

**OFFICE
FOR LEASE**



LYNNWOOD CORPORATE CENTER

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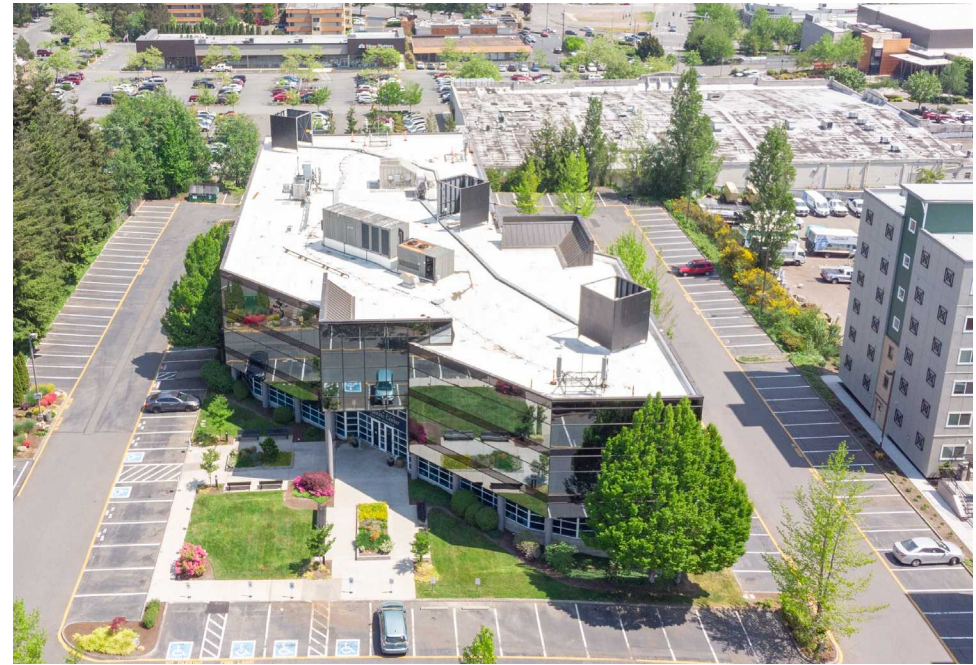


CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

498 SF - 6,514 SF Available

BUILDING FEATURES:

- Extensive Window Line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & Future Link Light Rail station



FIRST FLOOR

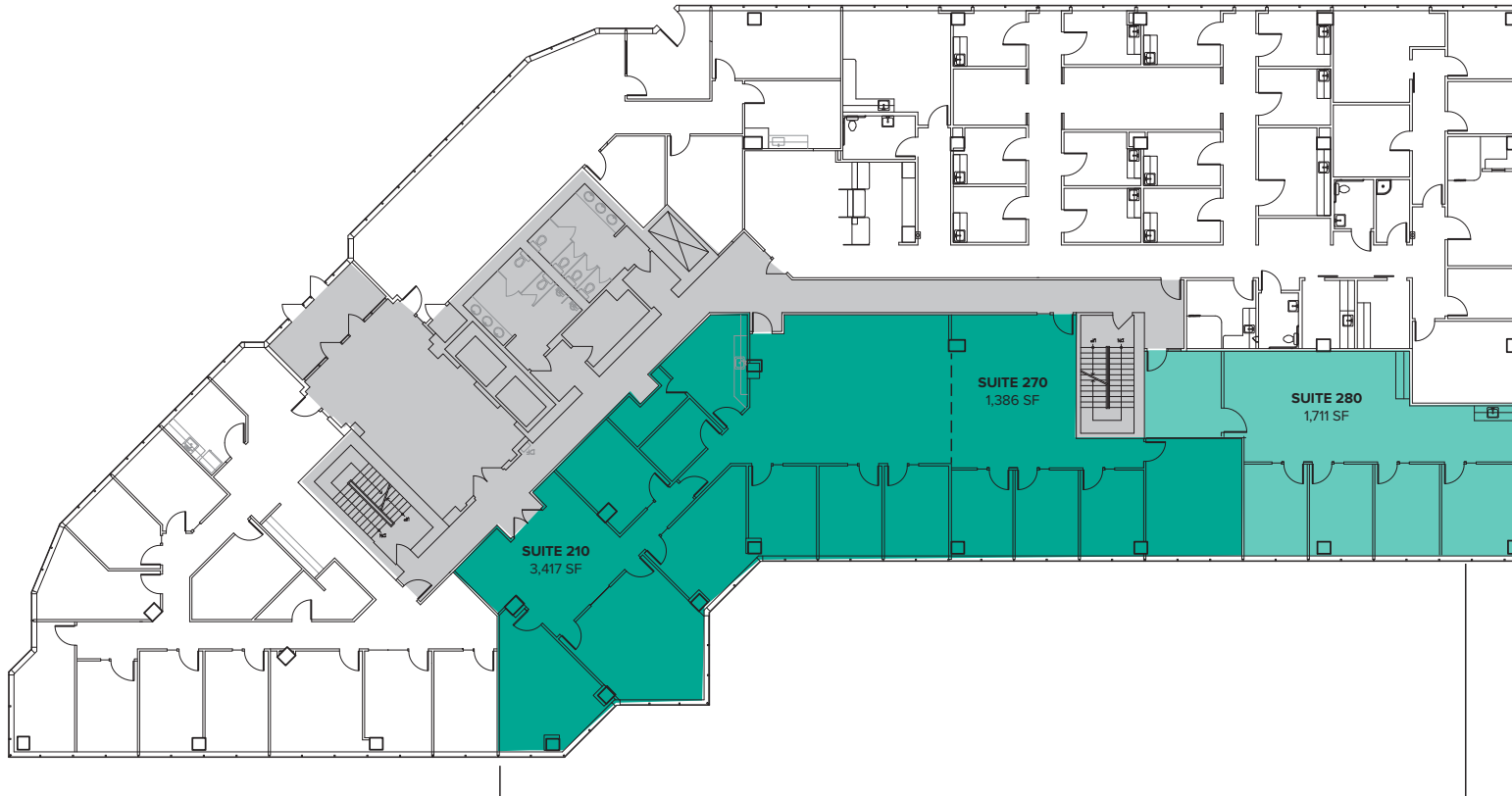
Suite	Square Feet	Rate	Notes
110	498 SF	\$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. Available now.



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SECOND FLOOR

Suite	Square Feet	Rate	Notes
210	3,417 SF - 4,803 SF	\$23.00/SF, NNN	Second floor office space with reception, kitchenette, 6 private offices on window line, 2 conference rooms, open work area, and storage room. Contiguous with 270. Available 2/1/2025.
270	1,386 SF - 4,803 SF	\$23.00/SF, NNN	Second floor office with 3 private offices on window line, conference room, and open work area. Contiguous with 210. Available 2/1/2025.
280	1,711 SF - 6,514 SF	\$23.00/SF, NNN	Second floor office with open work space and 4 private offices with kitchenette. Contiguous with 210 & 270 for 6,514 SF. Available 6/1/2025.

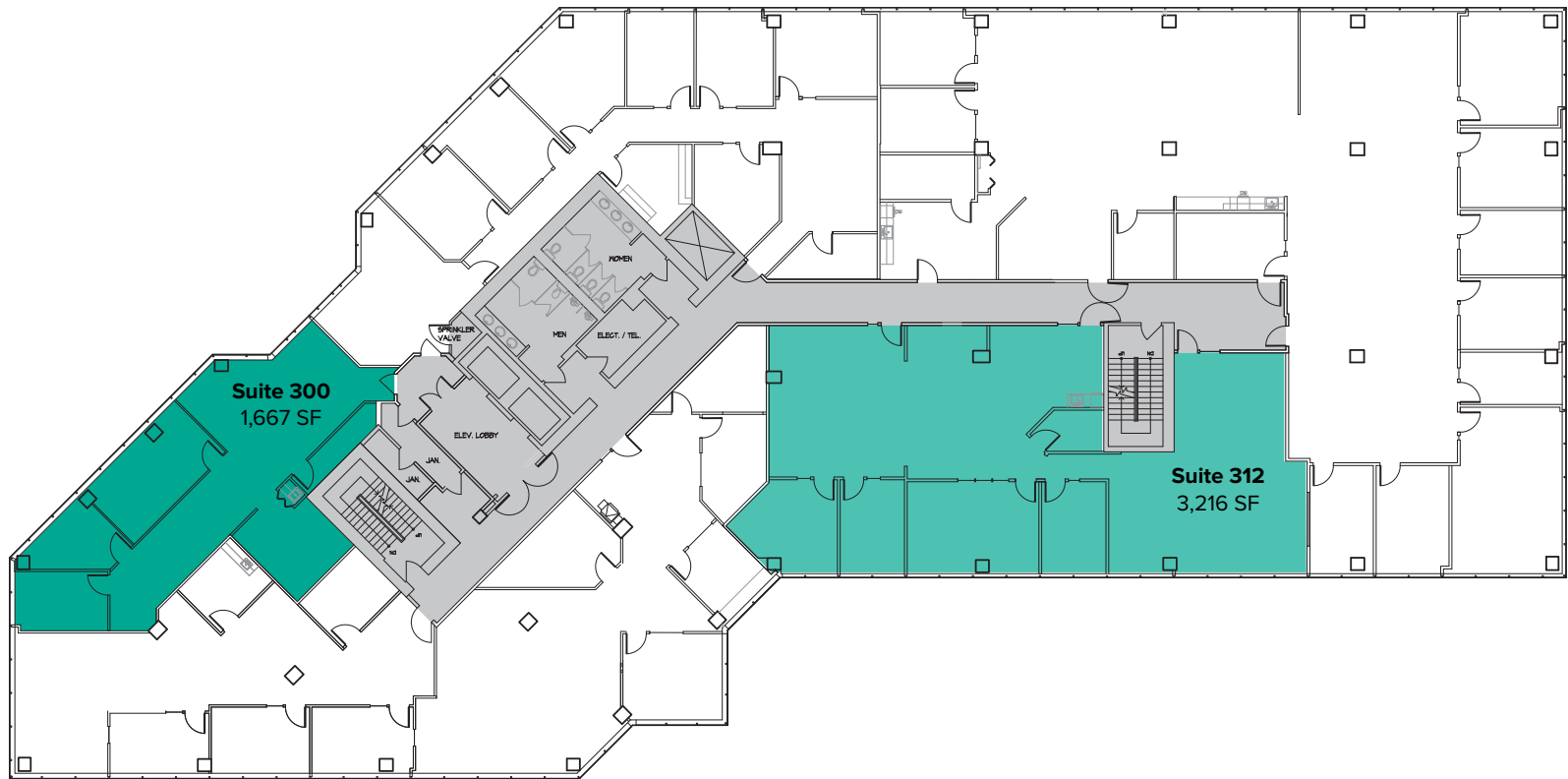


Contiguous: 6,514 SF

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THIRD FLOOR

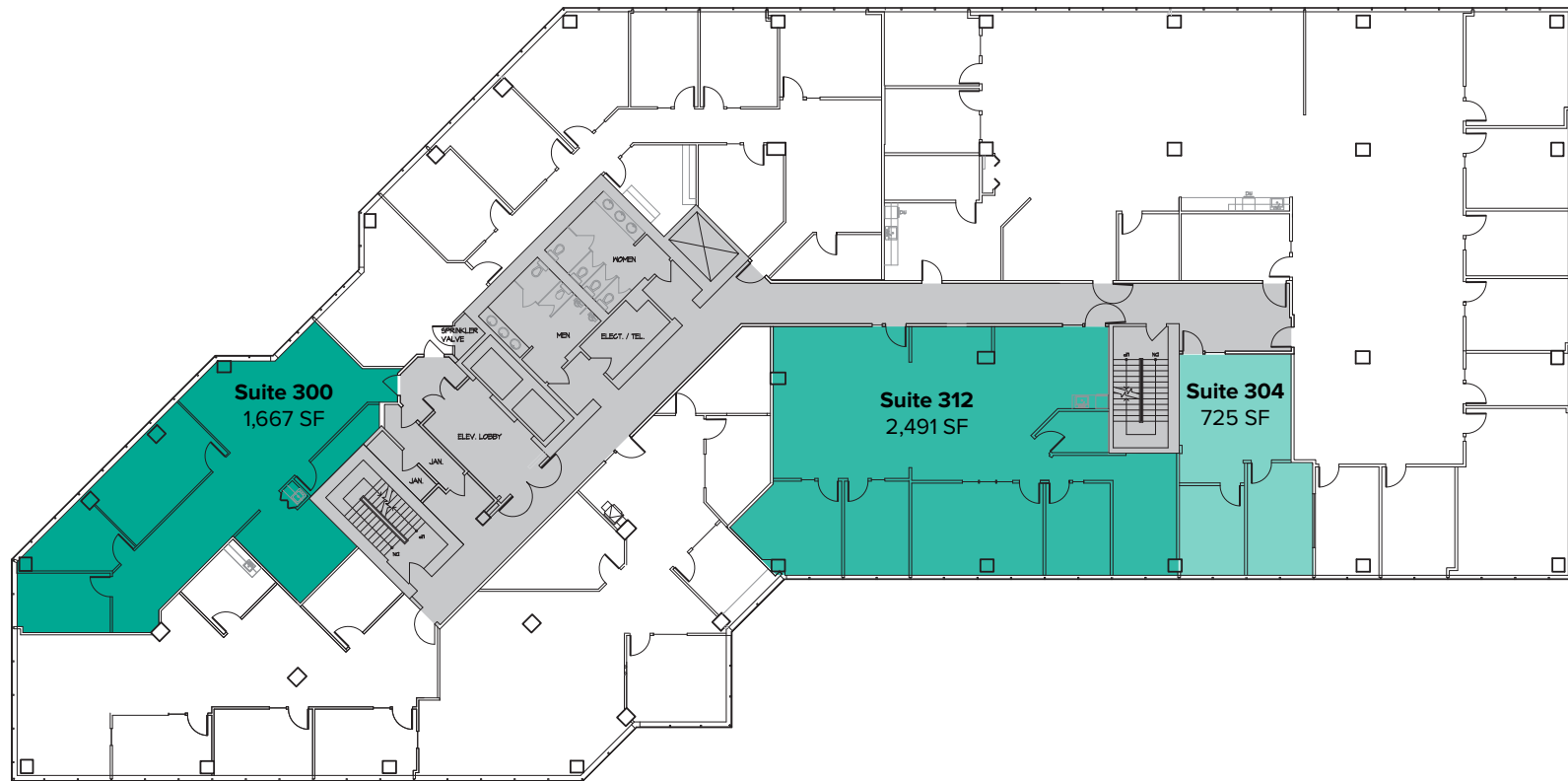
Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. Available 1/1/2025.
312	3,216 SF	\$23.00/SF, NNN	Third floor space 3 private offices, conference room, and open work area. Available 4/1/2025.



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THIRD FLOOR - SAMPLE PLAN

Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. Extensive glass line. Available 1/1/2025.
304	725 SF	\$23.00/SF, NNN	Third floor space with 2 private offices. Available 4/1/2025.
312	2,491 SF	\$23.00/SF, NNN	3 private offices, conference room, and open work area. Available 4/1/2025.



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FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	2,739 SF	\$23.00/SF, NNN	Office space with open work area. Tenant improvements available. Available Now.



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LOCATION MAP

