

FOR LEASE

## ECHLYNN BUILDING

6520 212TH STREET SW, LYNNWOOD, WA 98036



### OFFERING SUMMARY

Available SF: 900 SF

Lease Rate: \$18.00 SF/yr (NNN)

Year Built: 1977

Building Size: 8,100 SF

Zoning: OB

Market: Lynnwood

### PROPERTY OVERVIEW

Two story office and industrial building with ample parking and easy access to many nearby amenities.

### PROPERTY HIGHLIGHTS

- Ample Parking
- Great Access to SR-99 & I-5
- Large Windows Provide Natural Light
- Restroom in Suite
- Well Maintained Building



DAVID HALL, CCIM, CPM CANDIDATE

206.381.3883 x107

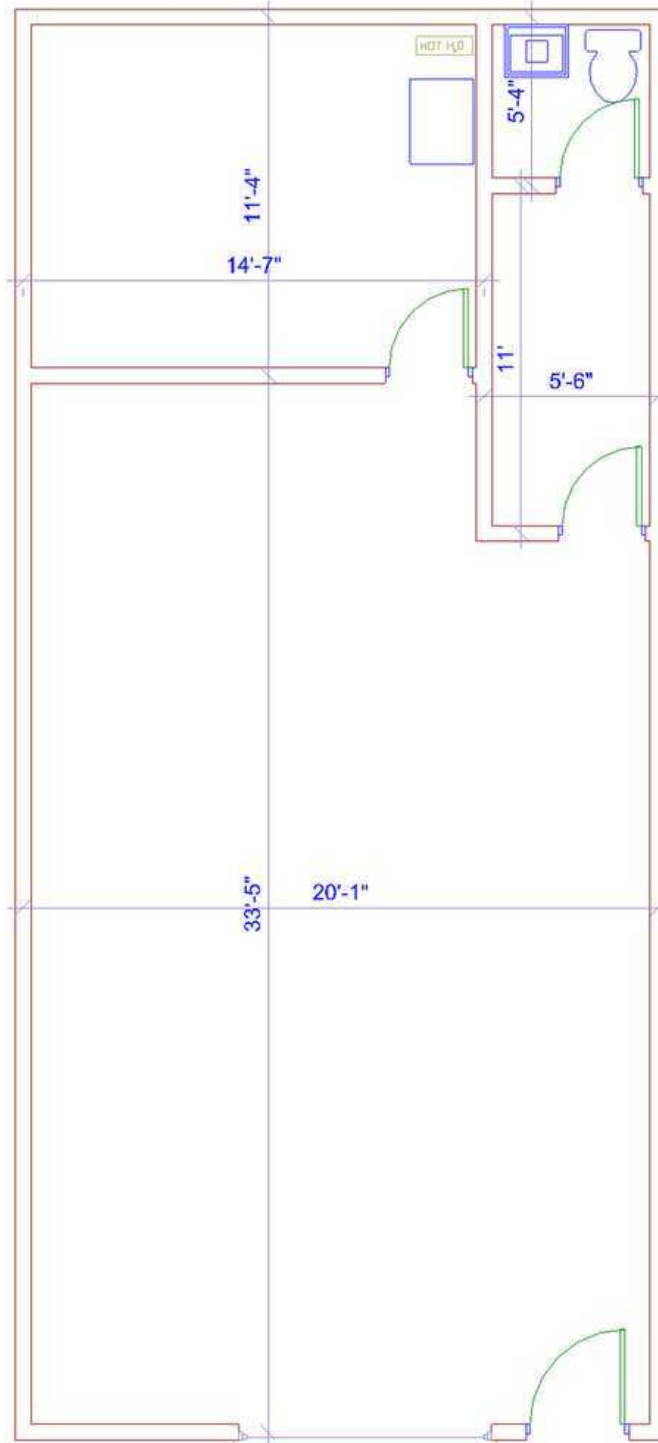
david@corecommercialproperties.com

CORE Commercial Properties, Inc. | 10 East Allison Street | Seattle, WA 98102 | 206.381.3800 | corecommercialproperties.com

The information herein comes from sources deemed reliable but has not been independently verified by CORE Commercial Properties, Inc. No warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

## ECHLYNN BUILDING

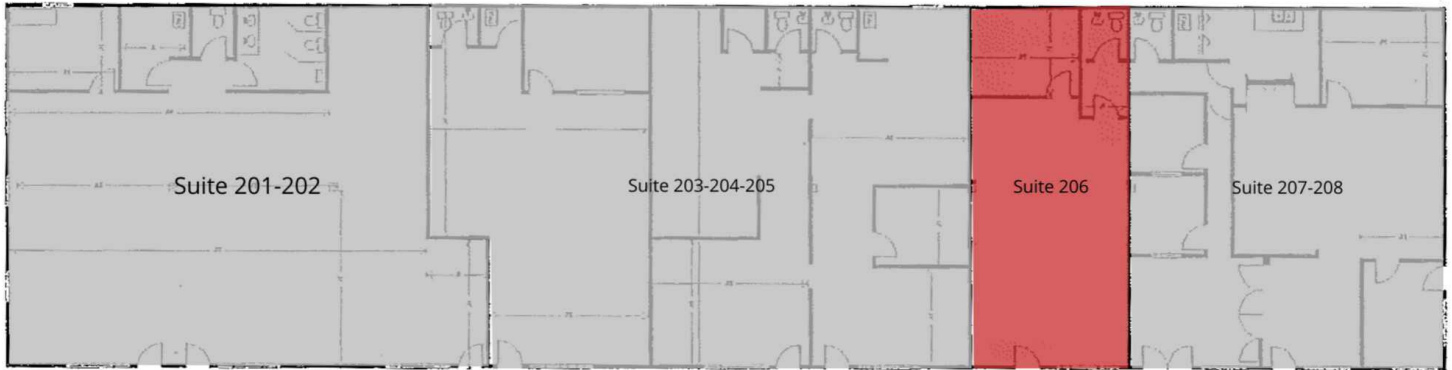
6520 212TH STREET SW, LYNNWOOD, WA 98036



**DAVID HALL, CCIM, CPM CANDIDATE**  
206.381.3883 x107  
david@corecommercialproperties.com

# ECHLYNN BUILDING

6520 212TH STREET SW, LYNNWOOD, WA 98036



**LEGEND**

Available

Unavailable

**LEASE INFORMATION**

Lease Type:	NNN
Total Space:	900 SF

Lease Term:	Negotiable
Lease Rate:	\$18.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 206	Available	900 SF	NNN	\$18.00 SF/yr	Mostly open office with private restroom and back office. 2025 Operating Expense estimate: \$5.37 psf/yr. Available May 1, 2025.



DAVID HALL, CCIM, CPM CANDIDATE  
 206.381.3883 x107  
 david@corecommercialproperties.com

## ECHLYNN BUILDING

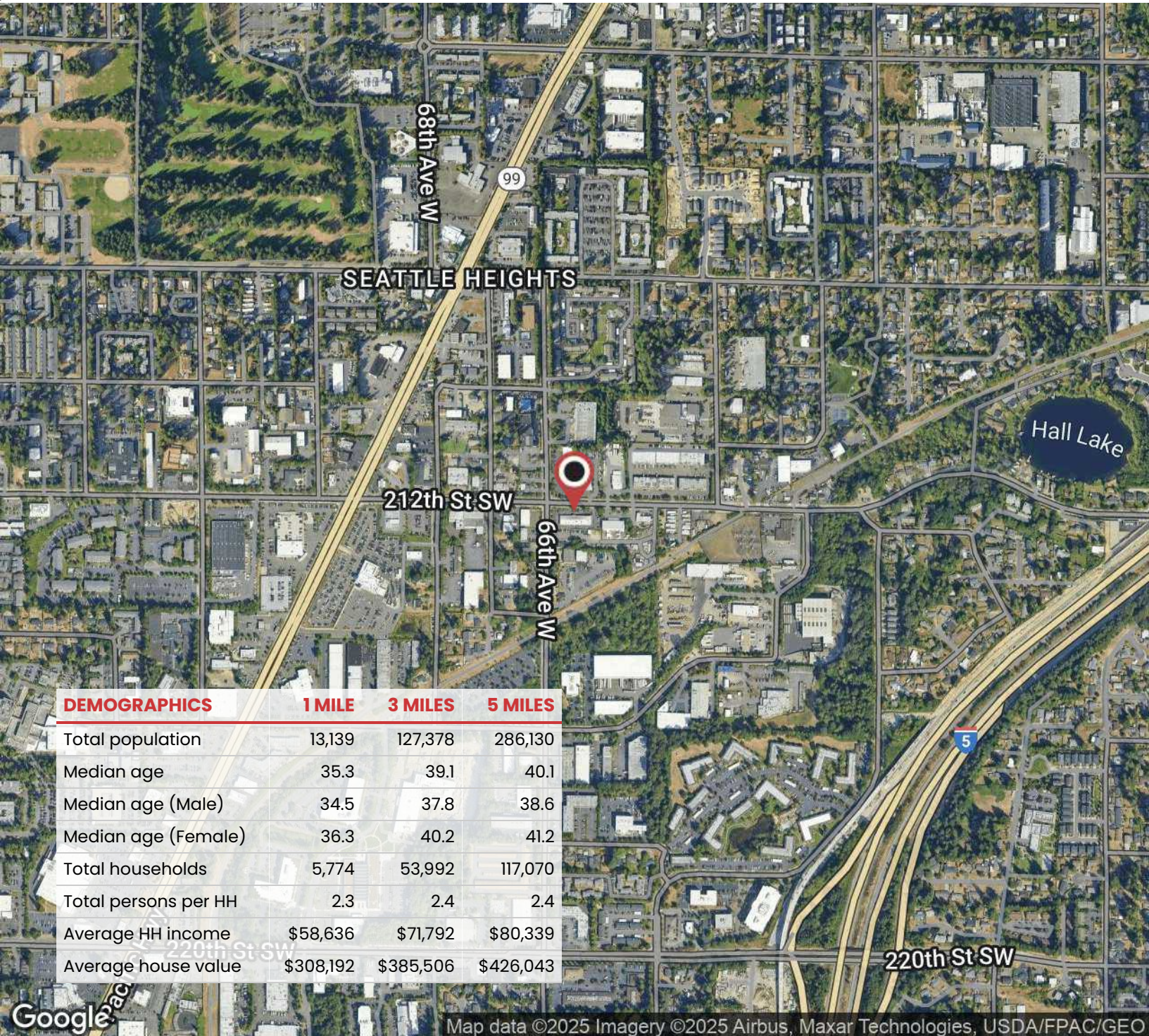
6520 212TH STREET SW, LYNNWOOD, WA 98036



DAVID HALL, CCIM, CPM CANDIDATE  
206.381.3883 x107  
david@corecommercialproperties.com

## ECHLYNN BUILDING

6520 212TH STREET SW, LYNNWOOD, WA 98036



DAVID HALL, CCIM, CPM CANDIDATE  
 206.381.3883 x107  
 david@corecommercialproperties.com