

RETAIL  
LEASE

Available



# LYNNWOOD EAST BUSINESS PARK

2027 196th Street SW | Lynnwood, WA

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# HIGH-VISIBILITY RETAIL SPACE

1,708 SF Available

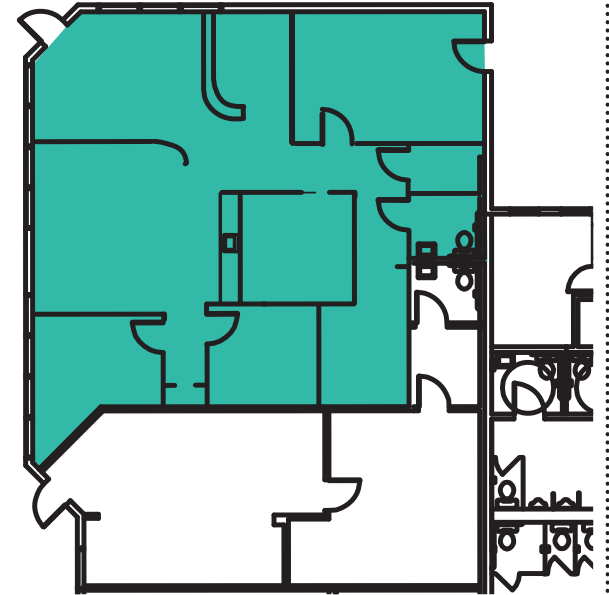
\$28.00/SF, NNN

## FEATURES

- Available 8/1/25
- Former Dental Office Space
- Visibility to 42,000 Cars/Day on 196th Street SW
- Abundant Parking
- Monument Signage & Building Signage Available
- Immediate Access to I-5, I-405, and SR-525
- Direct line of sight from busy arterial

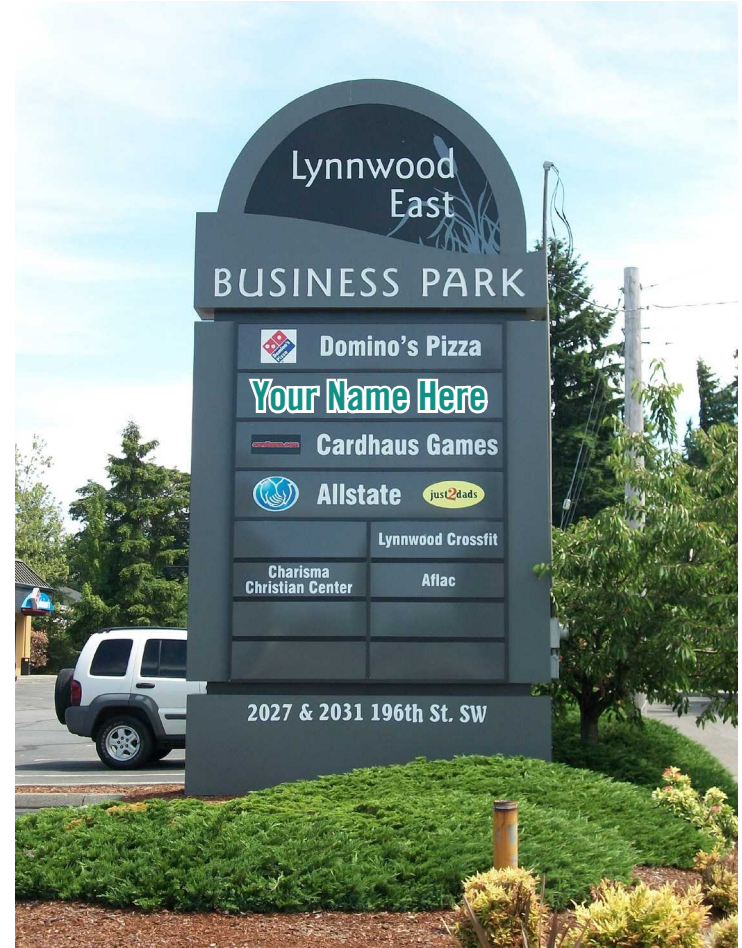


Suite R-1  
1,708 SF



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# LOCATION MAP



## DRIVE TIMES:

- I-5: 2 Min.
- I-405: 3 Min.
- Alderwood Mall: 4 Min.
- Seattle: 21 Min.
- Bellevue: 20 Min.