

WAREHOUSE
LEASE



LYNNWOOD EAST BUSINESS PARK, Building B

2027 - 2031 196th Street SW | Lynnwood, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

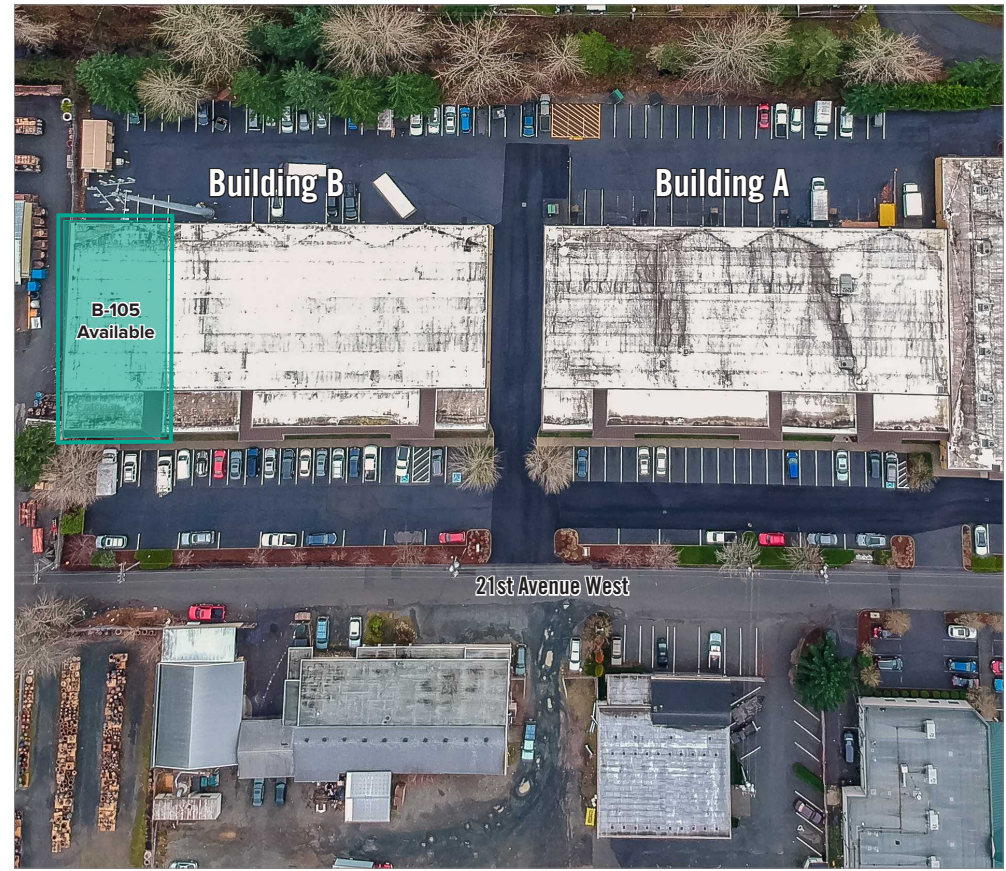
425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





WAREHOUSE/OFFICE WITH IMMEDIATE ACCESS TO I-5, I-405, & SR-525

6,495 SF (1,070 SF Ofc) Available

FEATURES:

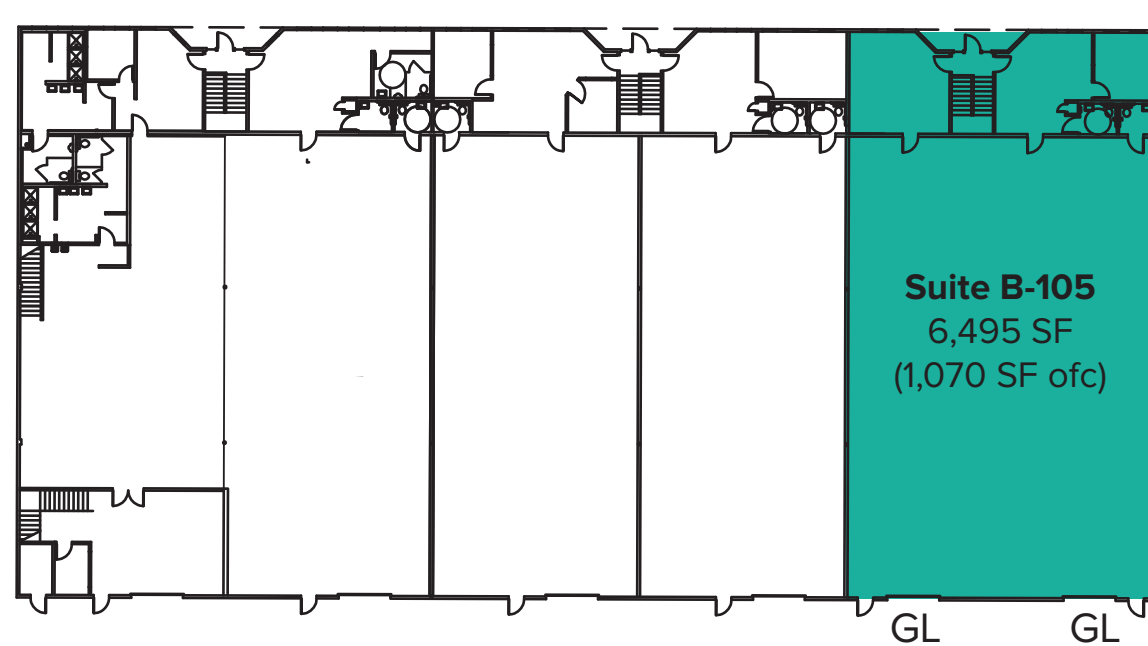
- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available

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.

B-105 FLOOR PLAN

FEATURES

- **Available 6/1/2025**
- **6,495 SF (1,070 SF Ofc)**
- **\$2.00/SF Ofc, \$1.30/SF Whse**
- **NNNs \$0.45/SF**
- 2 Private Offices
- Break Room with Kitchenette
- 2 Restrooms
- Clear Span Warehouse
- 2 Grade-Level Doors
- Potential for Fenced Yard Area



LOCATION MAP



DRIVE TIMES:

- I-5: 2 Min.
- I-405: 3 Min.
- Alderwood Mall: 4 Min.
- Seattle: 21 Min.
- Bellevue: 20 Min.