

# Alderwood Business Campus

±11,010 RSF Available, in 6 Separate Suites

19221 36th Avenue W  
Lynnwood, WA



Bldg 5

G-H

Bldg 6

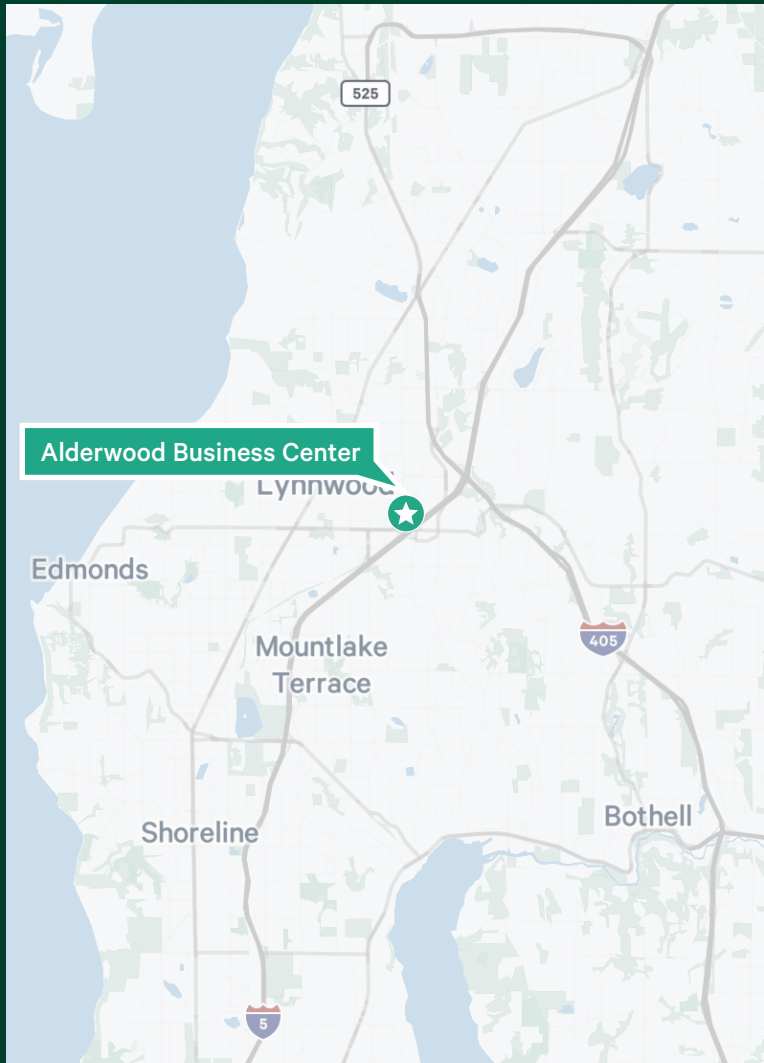


## Alderwood Business Campus

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# Property Features

- Two-story, 6 building office campus with recent common area upgrades
- Area amenities including restaurants, financial institutions , Lynnwood Convention Center and Alderwood Shopping Mall
- Excellent access to I-5 and I-405
- Abundant parking
- Minutes away from Lynnwood Transit Center and new Link Light rail Station
- Local and responsive property management and ownership
- Below market sublease rates, with ability to execute a direct Lease with the Landlord.





# Sublease Availabilites

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Suite	Size (SF)	Floorplan	Rate	Comments
5-104	1,868 SF	<a href="#">Click Here</a>	\$25.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• 1st floor Medical buildout, including 8 exam rooms, reception, breakroom.</li> <li>• Master Lease Expiration Date: 10/31/2025</li> </ul>
5-213	1,650 SF	<a href="#">Click Here</a>	\$25.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• 2nd floor office space, including 6 private offices</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
6-101	5,758 SF	<a href="#">Click Here</a>	\$23.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• 1st floor office/flex space, including 7 private offices, breakroom and large open area.</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
6-201	2,632 SF	<a href="#">Click Here</a>	<del>\$25.00/SF/Year, Gross</del> <b>SUBLEASED</b>	<ul style="list-style-type: none"> <li>• 2nd floor office/Medical space, including reception, 4 private offices, 2 exam rooms and a large conference/training room.</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
6-207	635 SF	<a href="#">Click Here</a>	\$26.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• 2nd floor, Open office space</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
6-208	1,149 SF	<a href="#">Click Here</a>	\$25.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• 2nd floor, including 6 private offices</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
6-207/208	1,784 SF	See Above	\$25.00/SF/Year, Gross	<ul style="list-style-type: none"> <li>• Combination of suits 6-207 and 6-208, including 6 private offices and an open area.</li> <li>• Master Lease Expiration Date: 8/31/2029</li> </ul>
Suite G-H	3,028 SF	<a href="#">Click Here</a>	\$1.25/SF/Month, NNN  NNN estimated at \$0.65/SF/Month	<ul style="list-style-type: none"> <li>• Flex/warehouse space, including ±710 SF of office space.</li> <li>• 2 grade level roll up doors.</li> <li>• 18' clear height</li> <li>• 3-phase, 140 AMP power</li> <li>• Master Lease Expiration Date: 4/30/2026</li> </ul>



# Area Map

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## Contact Us

### Erik Larson

First Vice President  
+1 425 462 6954  
erik.larson@cbre.com

### CBRE Bellevue

929 108th Avenue NE  
Suite 700  
Bellevue, WA 98004

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