

WAREHOUSE
LEASE



LYNNWOOD EAST BUSINESS PARK, Building B

2027 - 2031 196th Street SW | Lynnwood, WA

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

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

FEATURES:

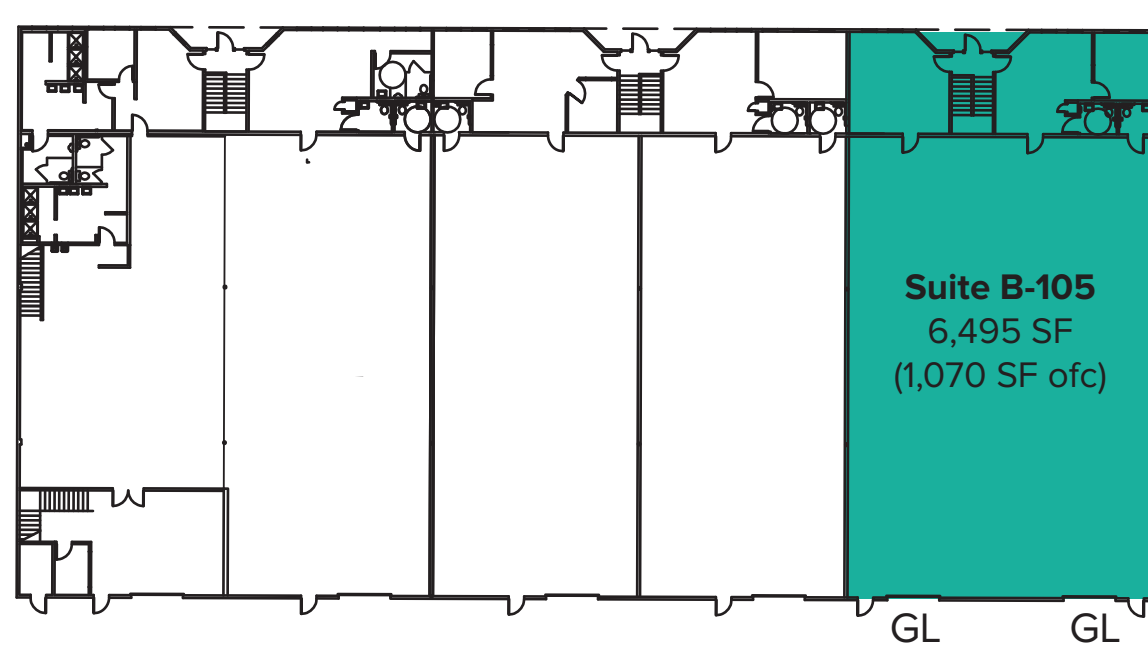
- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available

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B-105 FLOOR PLAN

FEATURES

- **Available Now**
- **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.