

**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 SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

1,386 SF - 4,308 SF Available

\$23.00/SF, NNN

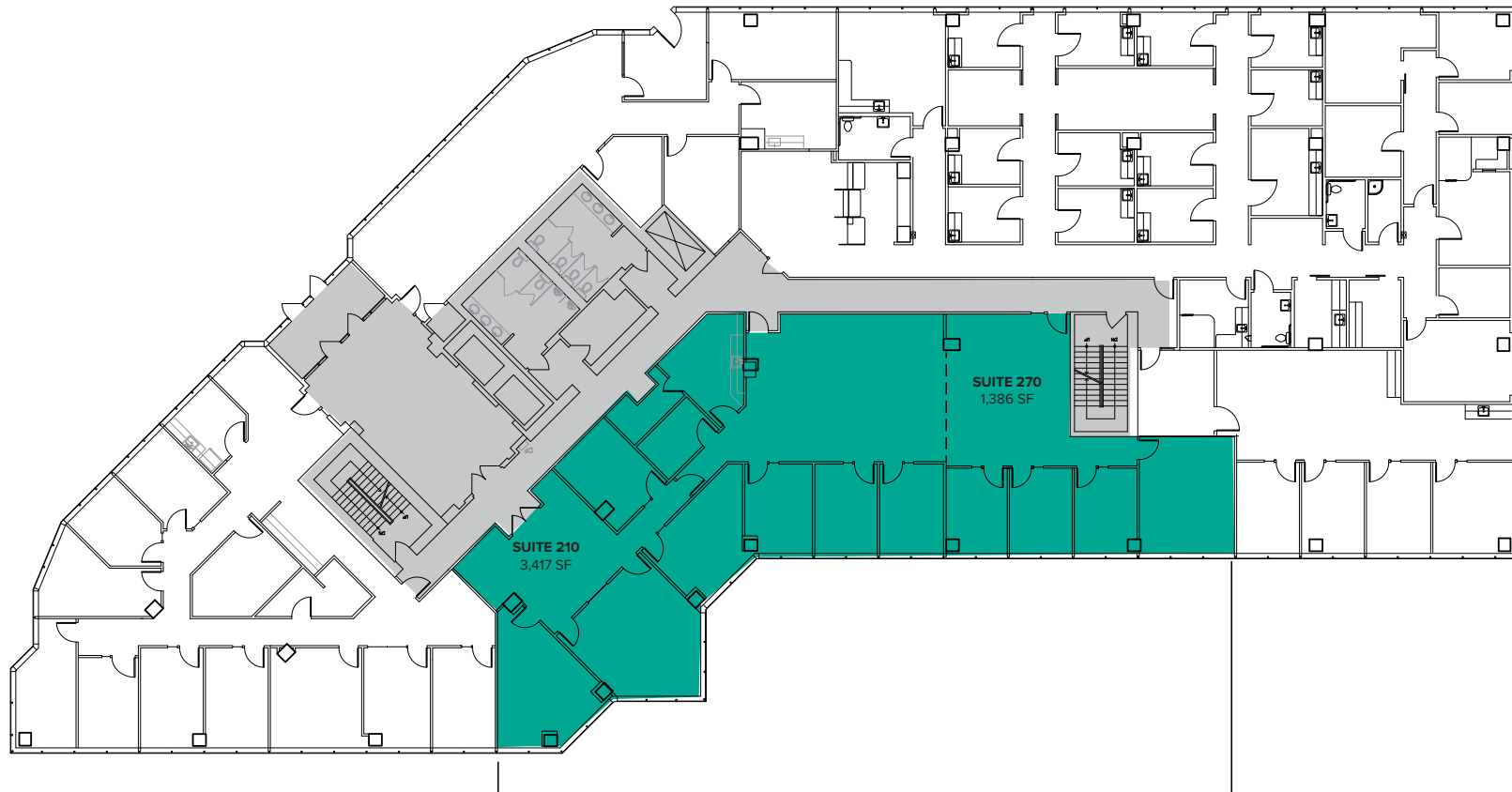
BUILDING FEATURES:

- 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. Available 2/1/2025.
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. Available 2/1/2025.

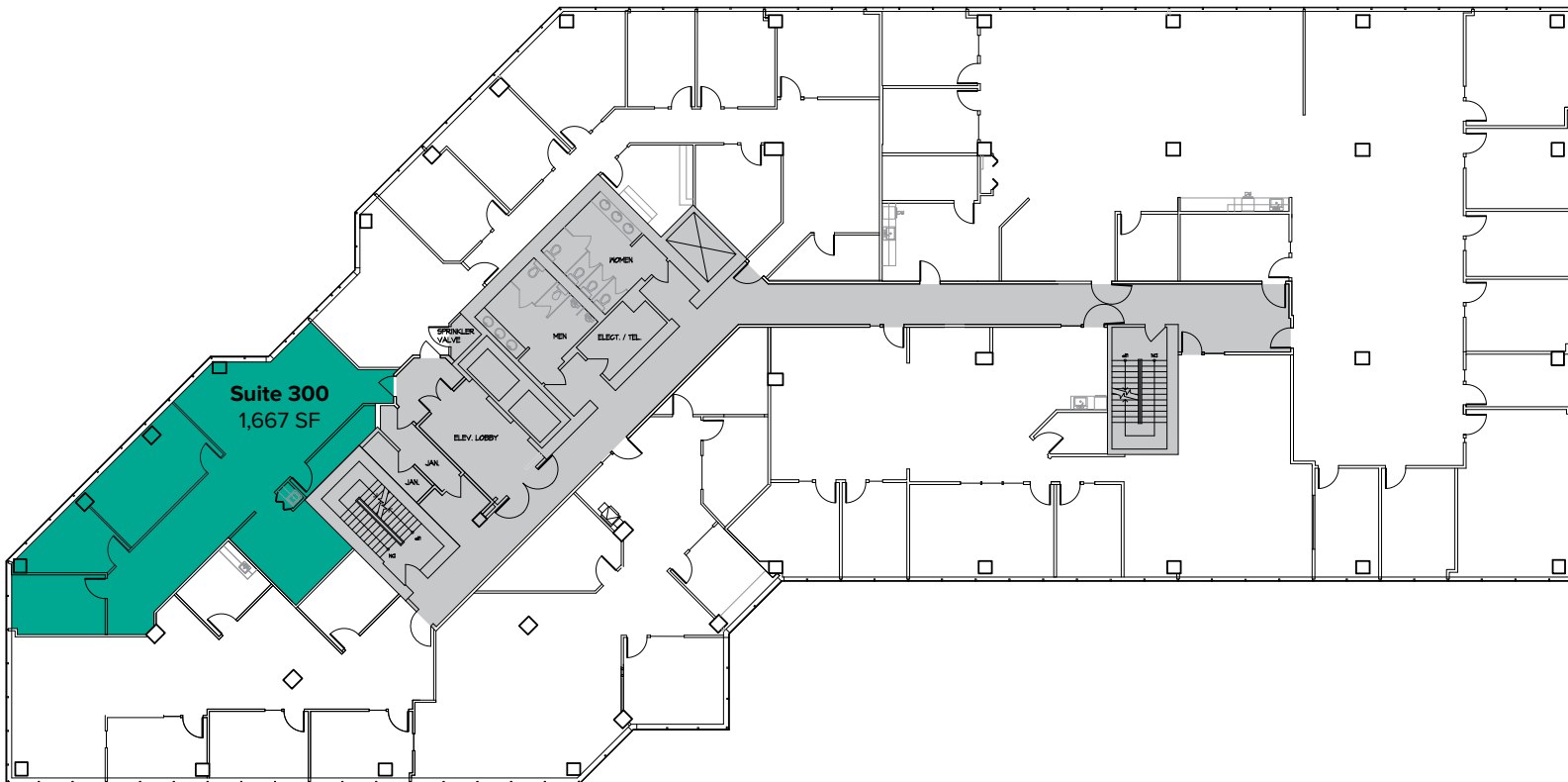


Contiguous: 4,308 SF

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.

THIRD FLOOR

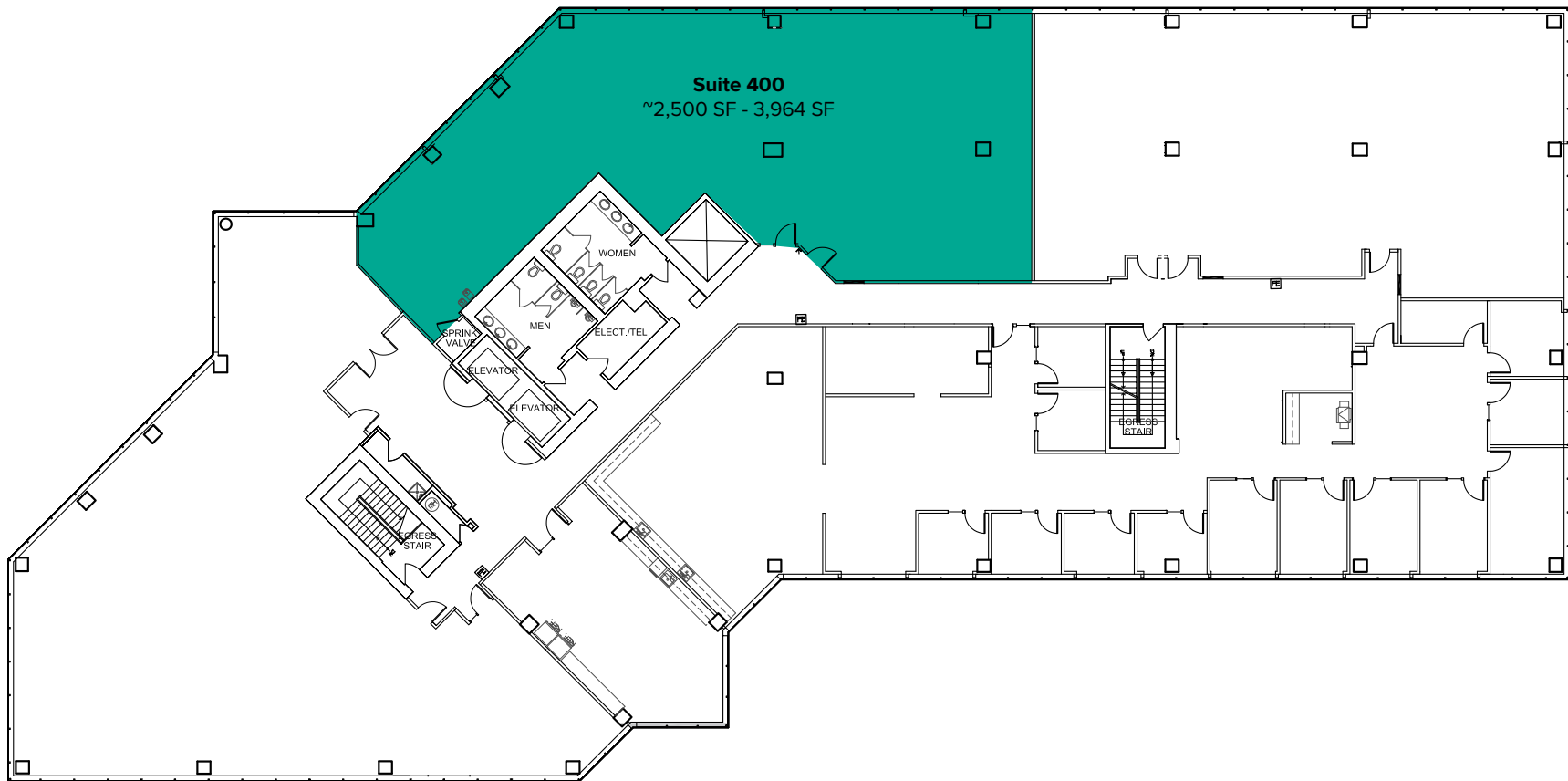
Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. Available 1/1/2025.



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	Fourth floor 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

