



## Lynnwood Financial Center II

19031 33rd Ave W, Lynnwood, WA 98036

### Property Highlights

- Convenient & easily accessible
- Abundant surface parking (Ratio of 3/1,000 SF)
- Centrally located one block from Alderwood Mall and walking distance to many amenities
- Professionally managed & maintained
- NNN estimated at \$9.58 PSF

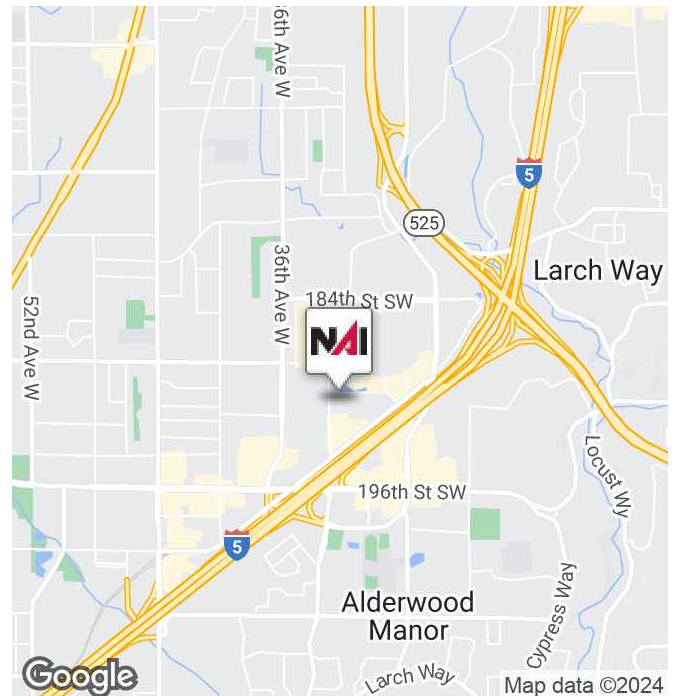
### Available Spaces

- **Suite 301\***: 6,240 RSF (\$18.00 PSF, NNN)
- **Suite 309**: 2,728 RSF (\$18.00 PSF, NNN)
- **Suite 314\***: 2,477 - 8,717 RSF (\$18.00 PSF, NNN)

First-floor spaces only accessible from the backside of the building.

- **Suite 102**: 2,907 RSF (\$15.00 PSF, NNN)
- **Suite 104\***: 800 - 3,106 RSF (\$10.00 PSF, NNN)
- **Suite 105\***: 1,696 RSF (\$9.50 PSF, NNN) w/roll-up door

\*Suites are contiguous

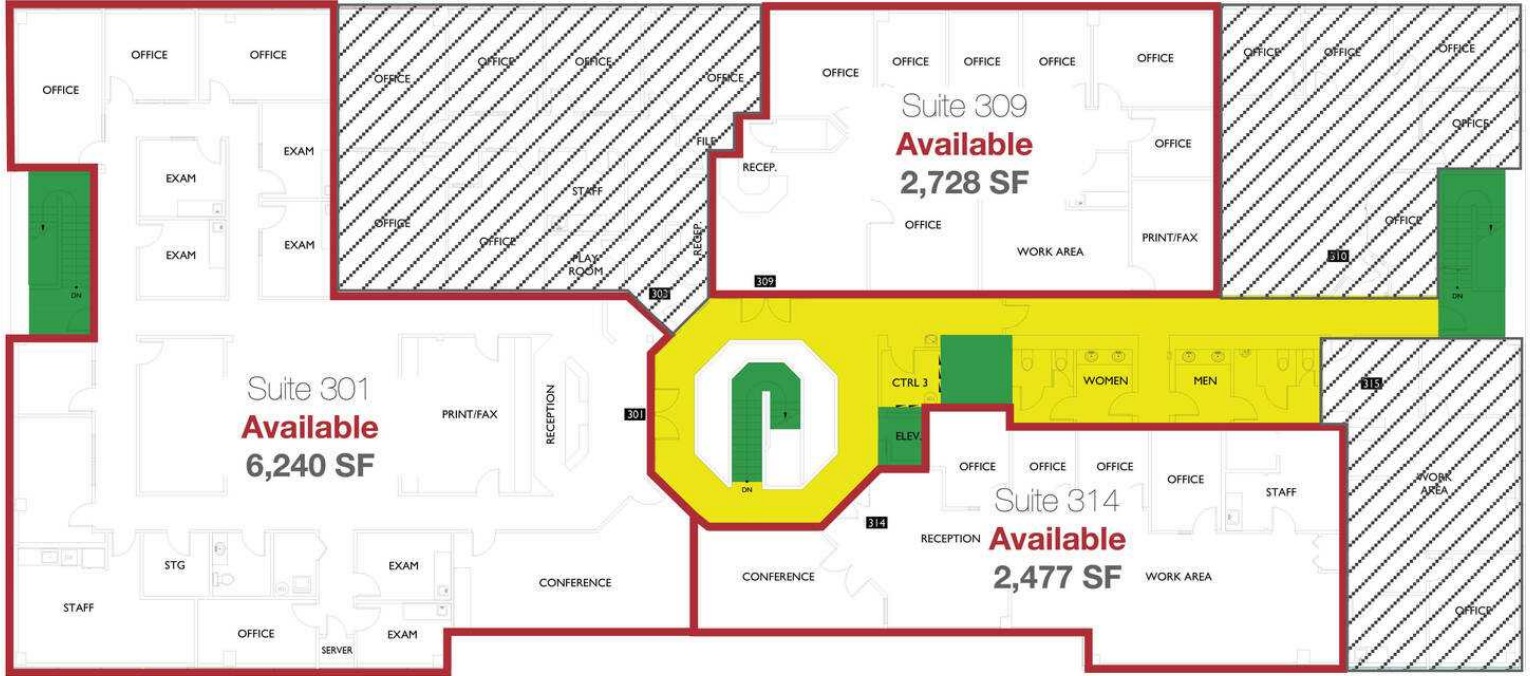


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FLOOR 3



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FLOOR 1



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FOR LEASE



OFFICE AND FLEX



800 - 8,717  
SF



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