

OFFICE
LEASE



LYNNWOOD FINANCIAL CENTER

19009 33rd 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





CORNER OFFICE SPACES NEAR ALDERWOOD MALL

1,091 SF - 3,433 SF Available

\$27.00/SF, Full Service

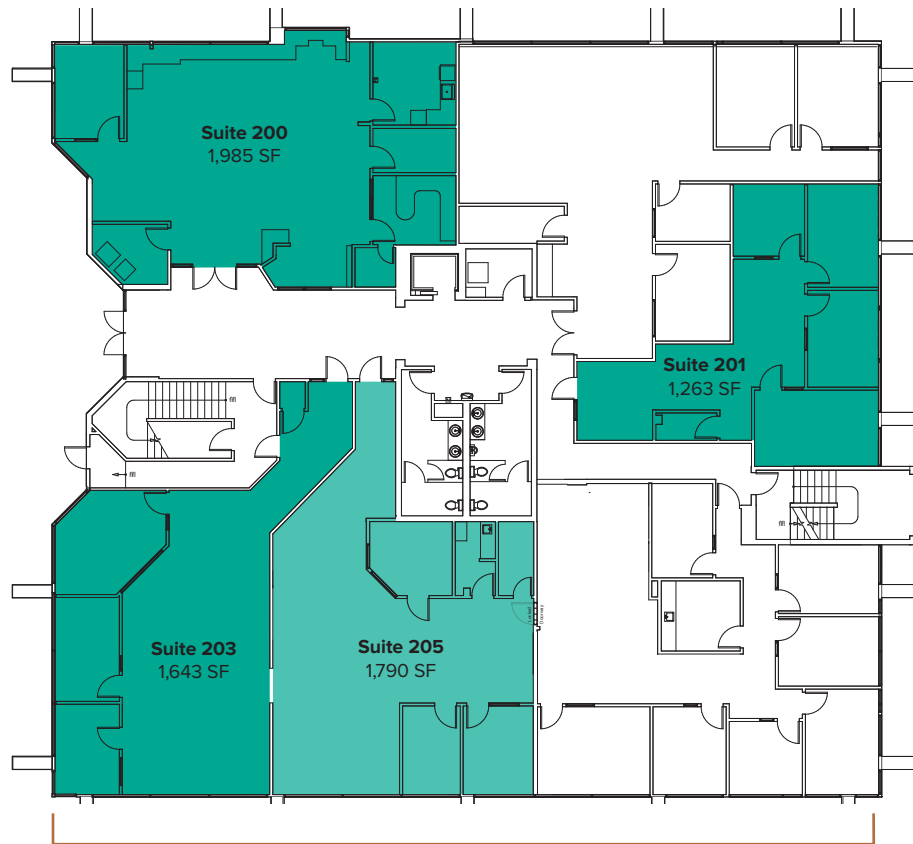
FEATURES:

- Borders Alderwood Mall & Many Restaurants & Amenities
- Exterior Building Signage Available for Leases Over 3,000 SF
- Immediate Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center
- Ample Parking

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.

SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
200	1,985 SF	\$27.00/SF, Full Service	Office space with reception area, private offices, and a break room with a kitchenette. Available Now.
201	1,263 SF	\$27.00/SF, Full Service	Office space with 3 private offices, conference room, and storage room. Available 1/1/2025.
203/205	1,643 SF - 3,433 SF	\$27.00/SF, Full Service	Office space with flexible configurations. Includes private offices, open work area, and break rooms with kitchenettes. Available 10/1/2024.

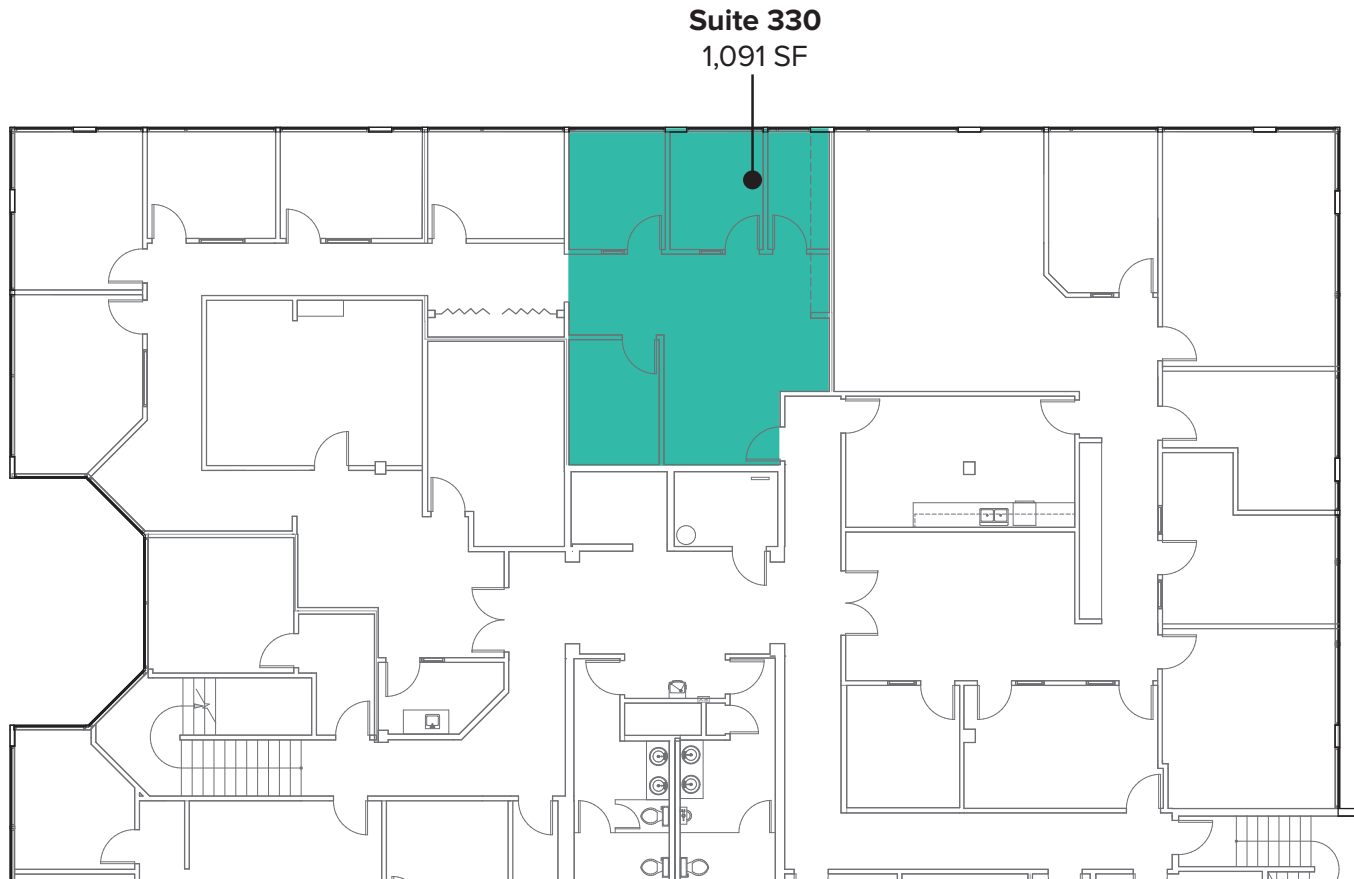


Contiguous 3,433 SF

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 LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
330	1,091 SF	\$27.00/SF, Full Service	Office space with 3 private offices and open office work. conference room, and storage room. 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

