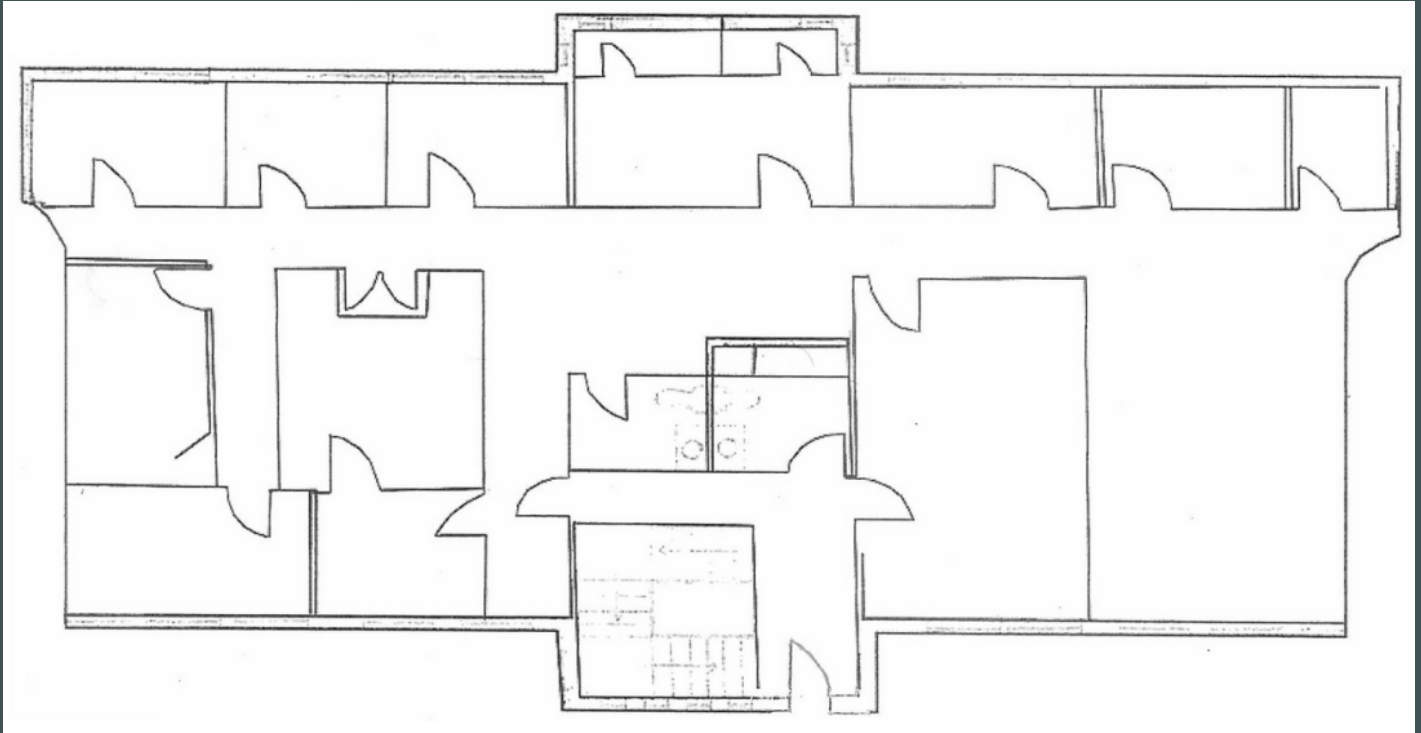
- + Two-story building
- + Opportunity for a full building user, with building signage available
- + Area amenities including restaurants, financial institutions, and Alderwood Shopping Mall
- + Excellent access to I-5 and I-405
- + Local and responsive property management and ownership
- + Parking ratio: 3.1/1000

# Lease Rates

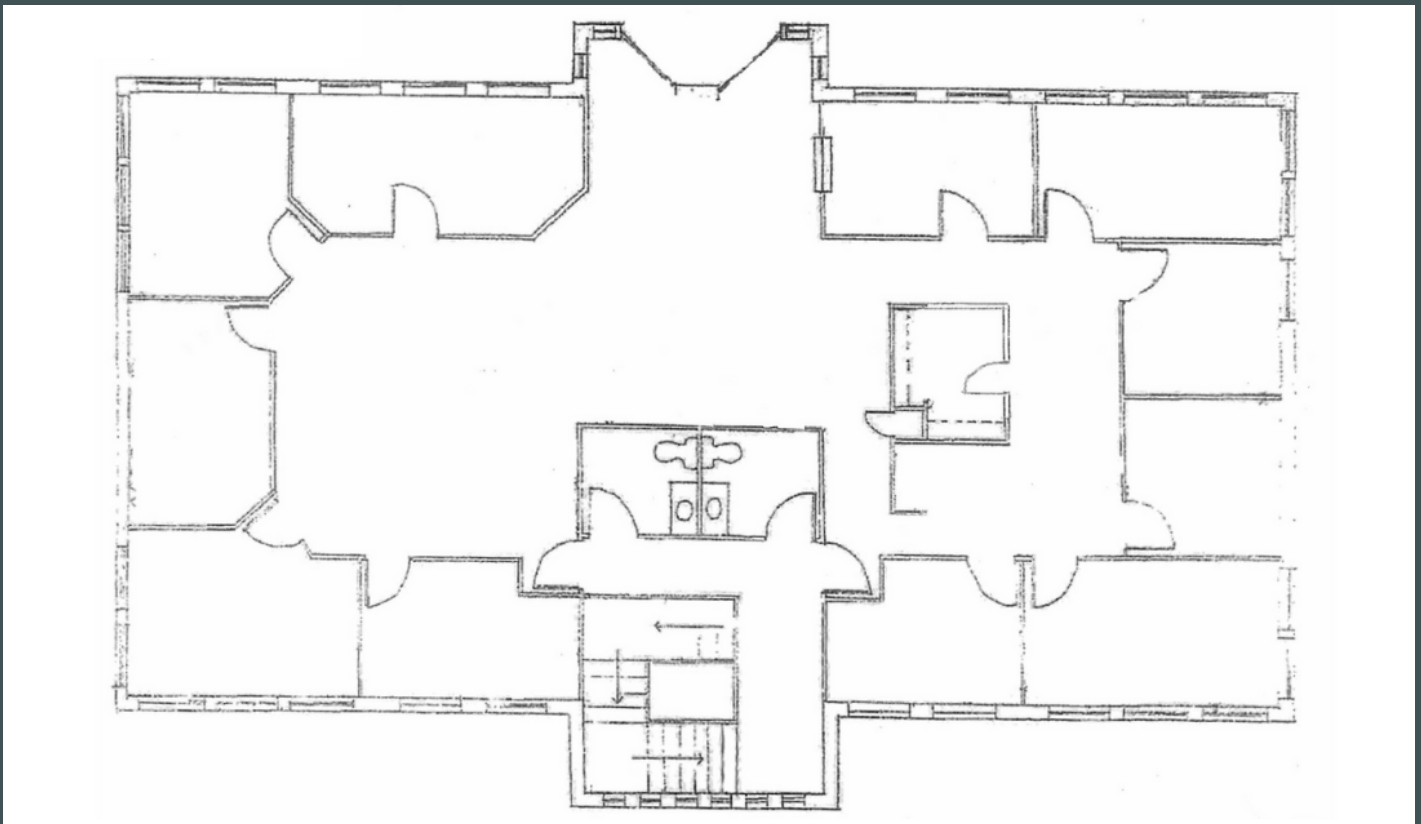
- + \$14.75/SF/Year, NNN
- + NNN's estimated at \$8.50/SF/Year

# Floorplans

First Floor:  $\pm$  3,168 SF



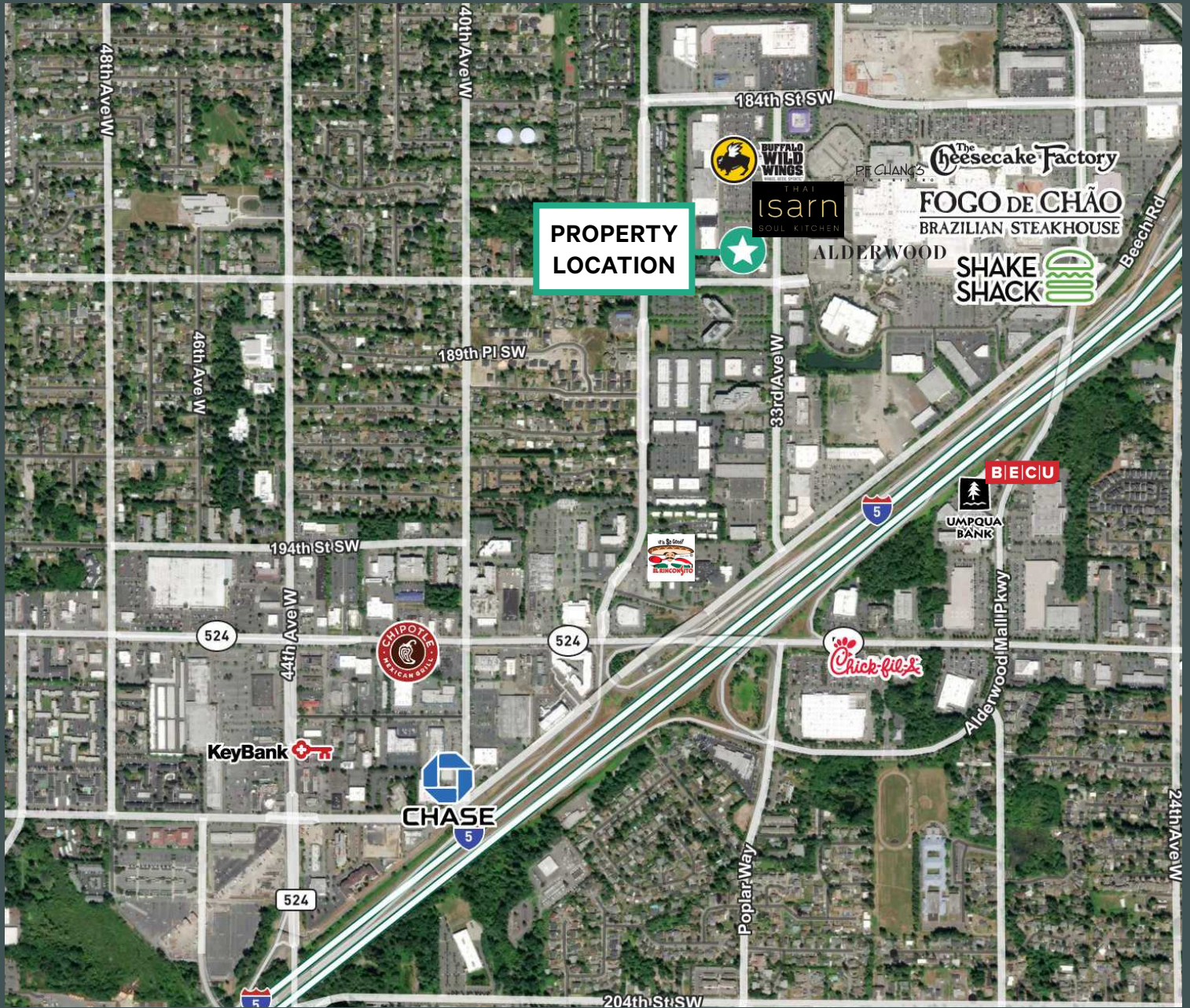
Second Floor:  $\pm$  3,168 SF



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## Contact Us

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