

**OFFICE  
FOR LEASE**



# LYNNWOOD CORPORATE CENTER

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# CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

**1,386 SF - 4,308 SF Available**

**\$23.00/SF, NNN**

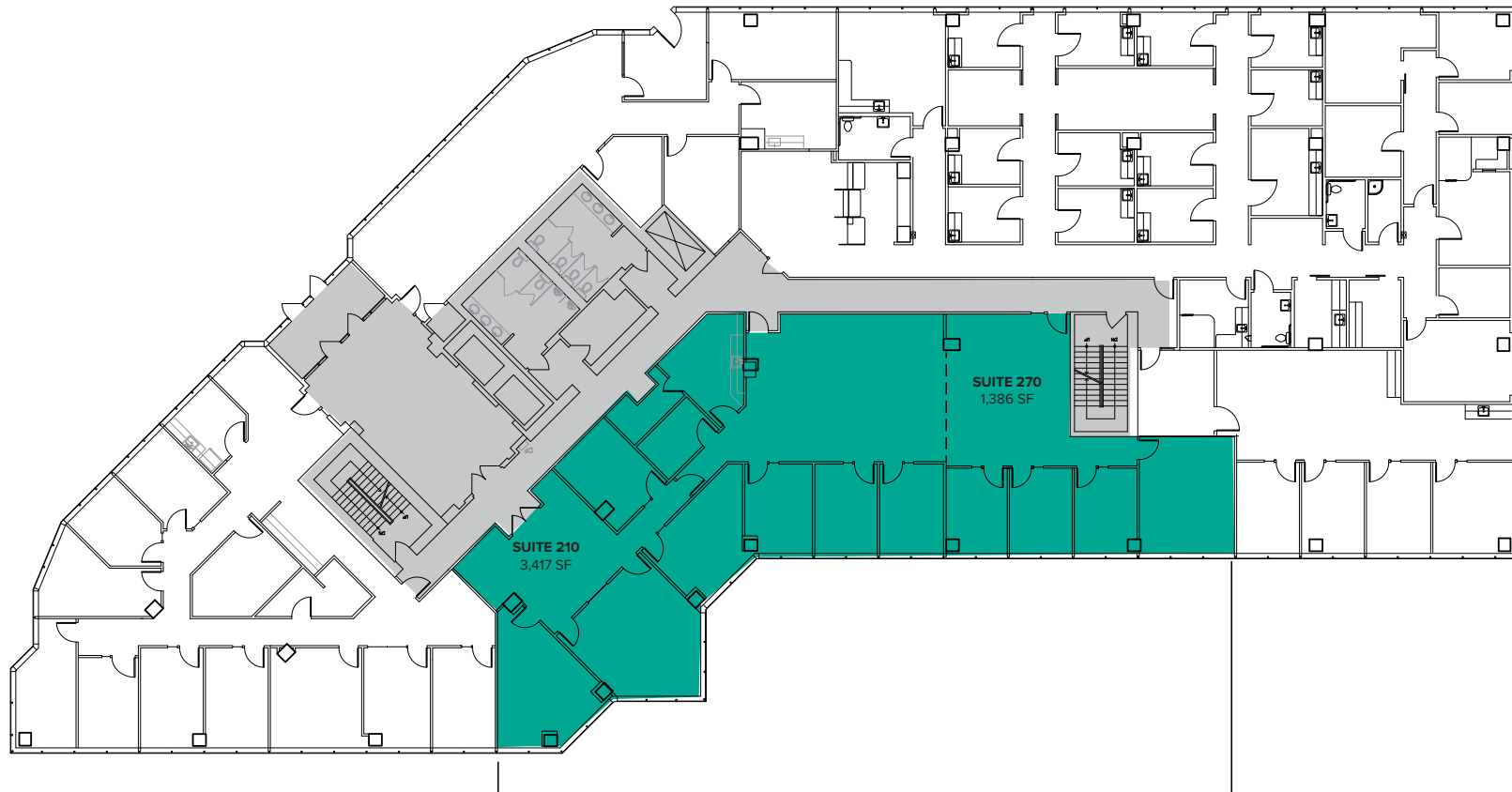
## BUILDING FEATURES:

- 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
210	3,417 SF - 4,308 SF	\$23.00/SF, NNN	Second floor office space with reception, kitchenette, 6 private offices on window line, 2 conference rooms, open work area, and storage room. Contiguous with 270. <b>Available 2/1/2025.</b>
270	1,386 SF - 4,308 SF	\$23.00/SF, NNN	Second floor office 3 private offices on window line, conference room, and open work area. Contiguous with 210. <b>Available 2/1/2025.</b>

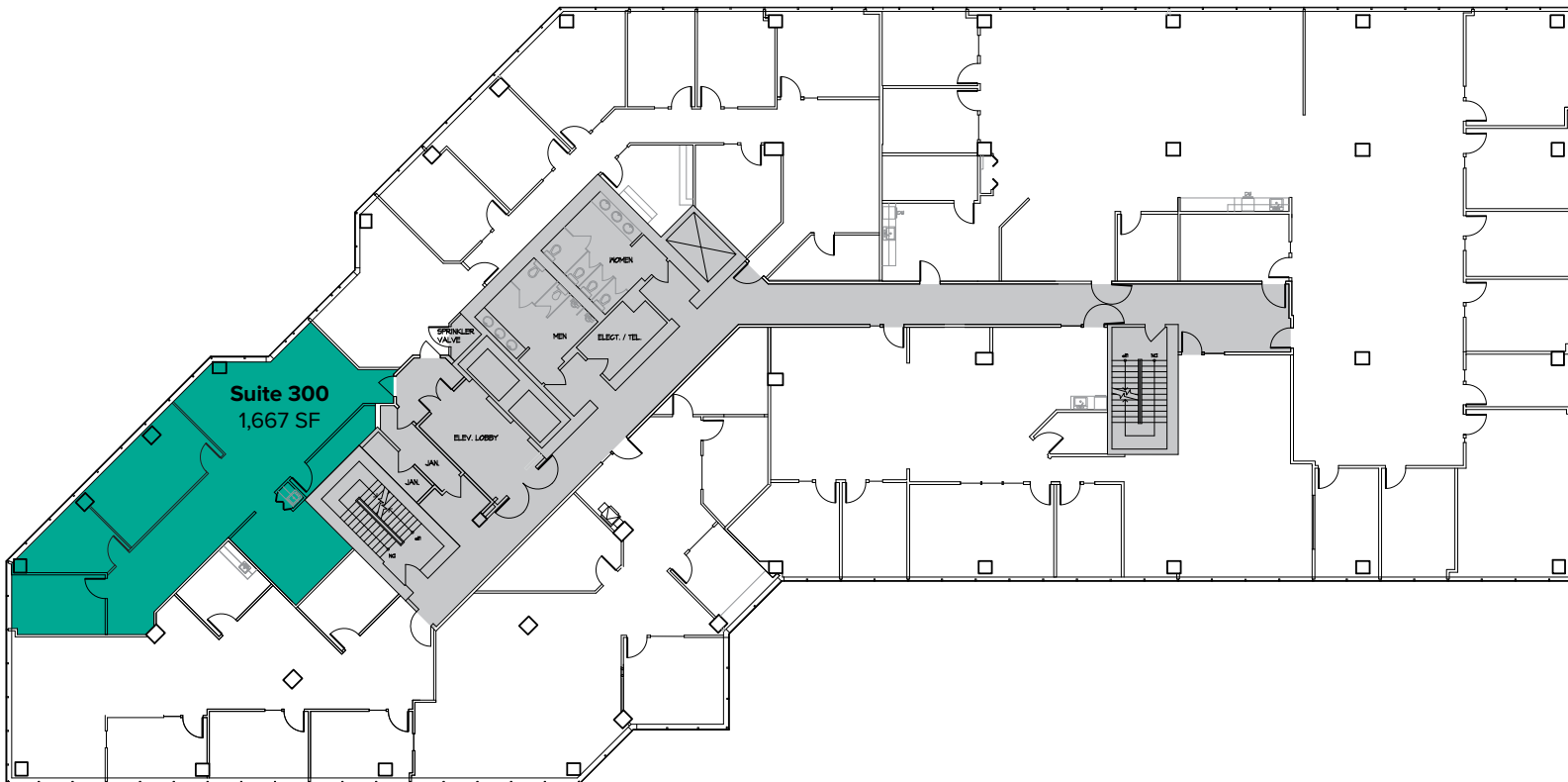


Contiguous: 4,308 SF

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# THIRD FLOOR

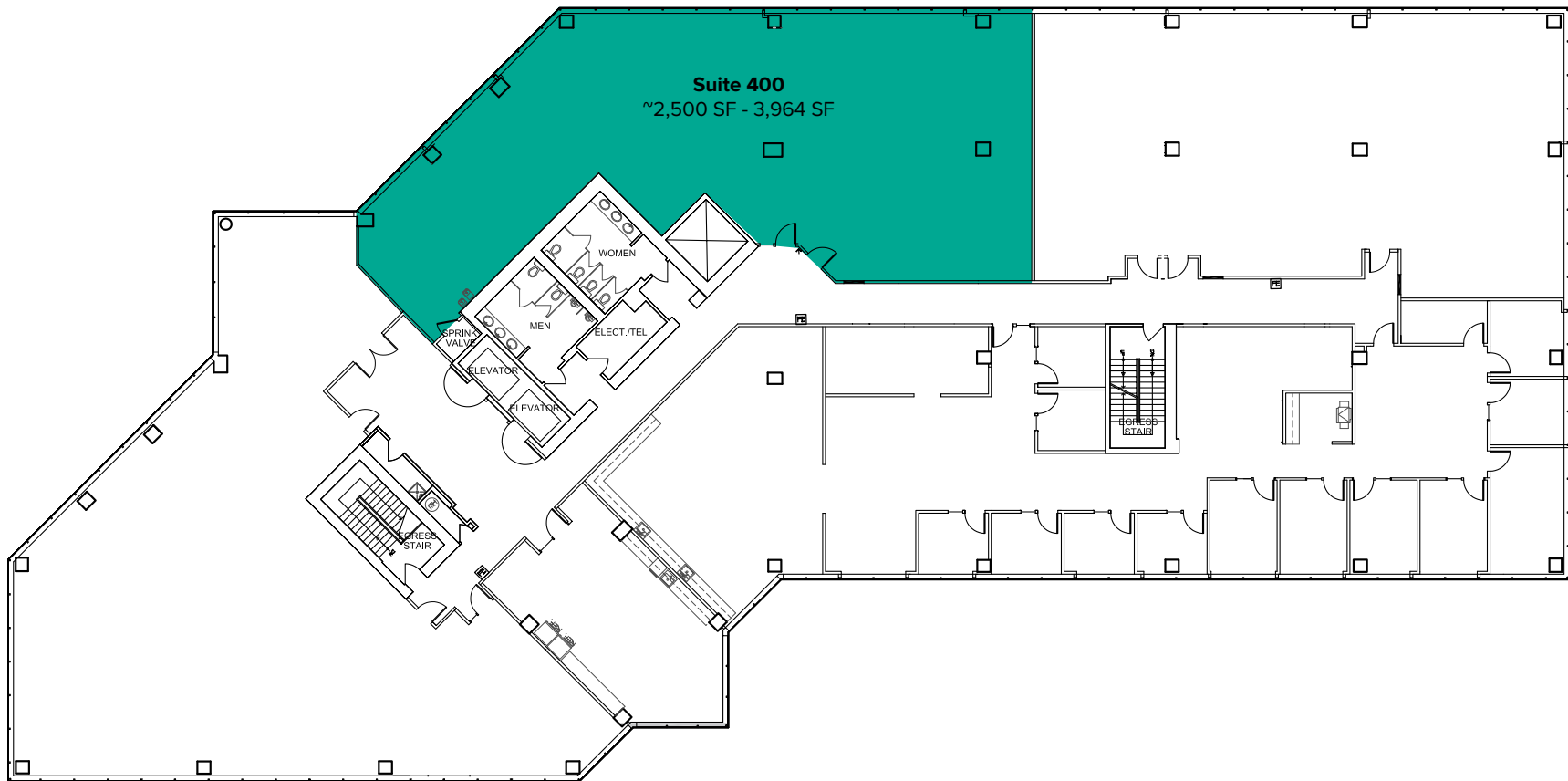
Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. <b>Available 1/1/2025.</b>



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# FOURTH FLOOR

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



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# LOCATION MAP

