

# LEASE

## CENTRAL LYNNWOOD RETAIL/OFFICE/INDUSTRIAL/FLEX

5611 196th St SW Lynnwood, WA 98036



### OFFERING SUMMARY

**Lease Rate:** \$20.00 - 24.00 SF/yr (NNN)

**Avail. SF:** 1,100 - 2,183 SF

**Lot Size:** 0.52 Acres

**Year Built:** 1972

**Renovated:** 1990

**Zoning:** HMU

### PROPERTY OVERVIEW

This rare opportunity offers flex, industrial or retail space in central Lynnwood with excellent visibility and direct access from 196th Street between Highway 99 and I-5. With left-in access and parking on three sides, the space is well-suited for a variety of uses (spa, massage, salon, minimart, fitness, coffee/cafe).

### LOCATION OVERVIEW

Lynnwood, WA is a rapidly growing city located just 16 miles north of Seattle. Known for its strategic location at the intersection of I-5 and I-405, Lynnwood serves as a key commercial and retail hub for the greater Snohomish County area. The city is home to Alderwood Mall, one of the region's largest shopping destinations, and has a strong mix of national retailers, local businesses, and industrial operations. The building is less than one mile from the light rail station and I-5.

UNITS	LEASE RATE	SPACE SIZE
Top Floor	\$20.00 - 24.00 SF/yr	1,100 SF
Ground Floor	\$20.00 - 24.00 SF/yr	2,183 SF

**Gretchen Hamm**  
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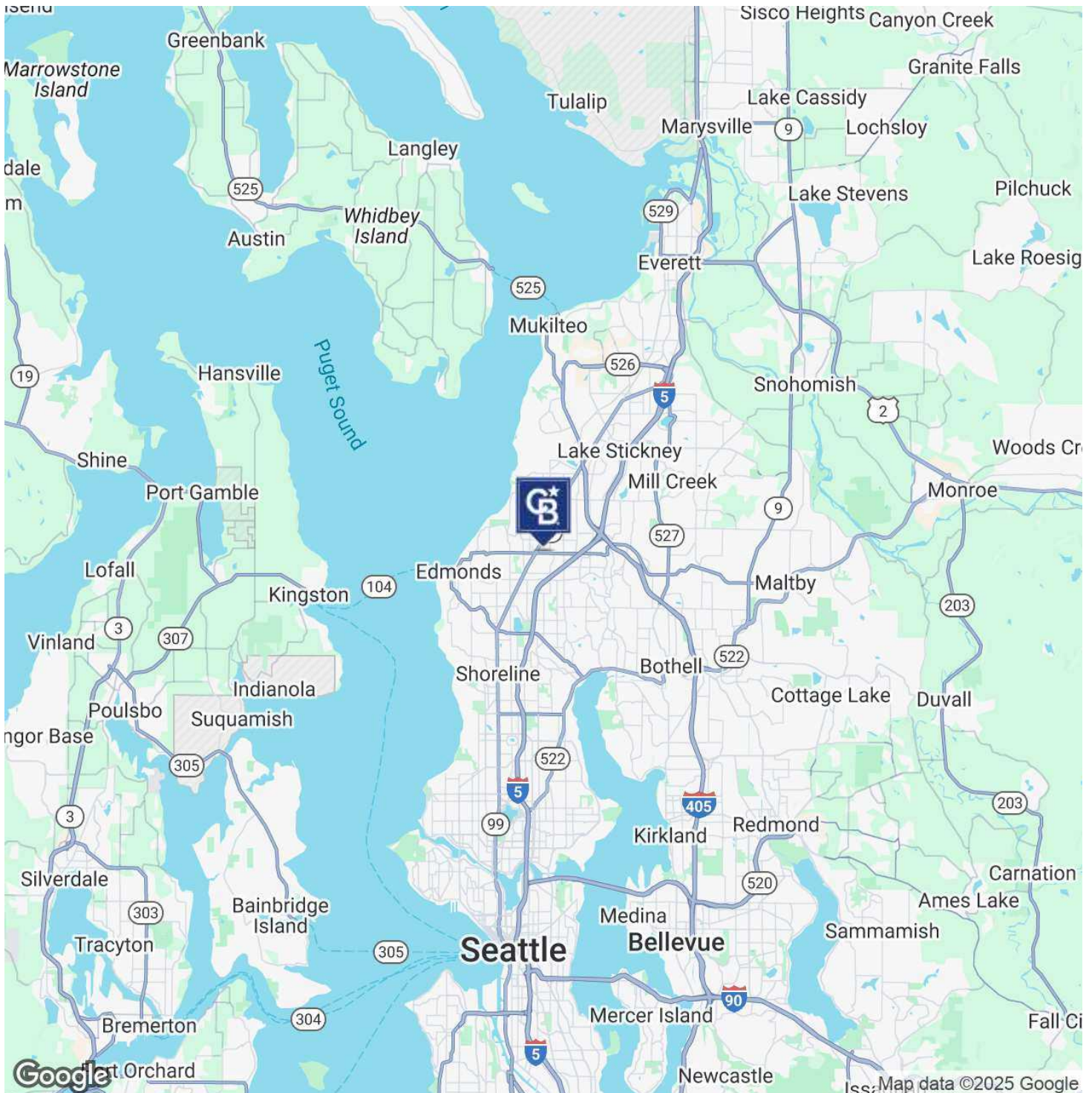
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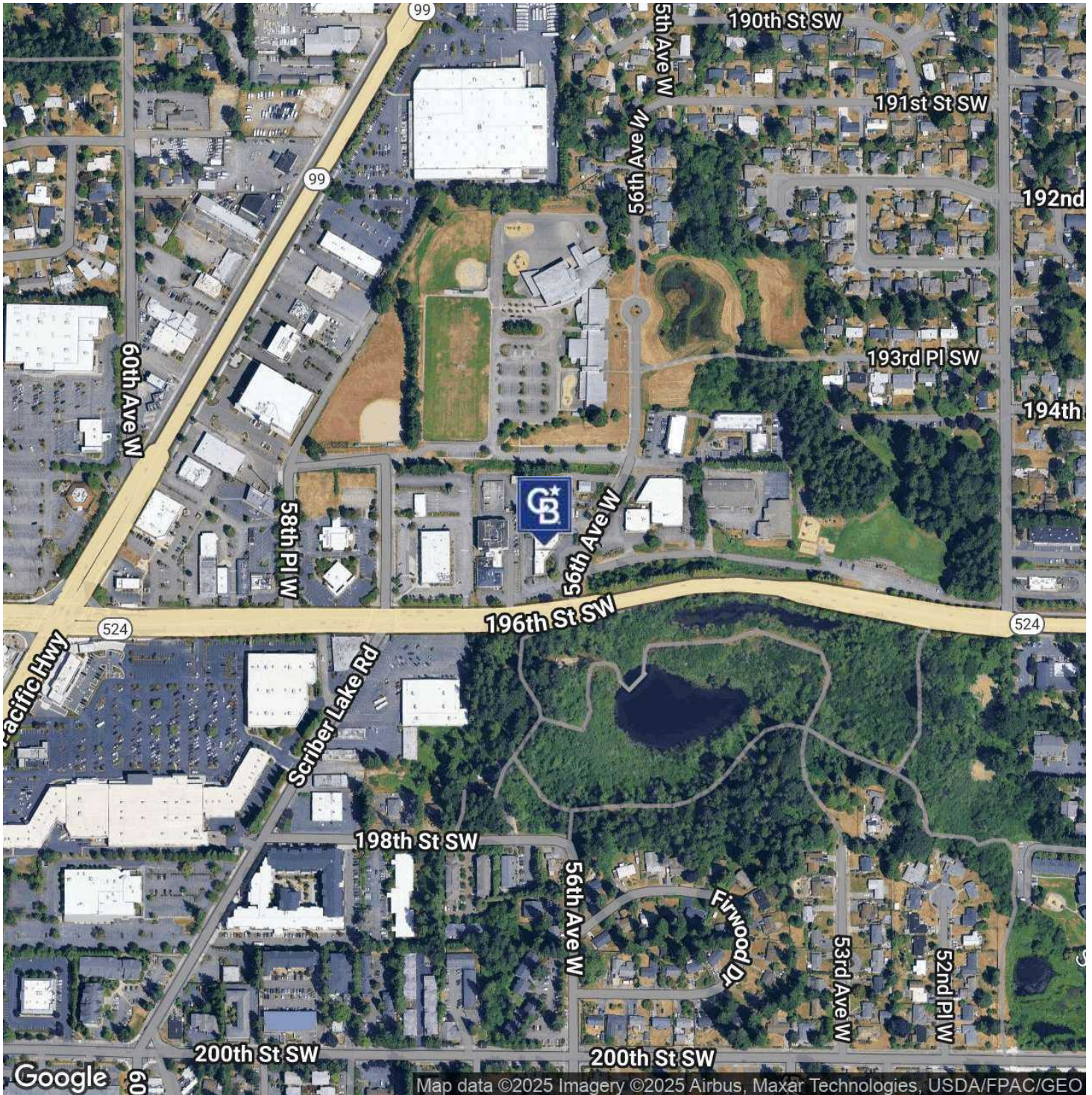
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