

OFFICE
LEASE



Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

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THE PREMIERE CLASS A OFFICE BUILDING IN ALL OF MONROE, WOODINVILLE, & SNOHOMISH

NEWLY RENOVATED LOBBY & COMMON AREAS

FEATURES:

- **931 SF Office Space Available**
- Two Floors of Office over Ground Floor Retail
- Lakefront Building with Views and Natural Light
- Class A, High-End Finishes
- 1 Mile from Evergreen Health Monroe Medical Center
- Abundant Parking

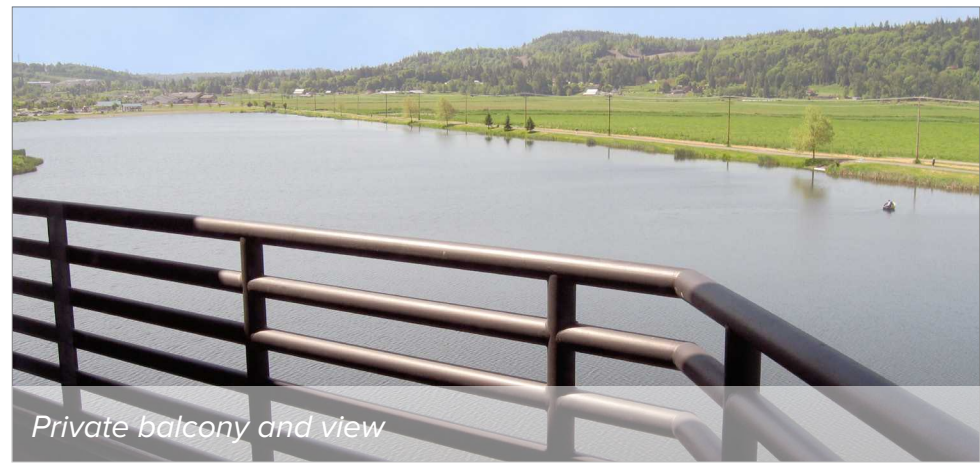
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Lakefront building with views and natural light



Lake Tye & Lake Tye Trail



Private balcony and view

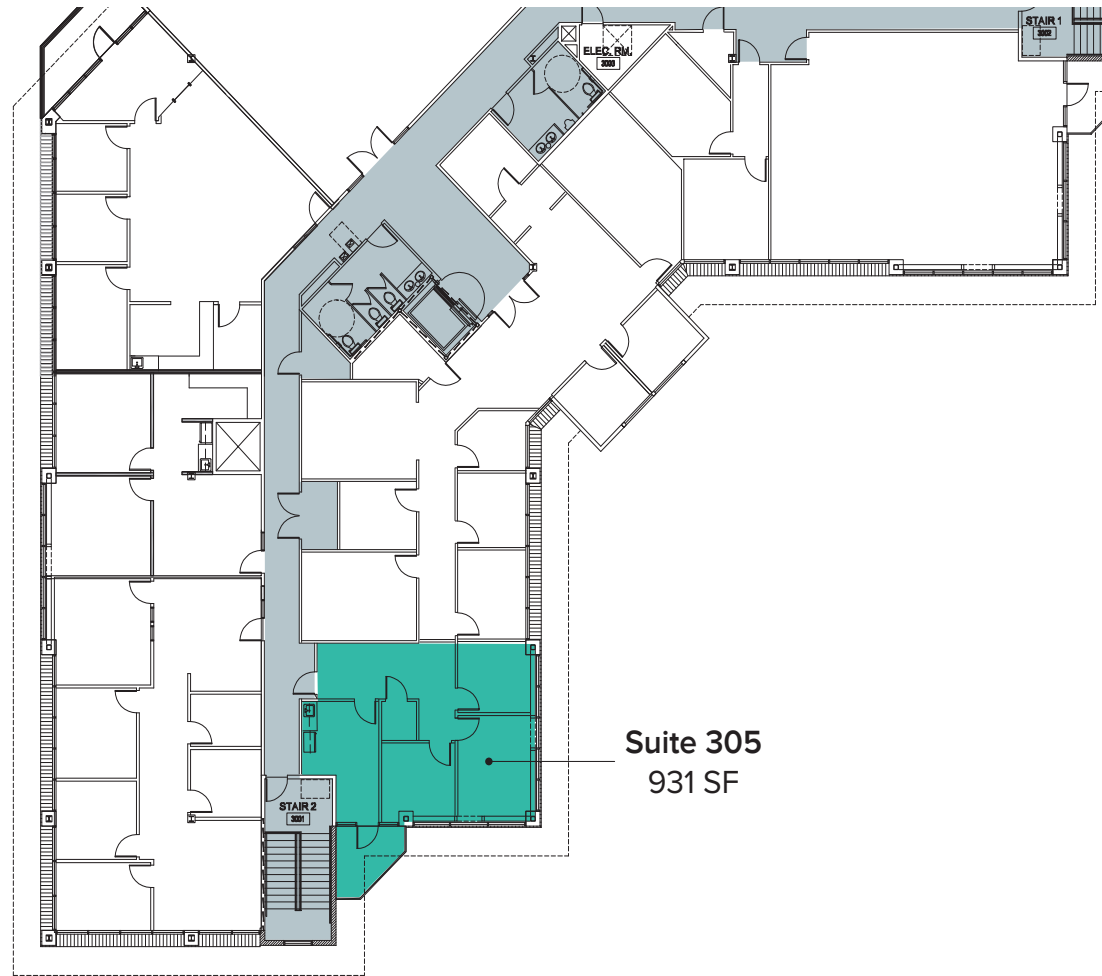


Fryelands Boulevard

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THIRD LEVEL FLOOR PLAN

Suite	SF	Rate	Notes
305	931	\$22.50/SF, NNN	Third floor endcap office space with kitchenette, 3 private offices and private balcony. Available 11/1/2024.



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LOCATION MAP

DRIVE TIMES

(14090 FRYELANDS BLVD):

To SR-522 West Entrance: **8 Minutes**

To Shopping Centers on US-2: **6 Minutes**

To Evergreen Health Center: **4 Minutes**

LAKE TYE BUILDING

Evergreen State Fairgrounds

Evergreen Health Monroe Medical Center

SR-522 West Entrance

 **Therapeutic Associates**
PHYSICAL THERAPY

 **Burger Madness**
Monroe

 **VENUS**
salon chair

 **Paesano's**
COFFEE & CAFE

 **Kami Teriyaki**

 **Asian Spice Restaurant**

 **Walmart**

 **Lowe's**

 **goodwill**

 **Sonic Drive-Ins**

 **McDonald's**

 **Fred Meyer**

 **RED ROBIN**

 **HARBOR FREIGHT TOOLS**

 **Denny's**

 **RITE AID**