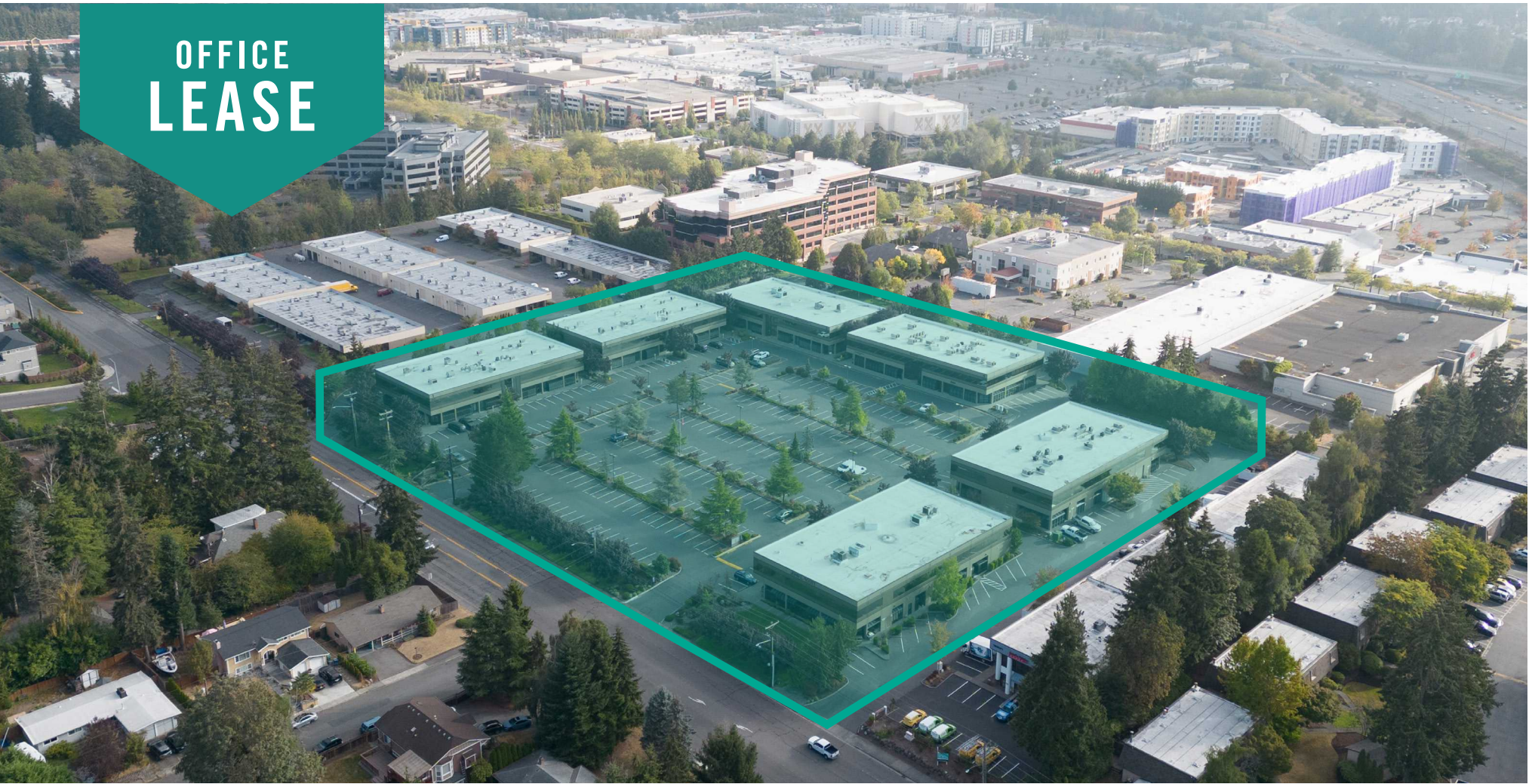


**OFFICE
LEASE**



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Grant Rubenstein

425.289.2220

grant@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





AFFORDABLE OFFICE SPACES

IMMEDIATE ACCESS TO I-405 & I-5

891 SF - 2,966 SF Available



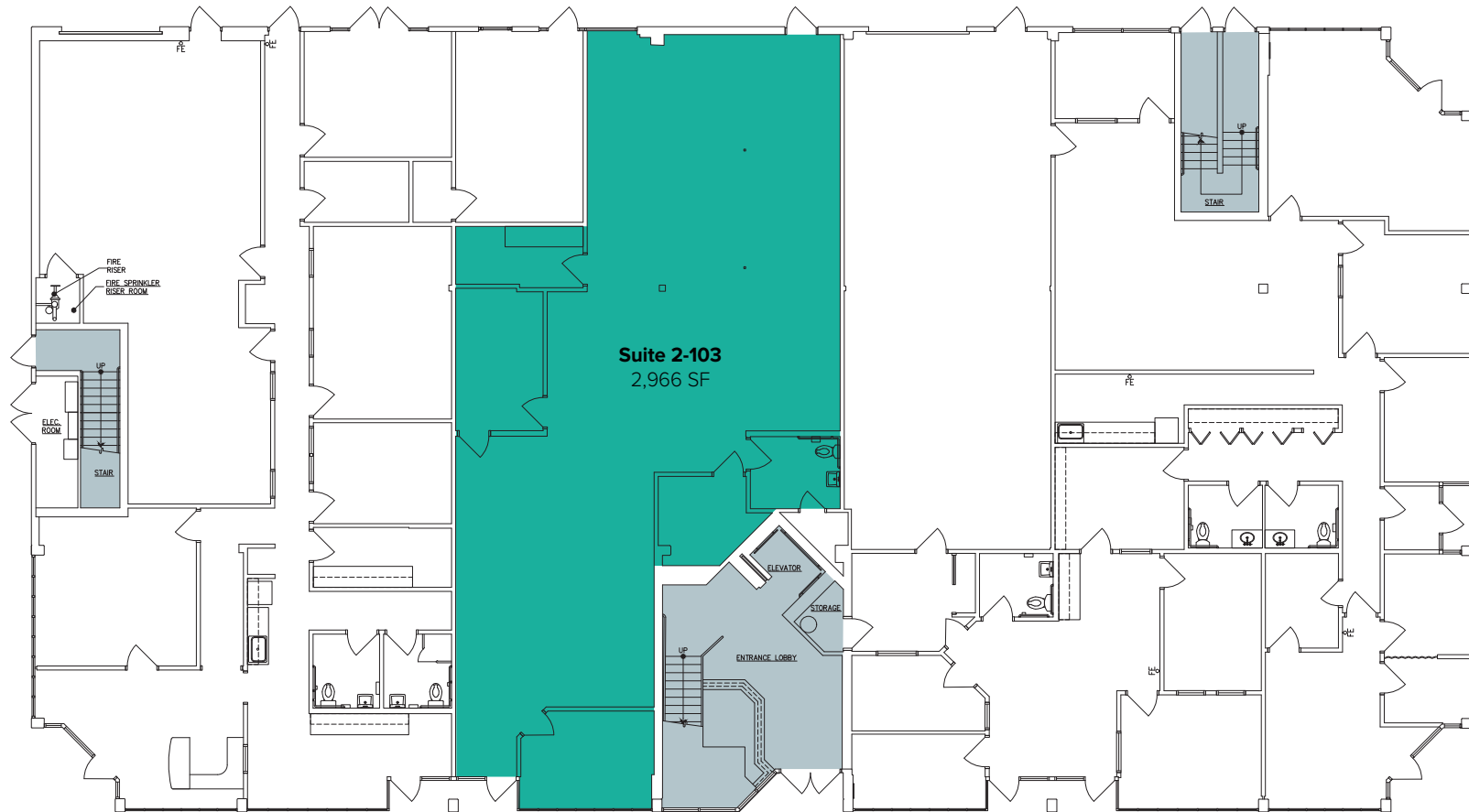
PROPERTY DETAILS:

- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from Future Link Light Rail Station
- Abundant 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.

BUILDING 2 (19105) FIRST FLOOR PLAN

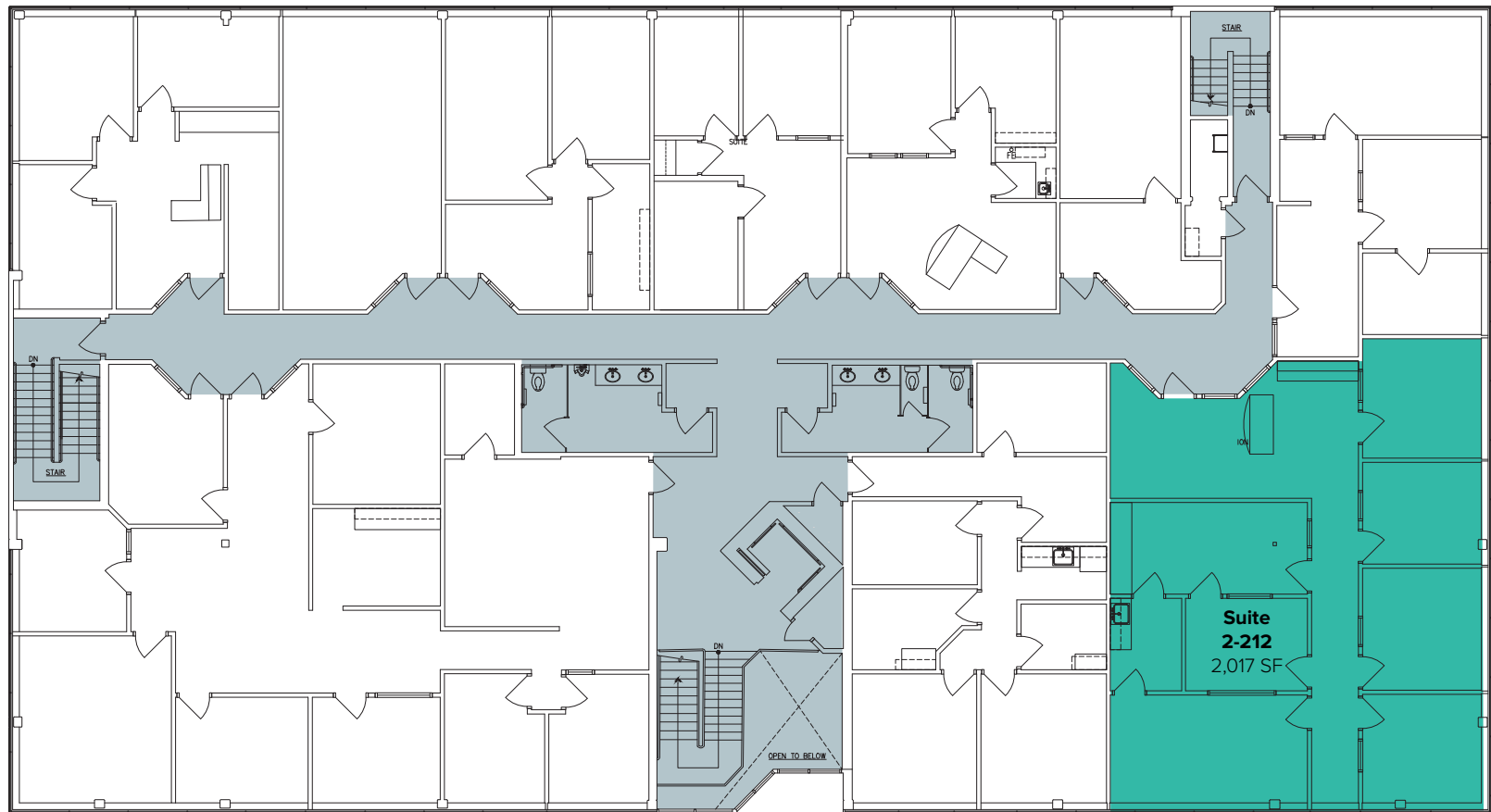
| Suite | Square Feet | Rate | Notes |
|-------|-------------|--------------------------|--|
| 2-103 | 2,966 SF | \$27.50/SF, Full Service | First floor office space with private offices, 1 restroom, and open work area. Available Now. |



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.

BUILDING 2 (19105) SECOND FLOOR PLAN

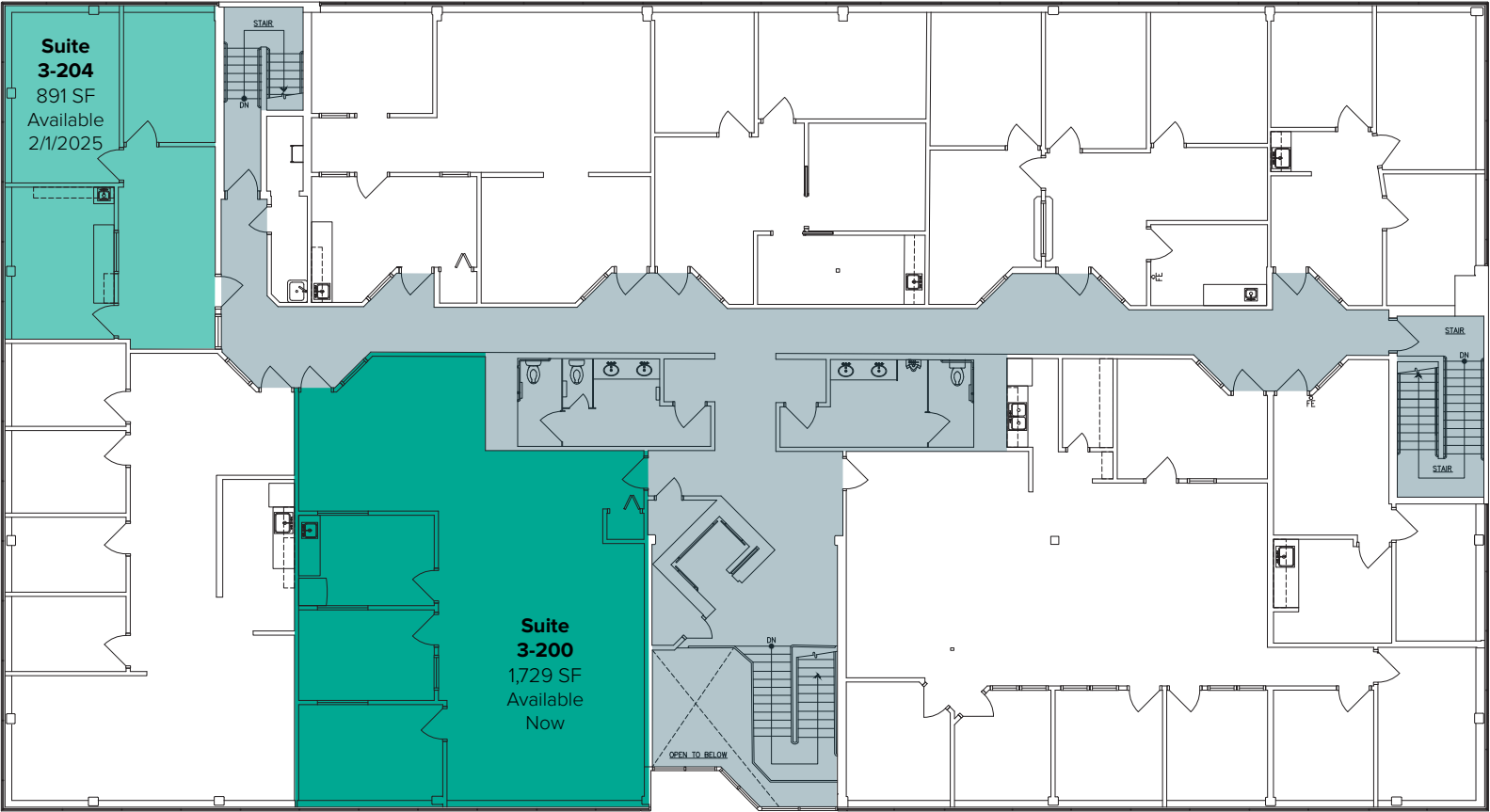
| Suite | Square Feet | Rate | Notes |
|-------|-------------|--------------------------|--|
| 2-212 | 2,017 SF | \$27.50/SF, Full Service | Second floor office space with reception area, 5 private window line offices, 2 interior offices, and kitchenette. Available 6/1/2025. |



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.

BUILDING 3 (19109) FLOOR PLAN

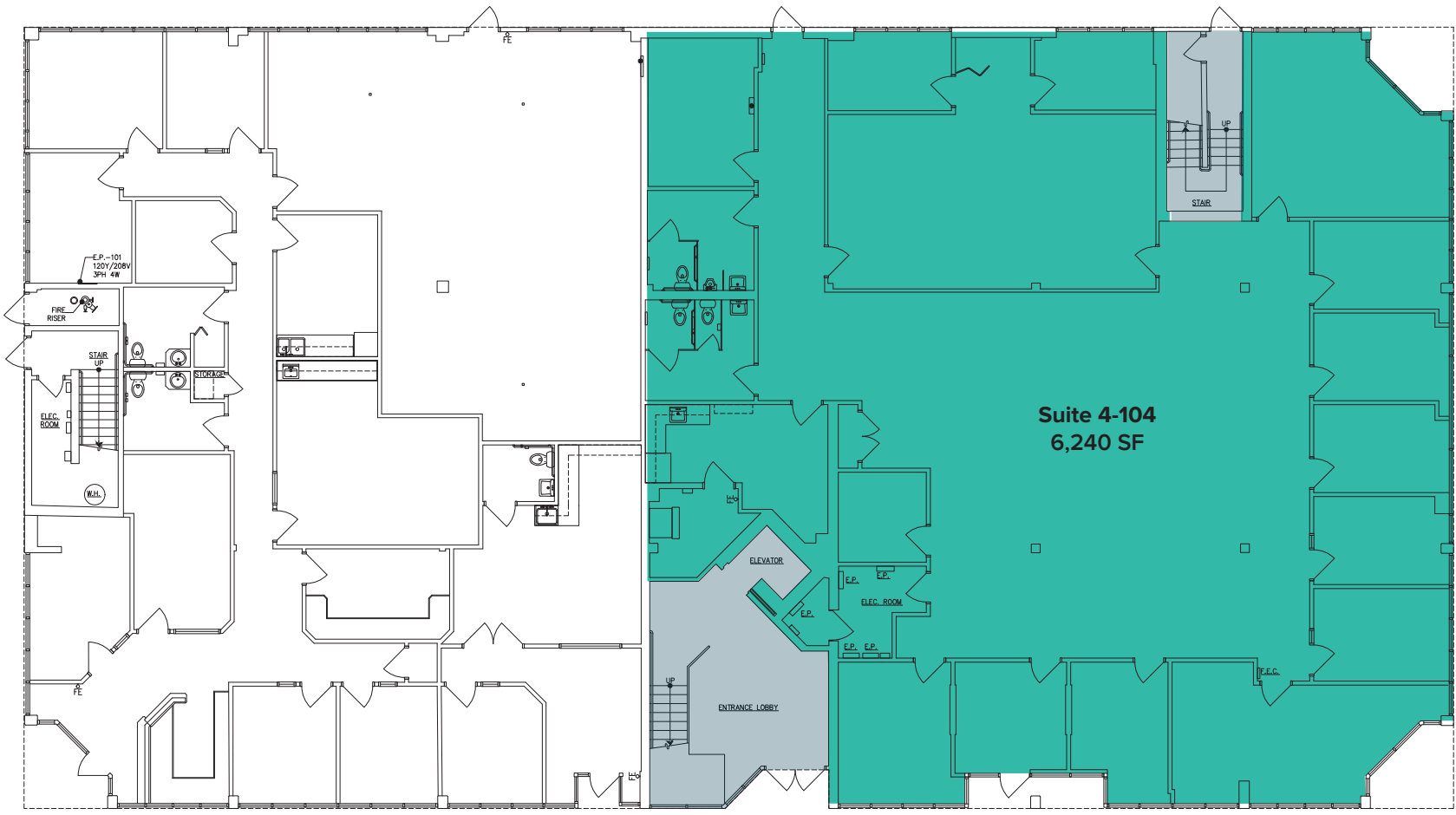
| Suite | Square Feet | Rate | Notes |
|-------|-------------|-----------------------------|---|
| 3-200 | 1,729 SF | \$27.50/SF, Full Service | Second floor office space with 2 private offices, kitchenette and open area. Available Now. |
| 3-204 | 891 SF | \$2,228/Month, Full Service | Second floor office space with 2 private offices, kitchenette and reception area. Available 2/1/2025. |



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.

BUILDING 4 (19203) 2ND FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|--------------------------|---|
| 4-104 | 6,240 SF | \$27.50/SF, Full Service | Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area Available with 60 days' notice. |



BUILDING 5 (19217) 1ST FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|---------------------|--------------------------|---|
| 5-104 | 1,868 SF - 2,495 SF | \$27.50/SF, Full Service | First floor office or medical space with efficient layout. 10 rooms, 5 including sinks. Direct entry. Available with adjacent 627 SF space. 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.

SITE PLAN



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

