

For Lease

SPARLING TECHNOLOGY CENTER

*Class-A Office Building with Multiple
Suites Available in Lynnwood*

4100 194TH ST SW | LYNNWOOD, WA



KIDDER.COM

km Kidder
Mathews



Enjoy territorial views of the Cascade and Olympic mountain ranges from this premier office building in Lynnwood, WA.

High-quality landlord

Renovated common areas

Flexible covered and surface parking

Professional tenant base includes engineering, legal, real estate, and marketing firms

Public bus and light rail (2024) transit center 1 mile away

Substantial glass line providing natural light

Market-ready space completed for immediate occupancy

CLASS-A

OFFICE BUILDING

\$22.00

LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



**IMMEDIATE
ACCESS TO I-5**



**NUMEROUS
AMENITIES
& TRANSIT
OPTIONS**



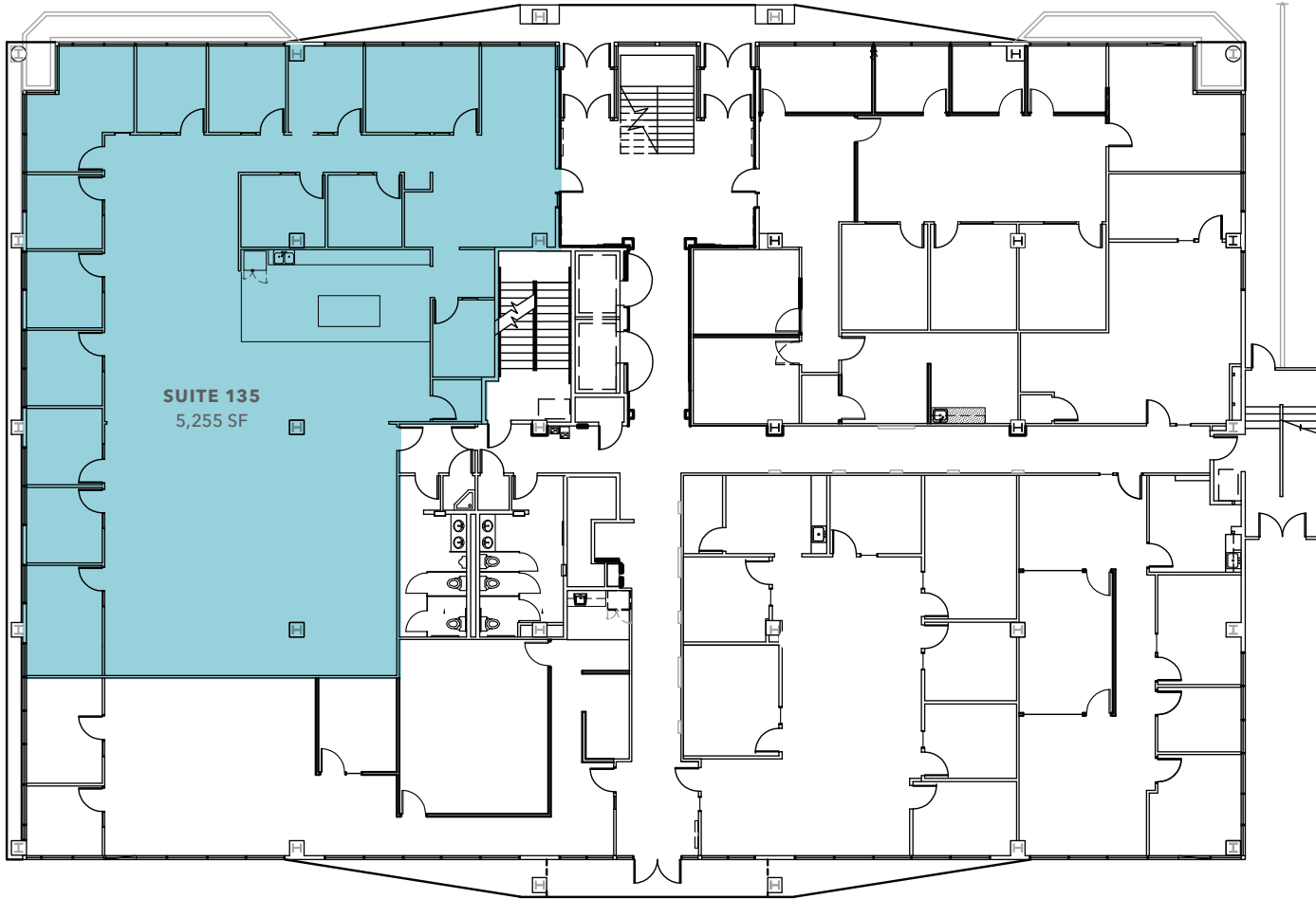
**3.5 / 1,000 SF
PARKING RATIO**



**BEAUTIFUL
BUILDING
INTERIORS**



FIRST FLOOR PLAN



5,255 RSF

SUITE 135

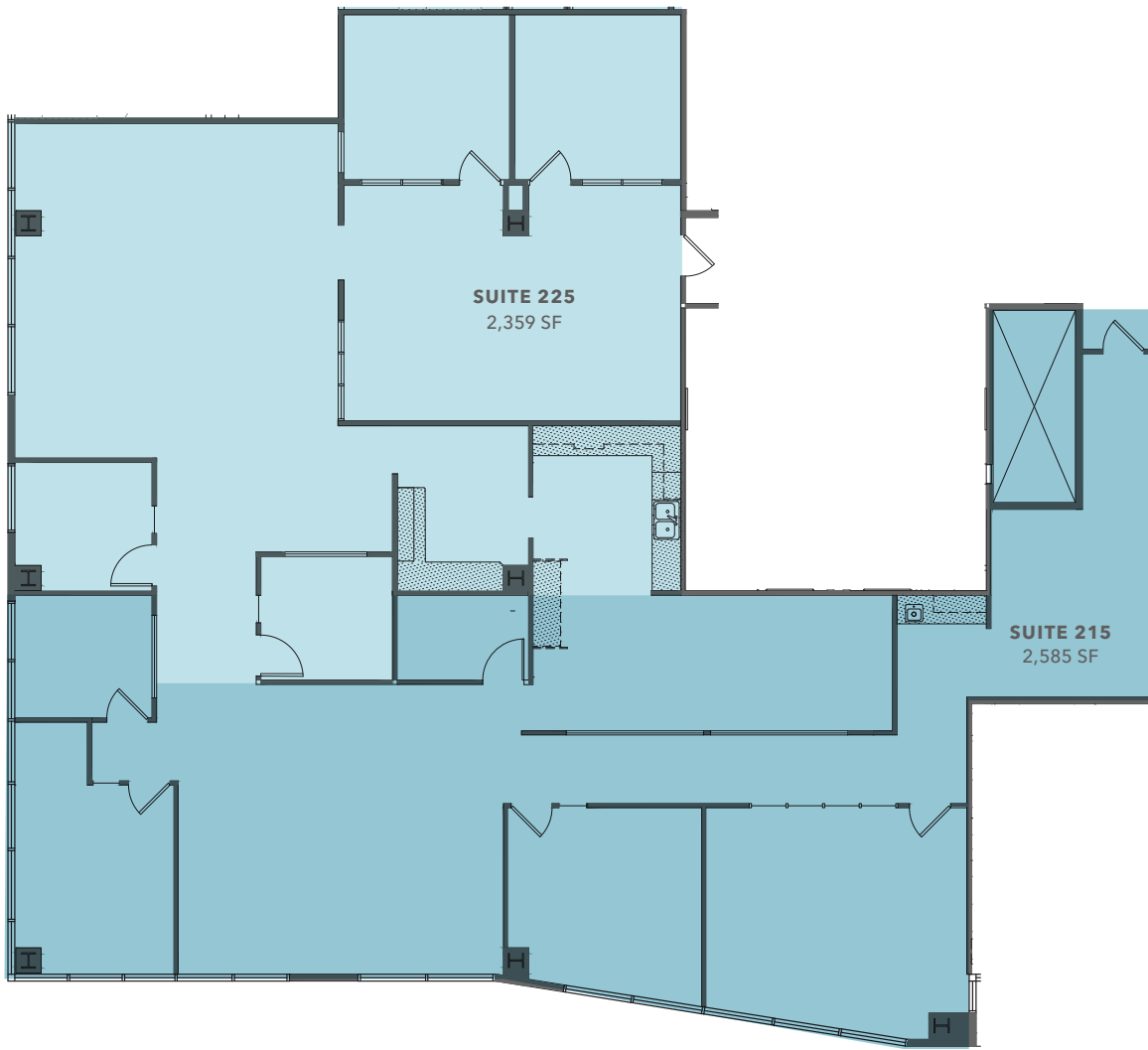
NOW

AVAILABLE

\$22.00

LEASE RATE (SF/YR, NNN)

SECOND FLOOR PLAN



4,944 RSF

SUITE 215/225 (DIVISIBLE)

2,585 RSF

SUITE 215

2,359 RSF

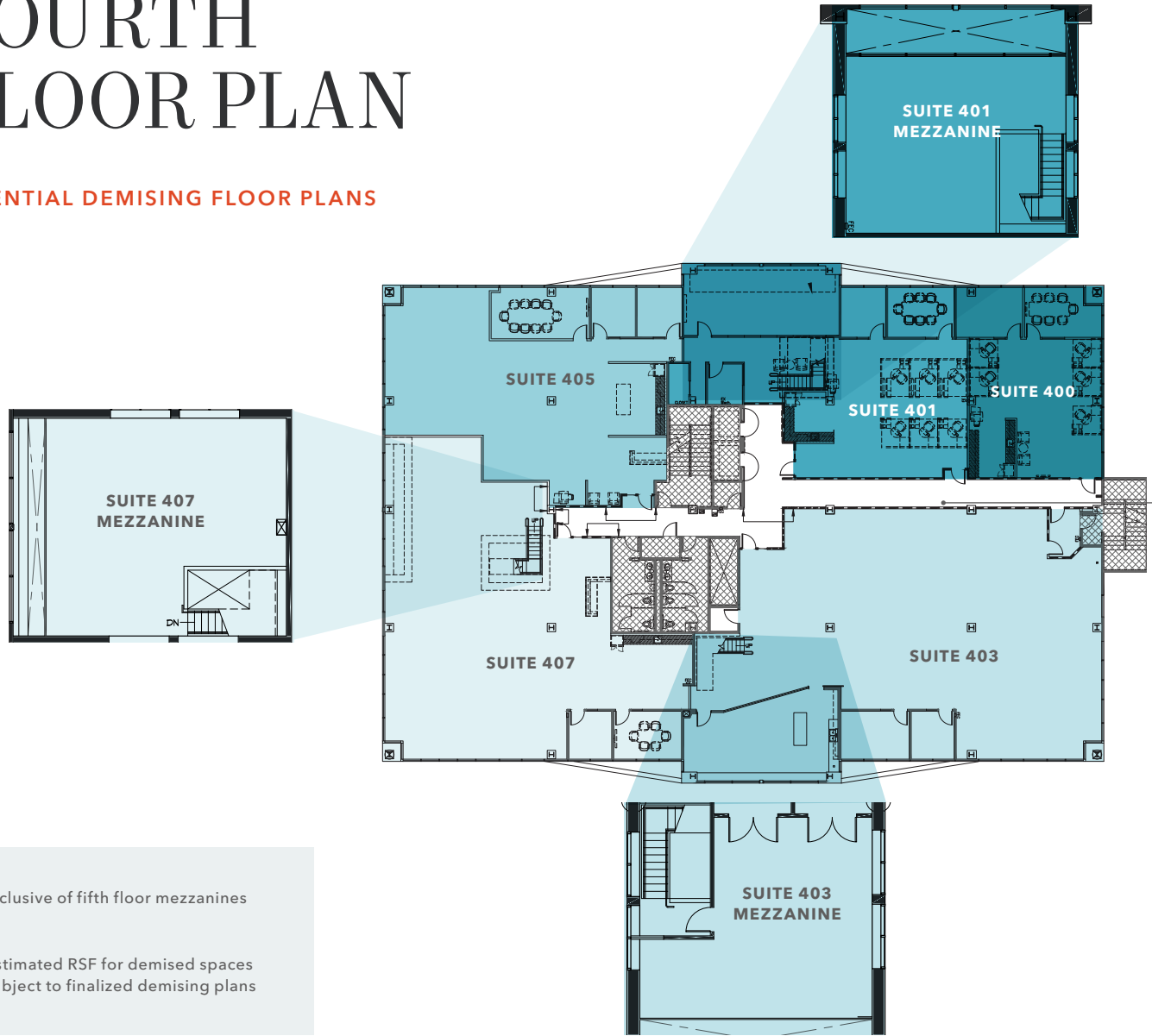
SUITE 225

\$22.00

LEASE RATE (SF/YR, NNN)

FOURTH FLOOR PLAN

POTENTIAL DEMISING FLOOR PLANS



Inclusive of fifth floor mezzanines

Estimated RSF for demised spaces
subject to finalized demising plans

19,491 RSF

TOTAL FLOOR SPACE

1,473 RSF

SUITE 400

3,488 RSF

SUITE 401

6,285 RSF

SUITE 403

3,066 RSF

SUITE 405

5,179 RSF

SUITE 407

\$22.00

LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



SPARLING TECHNOLOGY CENTER

Owned by



Exclusively leased by

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MATTHEW HAGEN, SIOR
425.283.5782
matt.hagen@kidder.com

KIDDER.COM

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