

**±182,000 SF**  
CLASS A OFFICE

# NORTHVIEW CENTER

20700 44th Ave W | Lynnwood, WA



**CBRE**

**NITZE-STAGEN**



# EXPERIENCE CLASS A IN LYNNWOOD



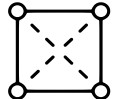
**LANDMARK BUILDING**  
182,000 SF State-of-the-Art Office Building with Unmatched I-5 Exposure



**TIMELESS DESIGN**  
Attractive Glass and Brick Exterior Including Floor to Ceiling Window Line with Territorial Views



**LIGHT RAIL ADJACENT**  
Walking Distance to Newly Opened Lynnwood City Center Light Rail Station



**FLEXIBLE LAYOUT**  
Versatile 30,300 SF Floor Plates, Offering Both Single and Multi-Tenant Configurations



**CONVENIENT PARKING**  
Two Levels of Secured Parking, plus Surface Lot and Adjacent Shared Parking Structure for a Ratio of 3.5/1,000



**TENANT FOCUSED**  
Outdoor Gathering Area, Bicycle Storage, Showers, and Lockers



**NORTHVIEW CENTER**

**SOUNDTRANSIT**  
LYNNWOOD CITY CENTER LIGHT RAIL STATION





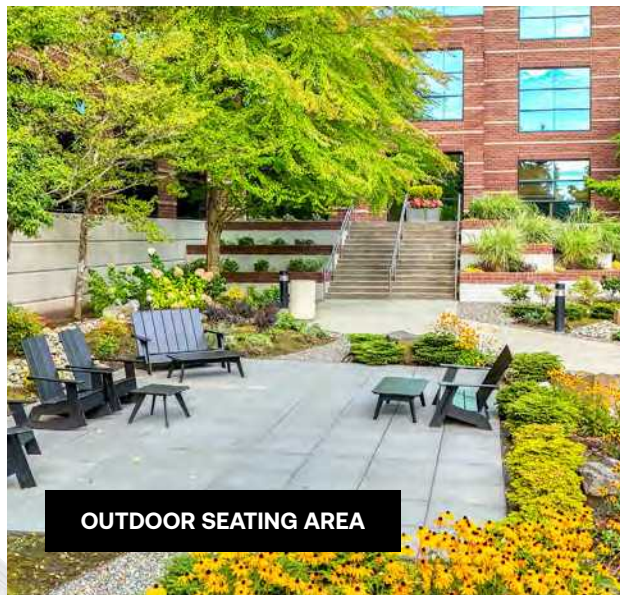
**GENEROUS WINDOW LINES**



**IMMEDIATE OCCUPANCY**



**QUALITY FINISHES**



**OUTDOOR SEATING AREA**

## **BUILDING FEATURES**

- 6-Story Office Tower with Prominent Visibility
- Strategic Location Near I-5 & I-405 Interchange
- High Quality Class A Finishes & Market-Ready Spaces
- Renovated Locker Rooms & Showers, Plus Bicycle and Secured Tenant Storage
- No City B&O or Utility Taxes (Except Telecom)

## **LOCATION HIGHLIGHTS**

- 25 Minutes to Downtown Seattle & Bellevue
- Closest Class A Building to New Light Rail Station
- Full-Service Embassy Suites by Hilton Hotel Onsite
- True Amenity-Rich Area with Plentiful Retail, Restaurants, Services, and Fitness Nearby



# AVAILABLE SPACES

## Floor 1

2,497 RSF AVAILABLE

SUITE 105 | 2,497 RSF

## Floor 3

16,237 RSF AVAILABLE

SUITE 350 | 10,634 RSF

SUITE 360 | 5,603 RSF

## Floor 5

23,343 RSF AVAILABLE

SUITE 500 | 13,390 RSF

SUITE 525 | 9,953 RSF

## Floor 6

5,575 RSF AVAILABLE

SUITE 605 | 1,798 RSF

SUITE 630 | 3,777 RSF



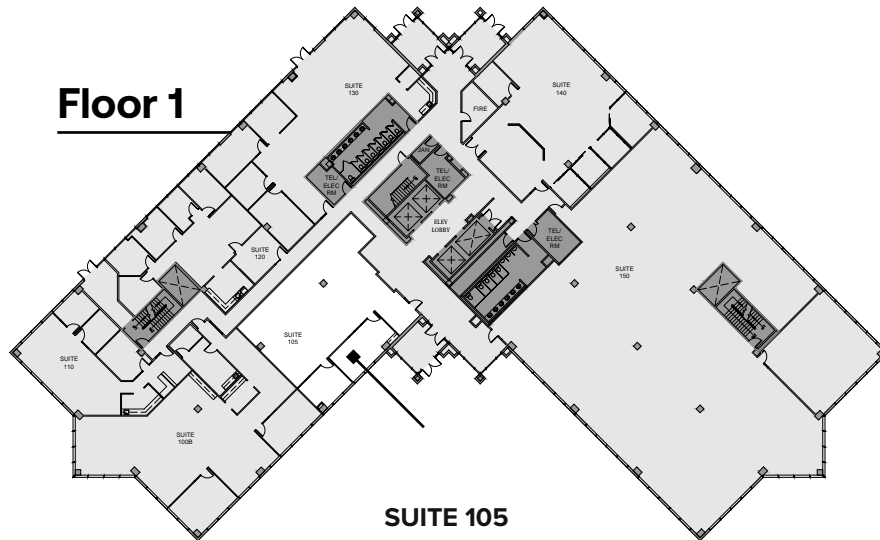


# AVAILABLE SPACES | FLOOR PLANS



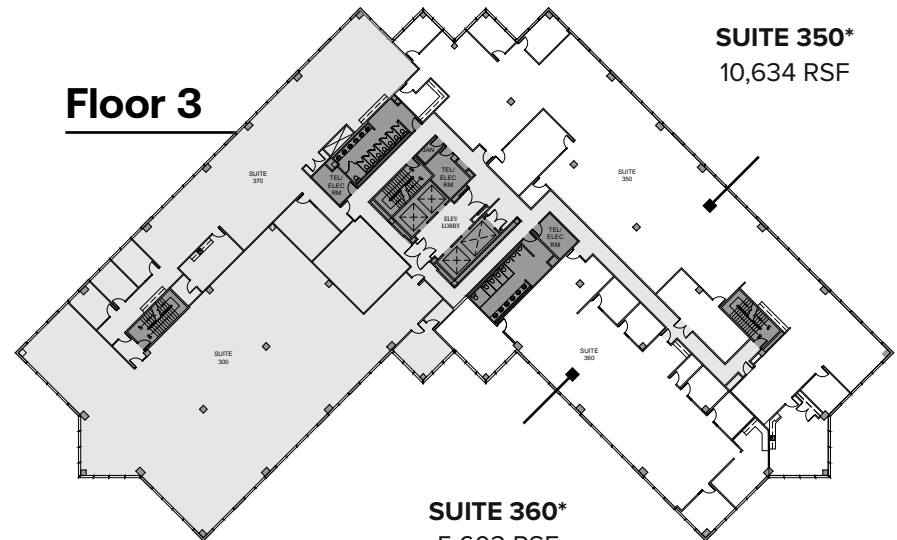
CLICK ON SUITE TO VIEW PDF FLOOR PLANS

## Floor 1



**SUITE 105**  
2,497 RSF

## Floor 3

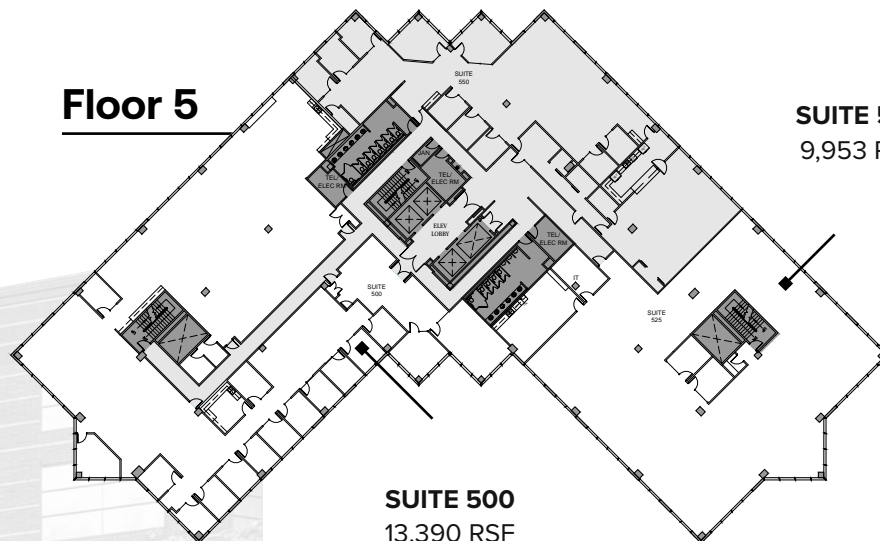


**SUITE 350\***  
10,634 RSF

**SUITE 360\***  
5,603 RSF

*\*Can collapse corridor and combine for 16,240 RSF*

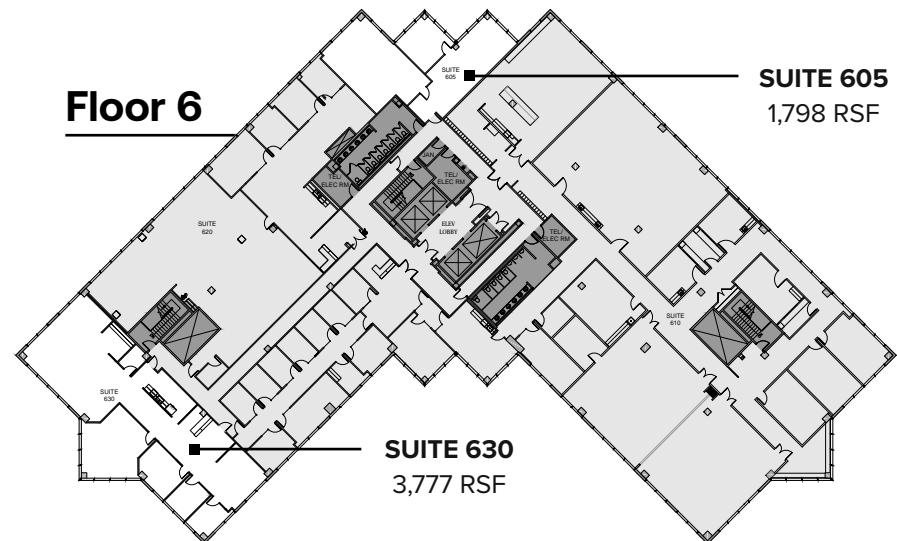
## Floor 5



**SUITE 500**  
13,390 RSF  
*Divisible down to ±5,490 SF*

**SUITE 525**  
9,953 RSF

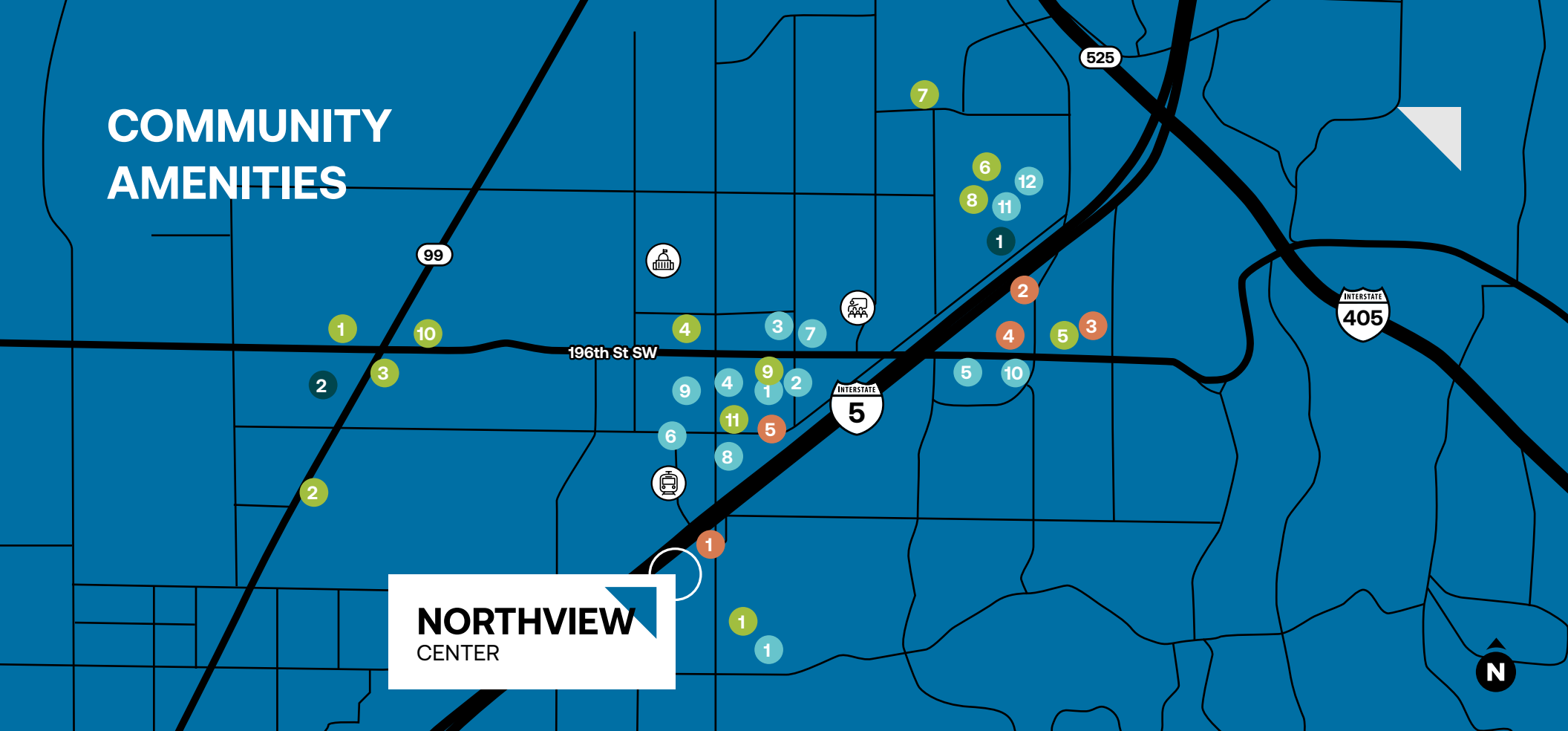
## Floor 6



**SUITE 605**  
1,798 RSF

**SUITE 630**  
3,777 RSF

# COMMUNITY AMENITIES



**NORTHVIEW  
CENTER**

## DINING

- 1 Starbucks
- 2 The Rock Wood Fired Kitchen
- 3 B3 Breakfast & Burger Bar
- 4 Chipotle
- 5 Chick-fil-A
- 6 McDonald's
- 7 Ezell's Famous Chicken
- 8 Cafe India
- 9 Wild Wasabi
- 10 Zeek's Pizza
- 11 Fogo de Chao
- 12 The Cheesecake Factory

## ACCOMMODATIONS

- 1 Embassy Suites Hotels
- 2 Hampton Inn & Suites
- 3 Holiday Inn Express
- 4 Extended Stay America
- 5 Hilton Garden Inn




## HEALTH & FITNESS

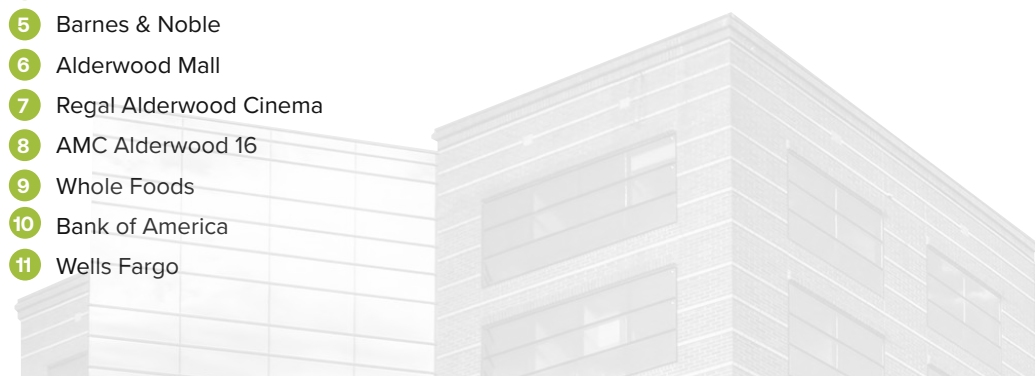
- 1 24 Hour Fitness
- 2 LA Fitness

## RETAIL & LIFESTYLE

- 1 Safeway
- 2 Walgreens
- 3 Trader Joe's
- 4 Fred Meyer
- 5 Barnes & Noble
- 6 Alderwood Mall
- 7 Regal Alderwood Cinema
- 8 AMC Alderwood 16
- 9 Whole Foods
- 10 Bank of America
- 11 Wells Fargo

## GOVERNMENT/TRANSPORTATION

-  Light Rail Station
-  City of Lynnwood
-  Lynnwood Convention Center





# COMMUNITY INFORMATION

## Explore Lynnwood

Check out a visitor highlights video for fun things to do in Lynnwood.

[WATCH VIDEO](#)

## Dining

Browse an up-to-date list of Lynnwood restaurants and sign up for exclusive discounts with Lynnwood's free dining pass program, Best Bites.

[VISIT WEBSITE](#)

## Zip Alderwood Shuttle

View the Zip Shuttle schedule, an on-demand shuttle service popular with locals and visitors alike.

[VISIT WEBSITE](#)



 **SOUNDTRANSIT**  
ACTIVE SOUND TRANSIT LIGHT RAIL

**ADDITIONAL SHARED  
PARKING**

**EMBASSY SUITES HOTEL**





# NORTHVIEW CENTER

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**CBRE**

**NITZE-STAGEN**

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