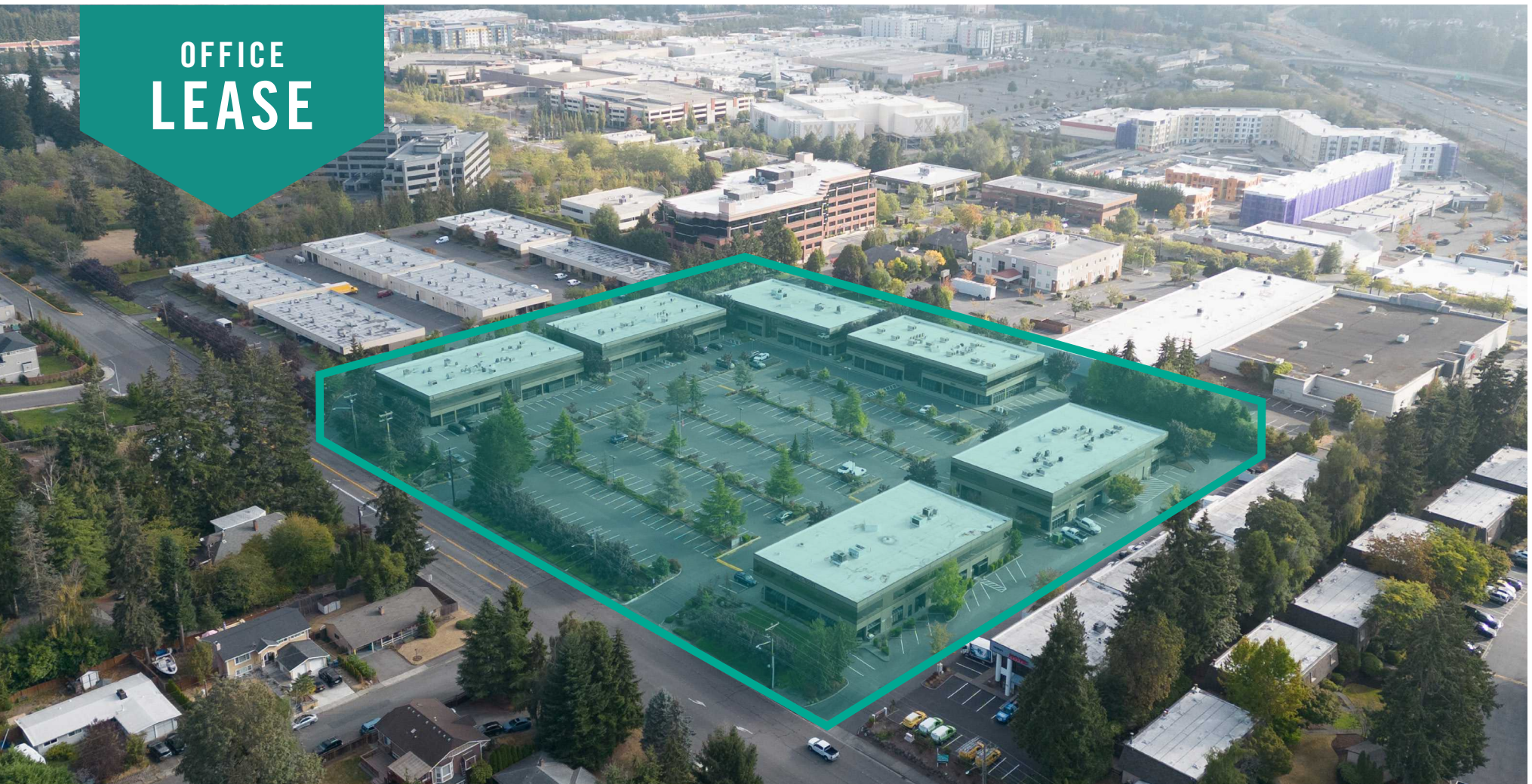


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Grant Rubenstein

425.289.2220

grant@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACE

591 SF - 3,525 SF Available



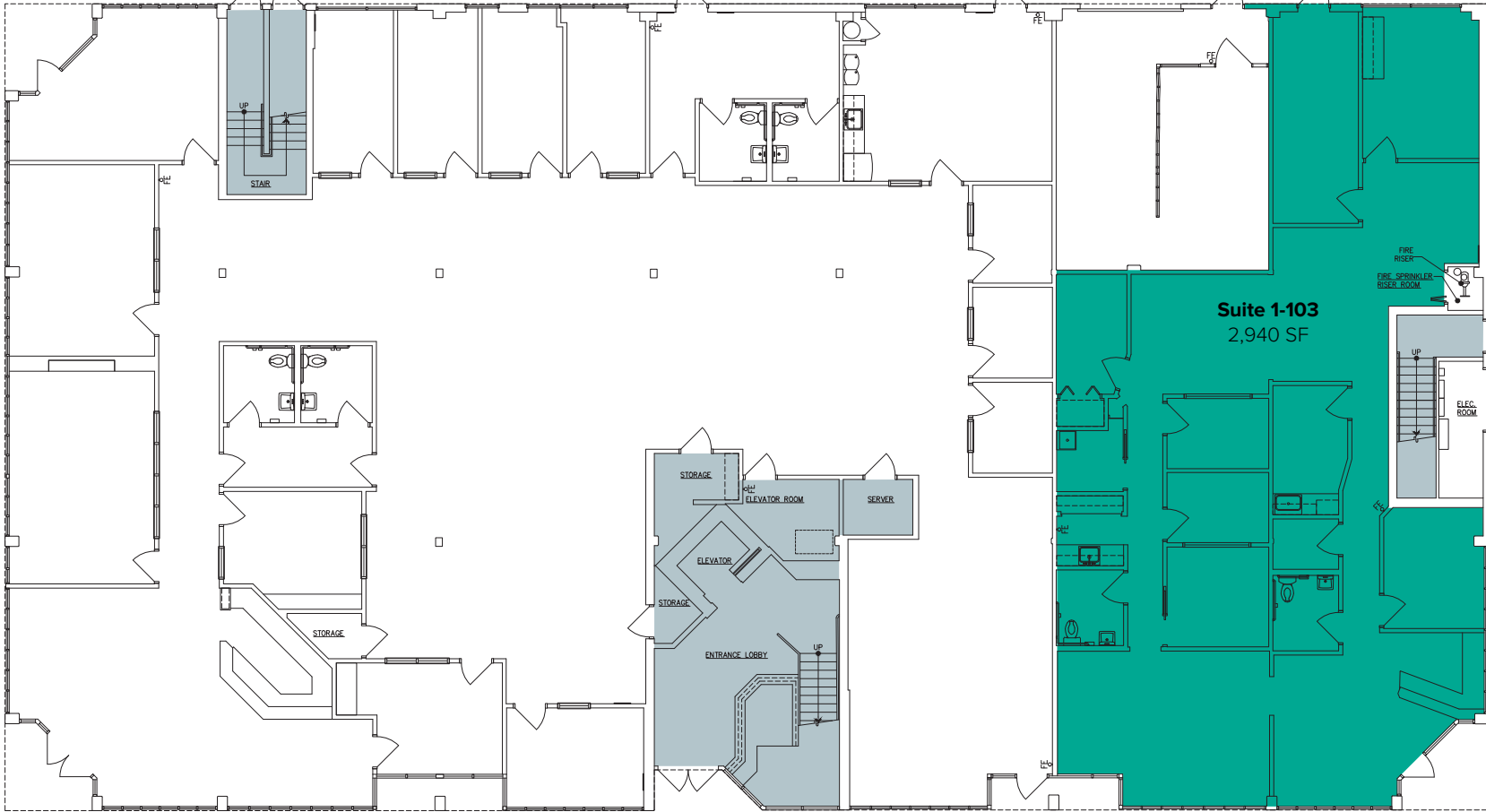
PROPERTY DETAILS:

- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

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.

BUILDING 1 (19101) FLOOR PLAN

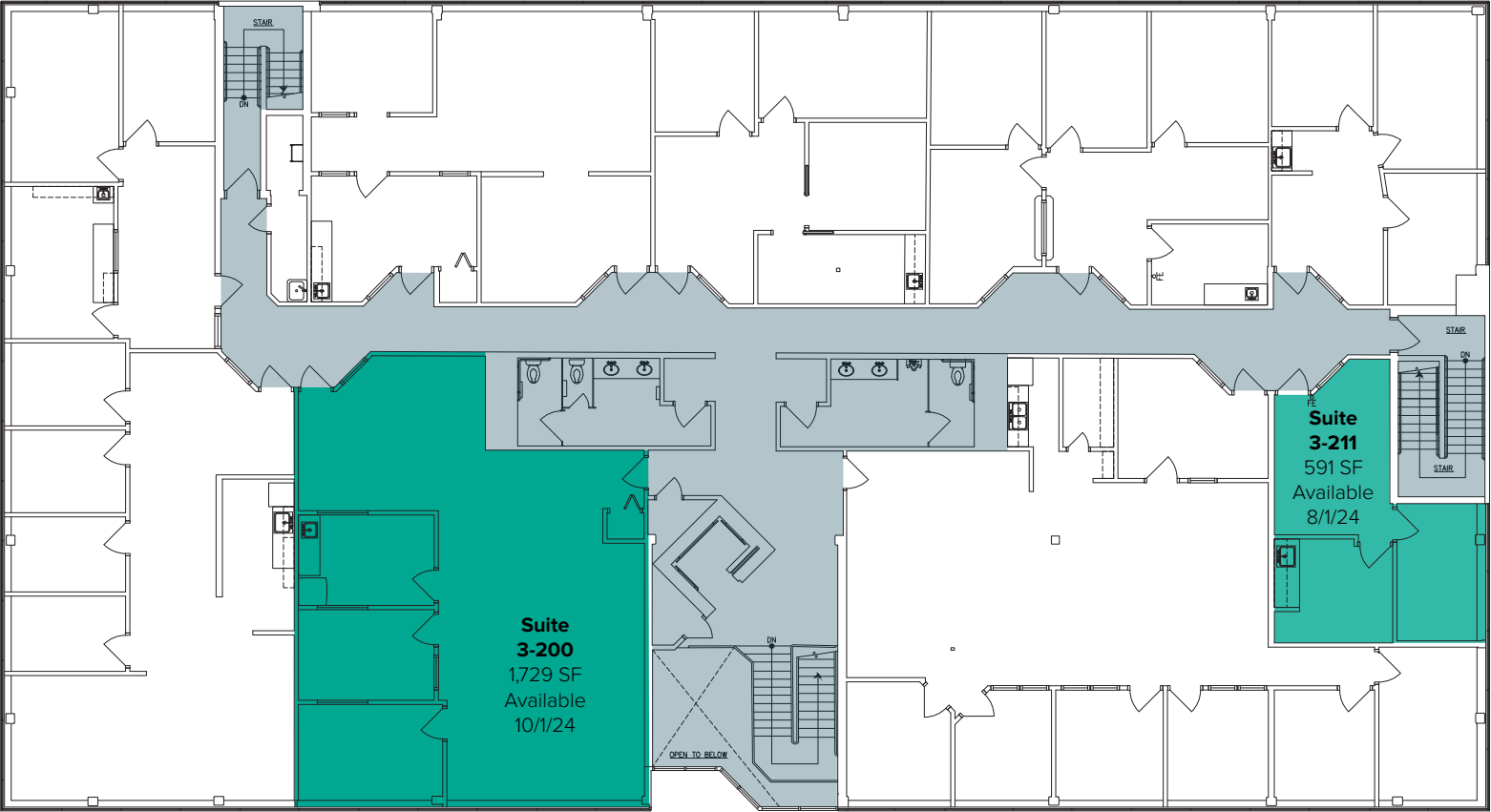
| Suite | Square Feet | Rate | Notes |
|-------|-------------|--------------------------|--|
| 1-107 | 2,940 SF | \$27.00/SF, Full Service | First floor office with reception area, space with private offices, 2 restrooms, kitchenette, storage room, and conference room. Available 7/1/2024 |



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BUILDING 3 (19109) FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|-----------------------------|---|
| 3-200 | 1,729 SF | \$27.00/SF, Full Service | Second floor office space with 2 private offices, kitchenette and open area. Available 10/1/2024 |
| 3-211 | 591 SF | \$1,500/month, Full Service | Second floor office space with 1 private office and kitchenette. Available 8/1/2024 |



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BUILDING 5 (19217) FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|--------------------------|--|
| 5-106 | 3,525 SF | \$27.00/SF, Full Service | First floor office space with private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area. Available 8/1/2024 |



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SITE PLAN



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LOCATION MAP



LOCATION MAP

