

# Office Space FOR LEASE

## Lynnwood Business Center

4208-4210 198th St, SW Lynnwood, WA. 98036



**FULL SERVICE RATE !!**

### Bldg 4208

Suite # 108	Office	328 sqft	\$637.00/mo
Suite #202	Office	720 sqft	\$1,260.00/mo
Suite #203	Office	268 sqft	\$490.00/mo
Suite #205	Office	272 sqft	\$498.00/mo
Suite #207	Office	358 sqft	\$655.00/mo
203/205/207	Office	898 sqft	\$1,643.00/mo
Suite #208	Office	637 sqft	\$1,166.00/mo

### Bldg 4210

Suite 204	Office	393/sqft	\$753.00/mo
Suite 205	Office	377sqft	\$722.00/mo
Suite 208	Office	819/sqft	\$1,433.00/mo



## FEATURES

- Multi-Tenant Bldg. Class B Bldg.
- Full Service Lease Agreements
- Flexible Terms / Expansion Options
- Efficient floorplans
- Easy access to I-5, 405 & Hwy 99,
- Edmonds/Lynnwood, North Seattle
- Ample / Free parking

## CONTACT

**Matthew Royal**  
matthew@royalcommercialcorp.com

**Ron Cox**  
ron@royalcommercialcorp.com

Office: 1-425-952-4000



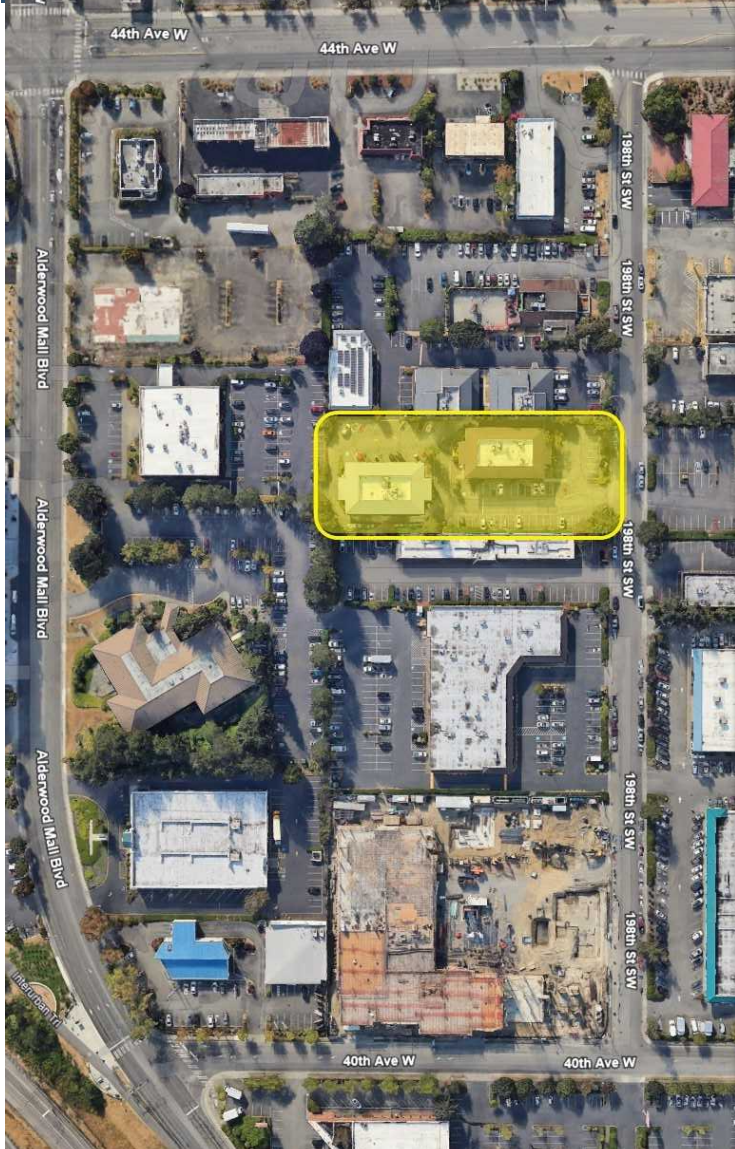
Royal Commercial Corp.

royalcommercialcorp.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



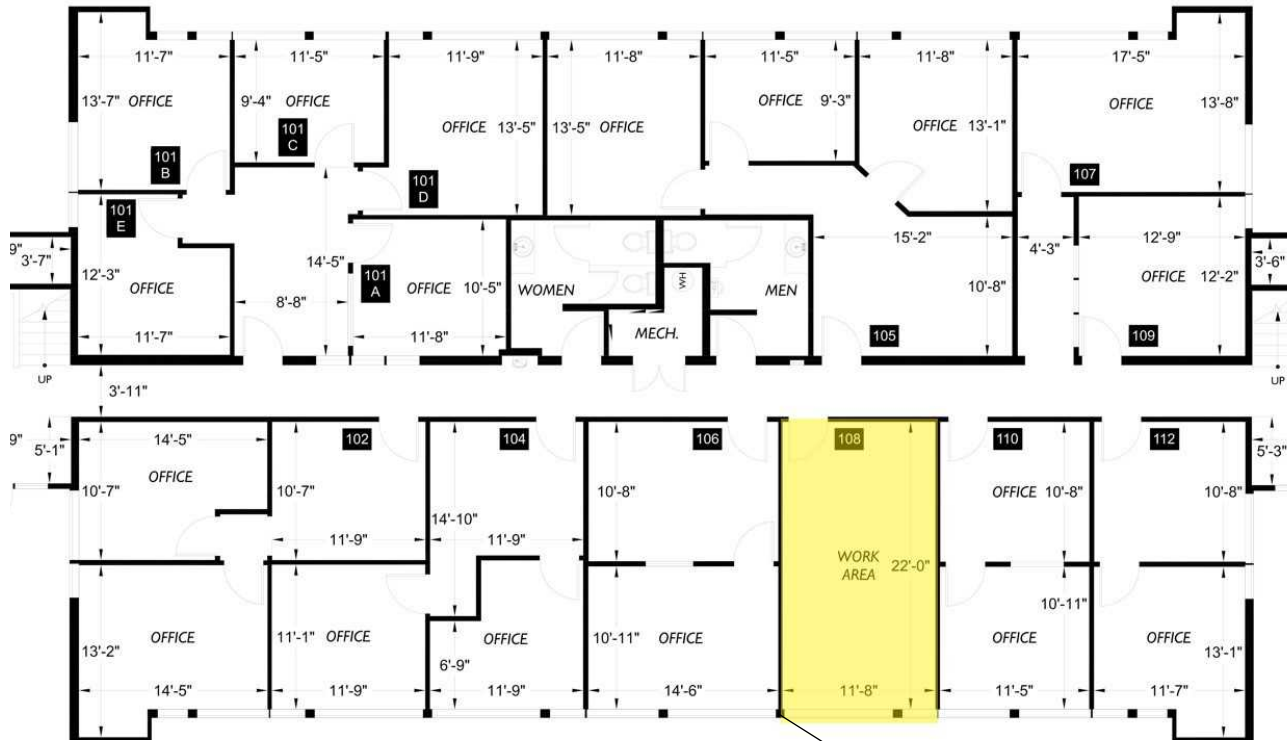
# Office Space FOR LEASE



# FOR LEASE

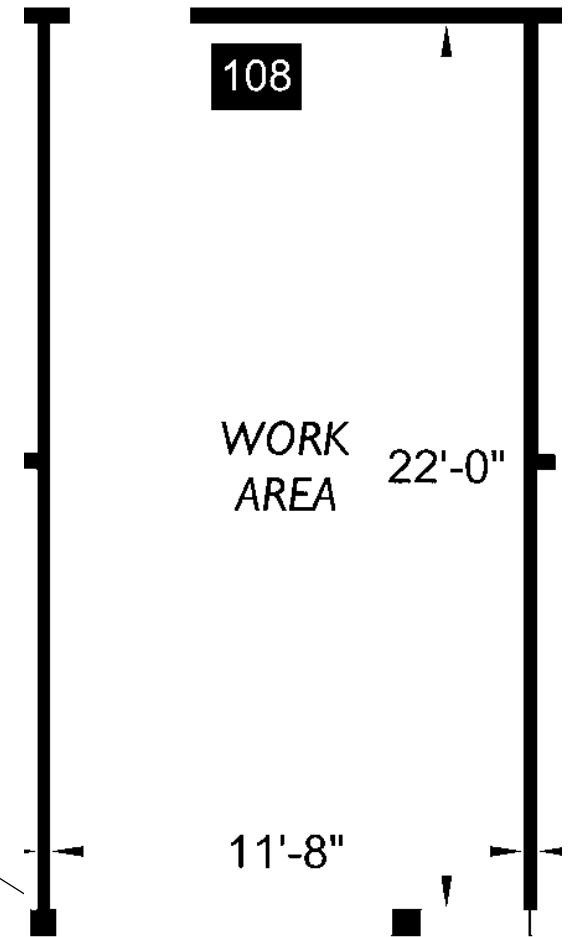
## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036



### AVAILABLE SUITE / BLDG 4210

Suite	Office	Rate	Total
108	328 SF	\$1.95 SF/MO	\$637.00/mo



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Office: 425-952-4000



Royal Commercial Corp.

royalcommercialcorp.com

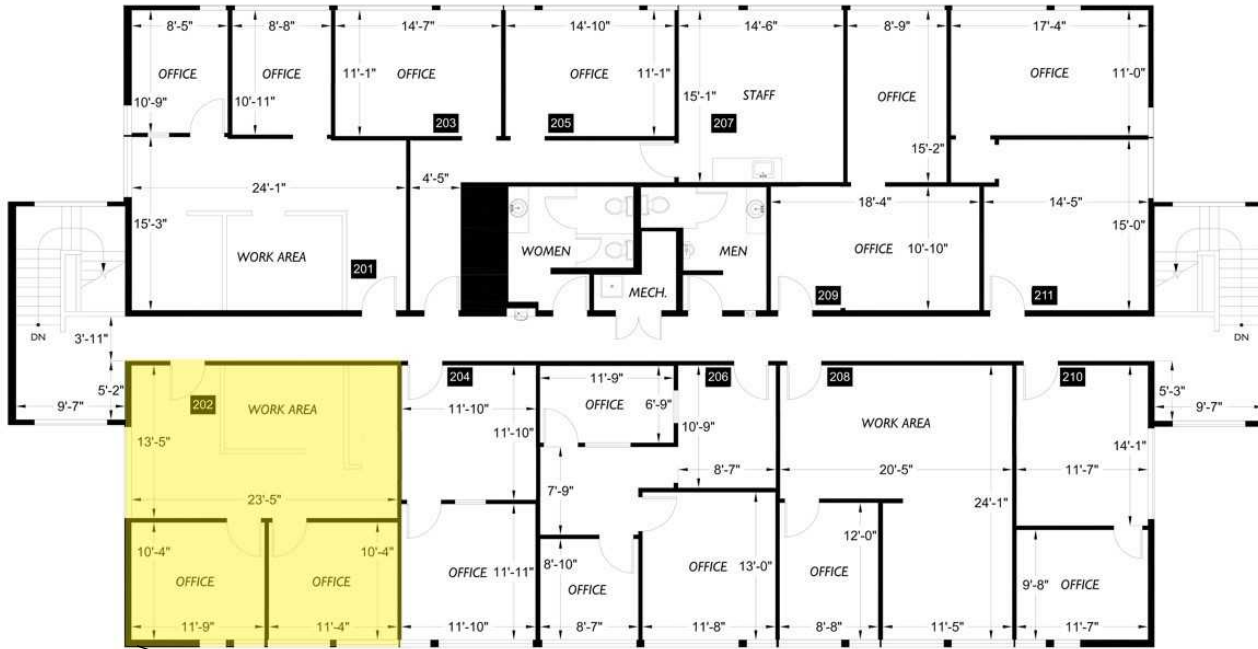
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



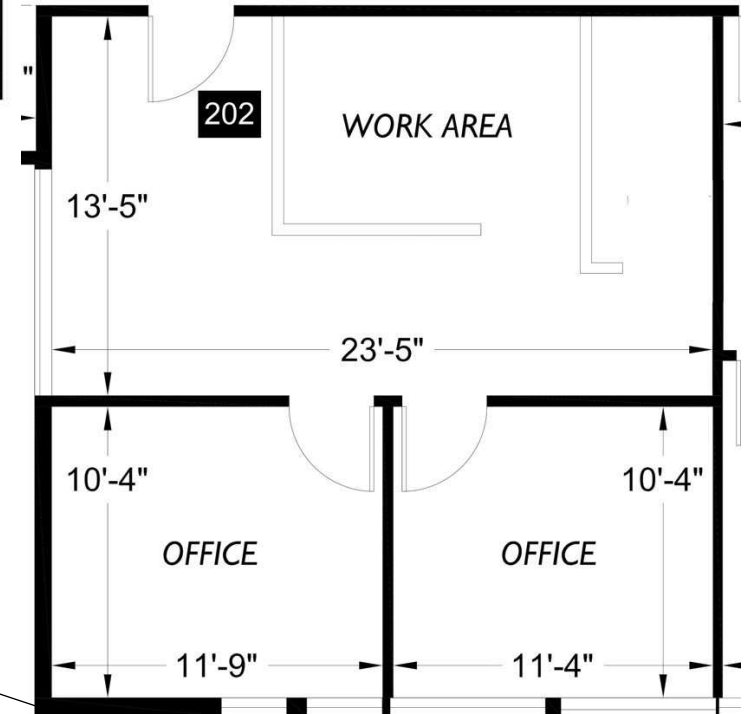
# FOR LEASE

## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036



AVAILABLE SUITE / BLDG 4208			
Suite	Office	Rate	Total
202	720 SF	\$1.75 SF/MO	\$1,260 /mo



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Office: 425-952-4000

royalcommercialcorp.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

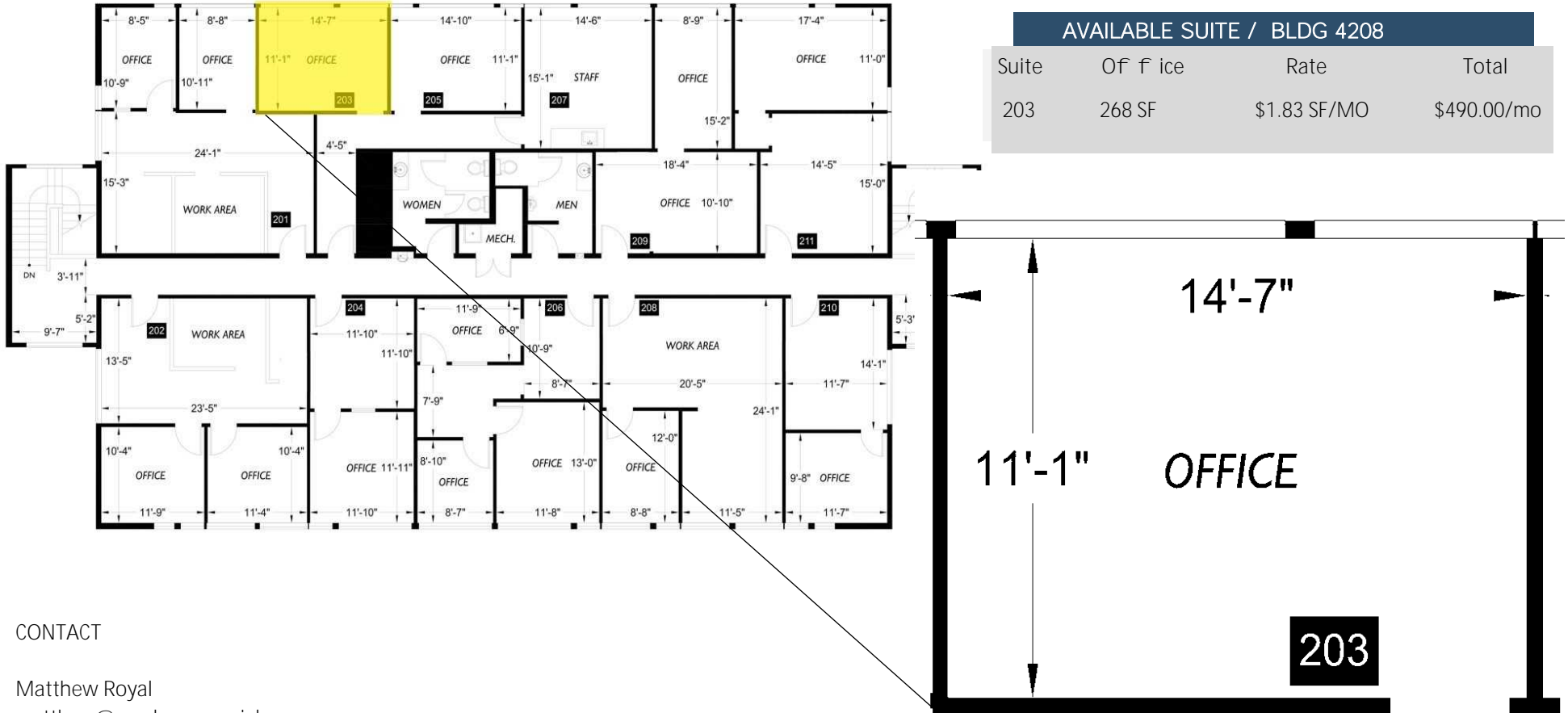


Royal Commercial Corp.

# FOR LEASE

## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000

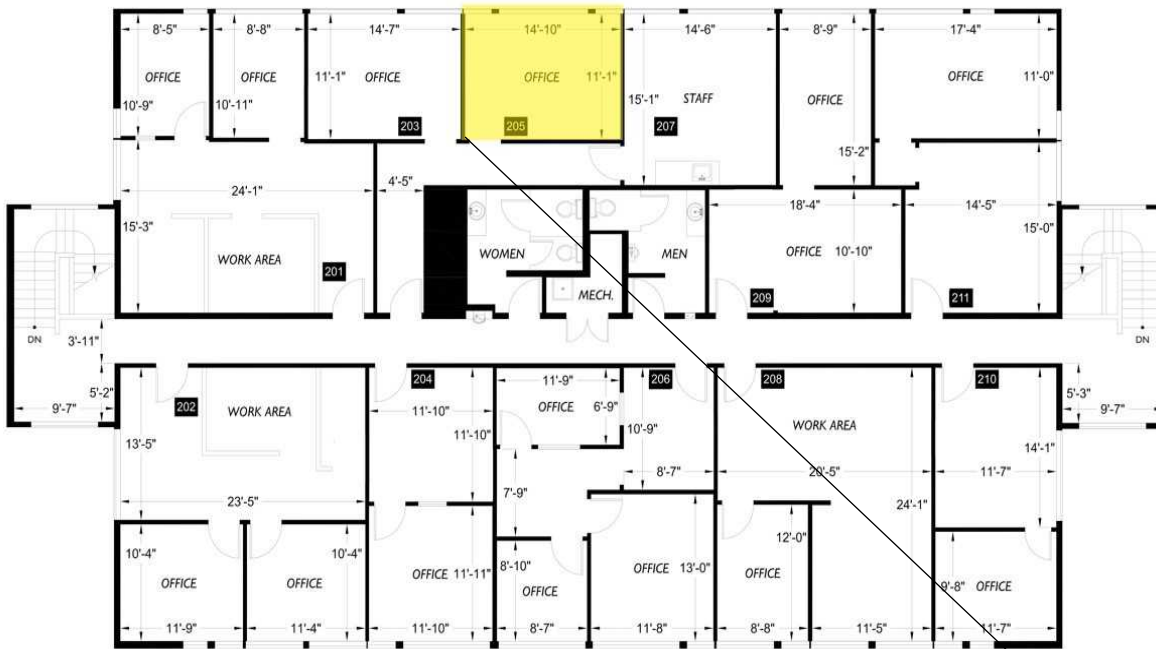
# FOR LEASE

## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036

### AVAILABLE SUITE / BLDG 4208

Suite	Of f ice	Rates	Total
205	272 SF	\$1.83 SF/MO	\$498.00



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000

royalcommercialcorp.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



Royal Commercial Corp.

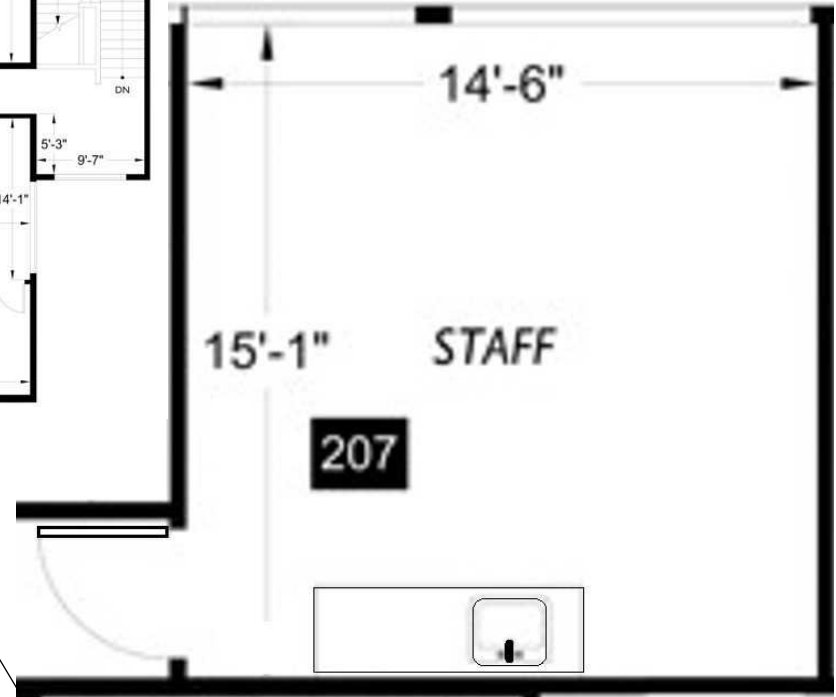
# FOR LEASE

## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036

### AVAILABLE SUITE / BLDG 4208

Suite	Of f ice	Rates	Total
207	358	\$ 1.83 SF/Mo	\$655.00



#### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000

royalcommercialcorp.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

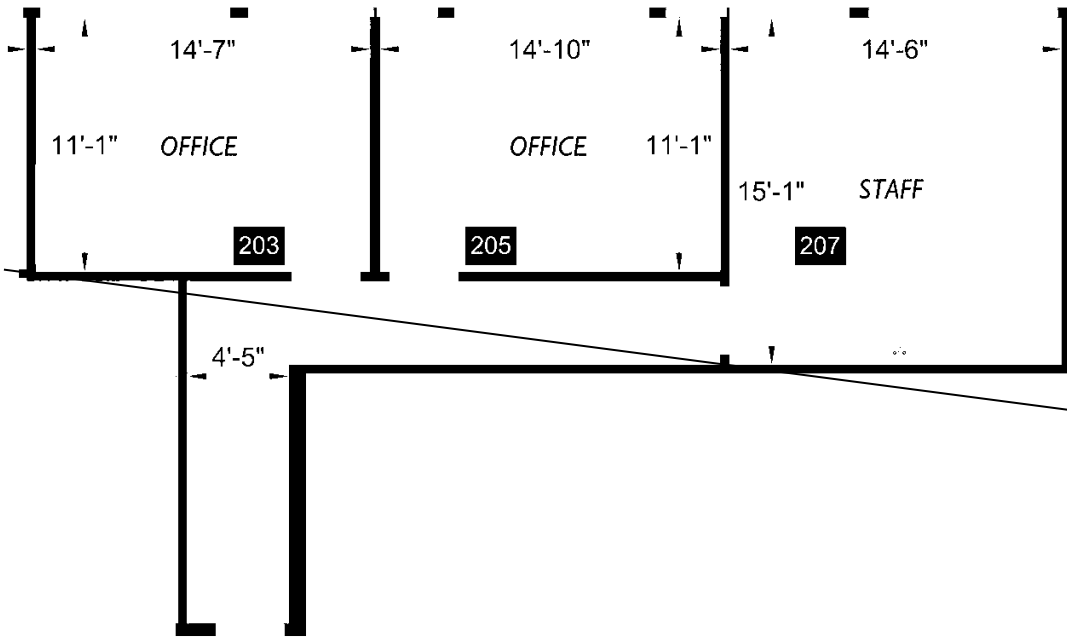


Royal Commercial Corp.

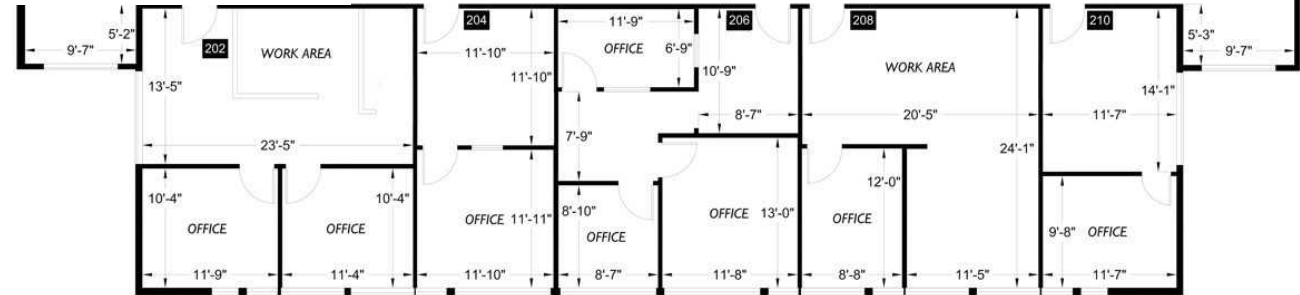
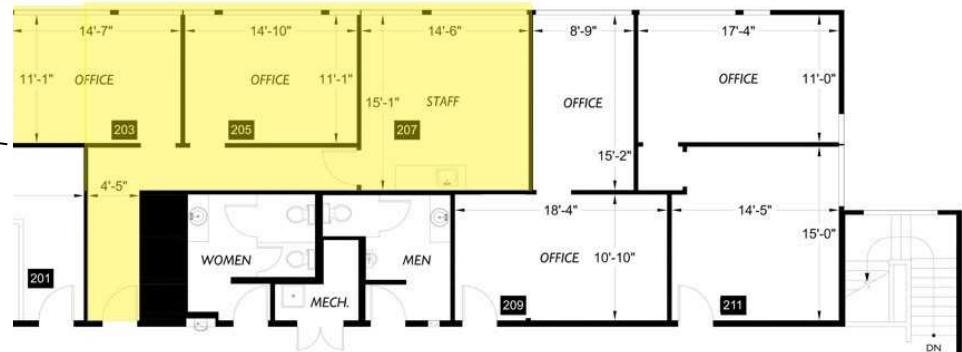
# FOR LEASE

## Lynnwood Business Center

4208-4210 198th St, SW Lynnwood, WA. 98036



AVAILABLE SUITE / BLDG 4208			
Suite	Of f ice	Rate	Total
203/205/207	898 SF	\$1.83 SF/MO	\$1,643/mo



**CONTACT**

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000

royalcommercialcorp.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.





# FOR LEASE

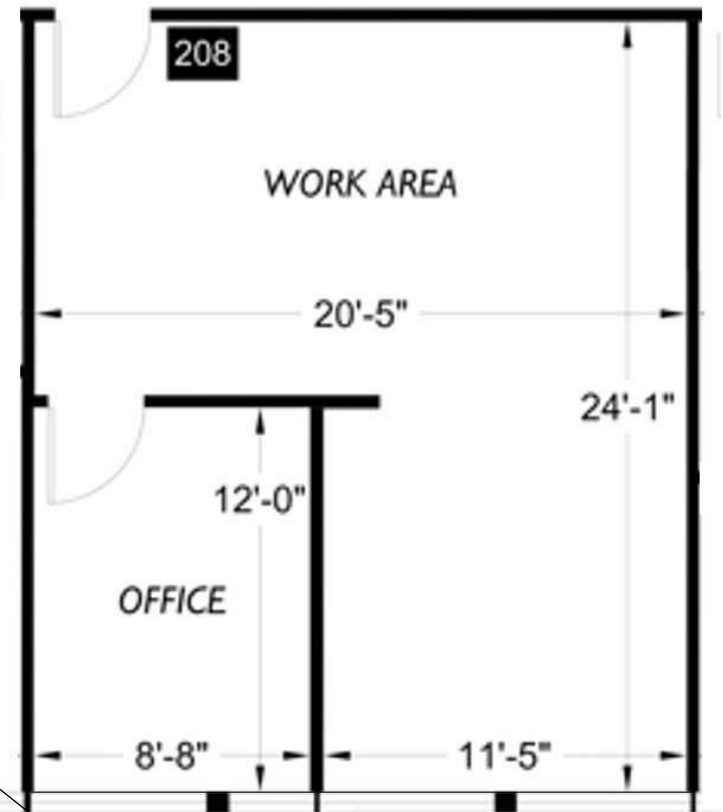
## Lynnwood Business Center

4208 198th St, SW Lynnwood, WA. 98036



### AVAILABLE SUITE / BLDG 4208

Suite	Of f ice	Rates	Total
208	637 SF	\$1.83 SF/MO	\$1,166.00



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000

royalcommercialcorp.com



Royal Commercial Corp.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

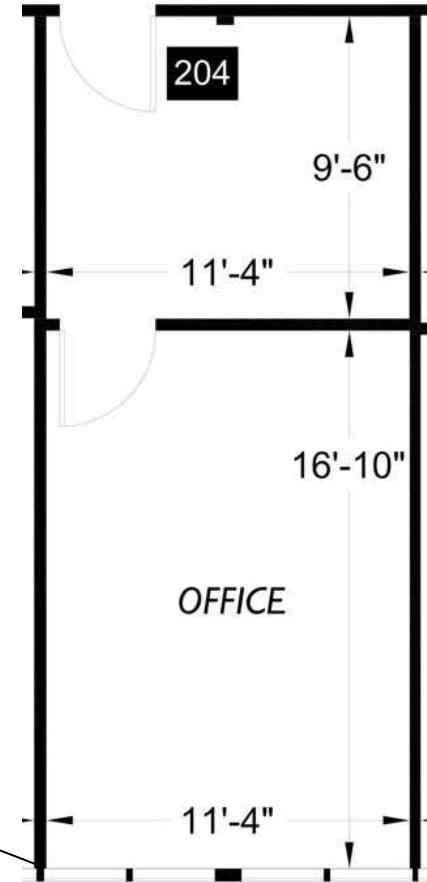
# FOR LEASE

## Lynnwood Business Center

4210 198th St, SW Lynnwood, WA. 98036

### AVAILABLE SUITE / BLDG 4210

Suite	Of f ice	Rates	Total
204	393/SF	\$1.92 SF/MO	\$753.00



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000



Royal Commercial Corp.

# FOR LEASE

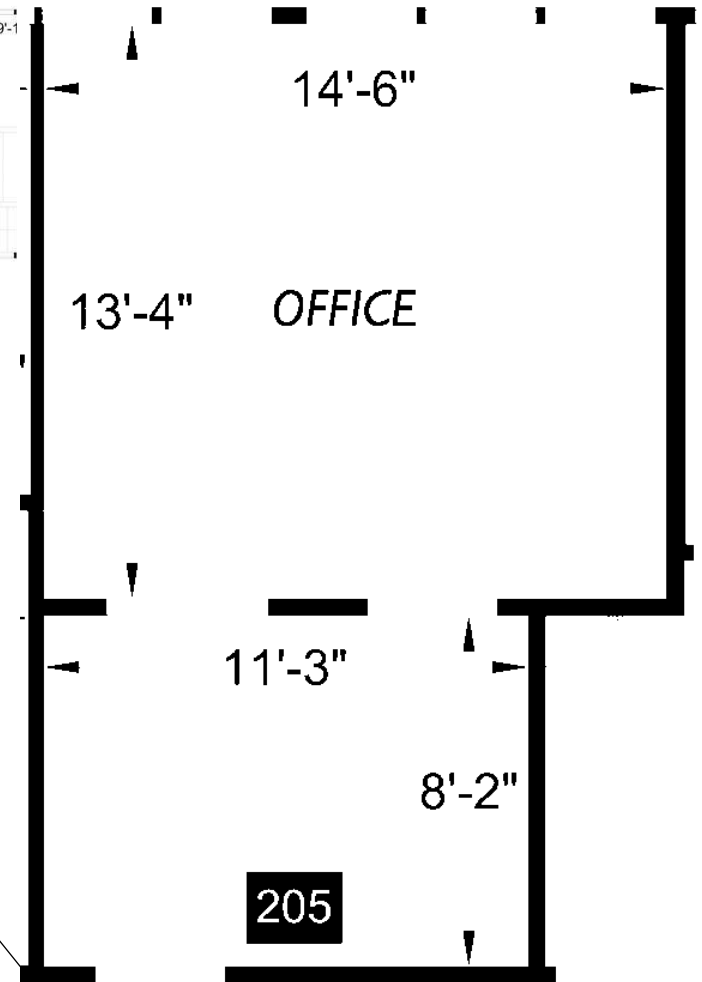
## Lynnwood Business Center

4210 198th St, SW Lynnwood, WA. 98036



### AVAILABLE SUITE / BLDG 4208

Suite	Of f ice	Rates	Total
205	377SF	\$1.91 SF/MO	\$723.00



#### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000



Royal Commercial Corp.

royalcommercialcorp.com

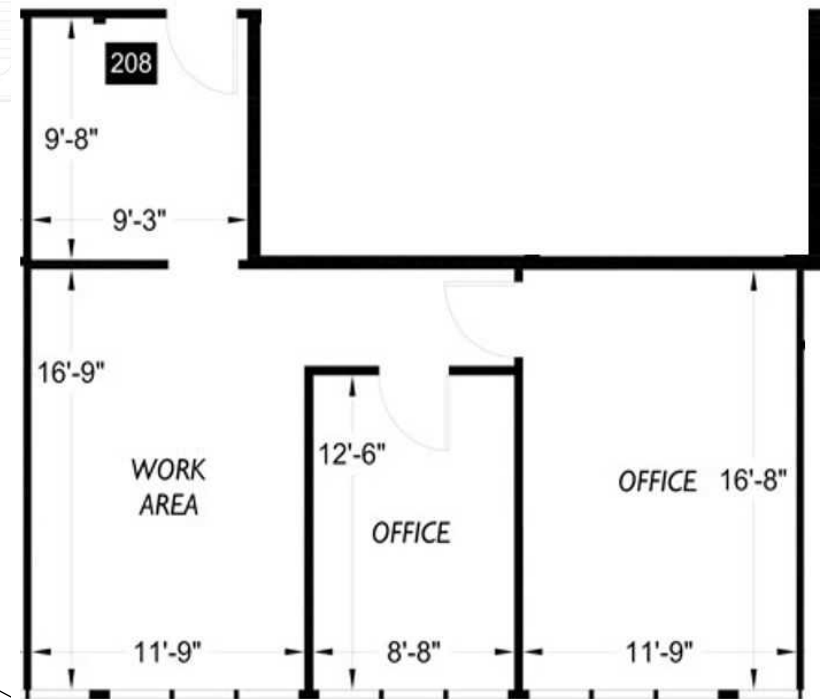
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

# FOR LEASE

## Lynnwood Business Center 4210 198th St, SW Lynnwood, WA. 98036



AVAILABLE SUITE / BLDG 4210			
Suite	Of f ice	Rates	Total
208	819 SF	\$1.875SF/MO	\$1,433.00



### CONTACT

Matthew Royal  
matthew@royalcommercialcorp.com

Ron Cox  
ron@royalcommercialcorp.com

Of f ide425-952-4000



Royal Commercial Corp.