

±182,000 SF
CLASS A OFFICE

NORTHVIEW CENTER

20700 44th Ave W | Lynnwood, WA



CBRE

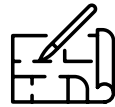
NITZE-STAGEN

EXPERIENCE CLASS A IN LYNNWOOD



LANDMARK BUILDING

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



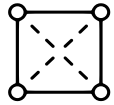
TIMELESS DESIGN

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





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 Including Furnished Options
- 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 2

4,692 RSF AVAILABLE

SUITE 240 | 4,692 RSF

Floor 3

3,968 RSF AVAILABLE

SUITE 380 | 3,968 RSF

Floor 5

17,173 RSF AVAILABLE

SUITE 510 | 7,220 RSF

SUITE 525 | 9,953 RSF

Floor 6

5,575 RSF AVAILABLE

SUITE 605 | 1,798 RSF

SUITE 630 | 3,777 RSF





Floor 1

SUITE 105

SUITE 105
2,497 RSF

Floor 2

SUITE 240
4,692 SF
Available 9/1/2025

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4,692 SF
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SUITE 380
3,968 RSF



Floor 5

SUITE 510
7,220 RSF

SUITE 511
9,953 RSF

SUITE 525
9,953 RSF

Floor 6

SUITE 605
1,798 RSF

SUITE 630*
2,777 RSF

**Turnkey option with furniture in-place*

SUITE 605
1,798 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

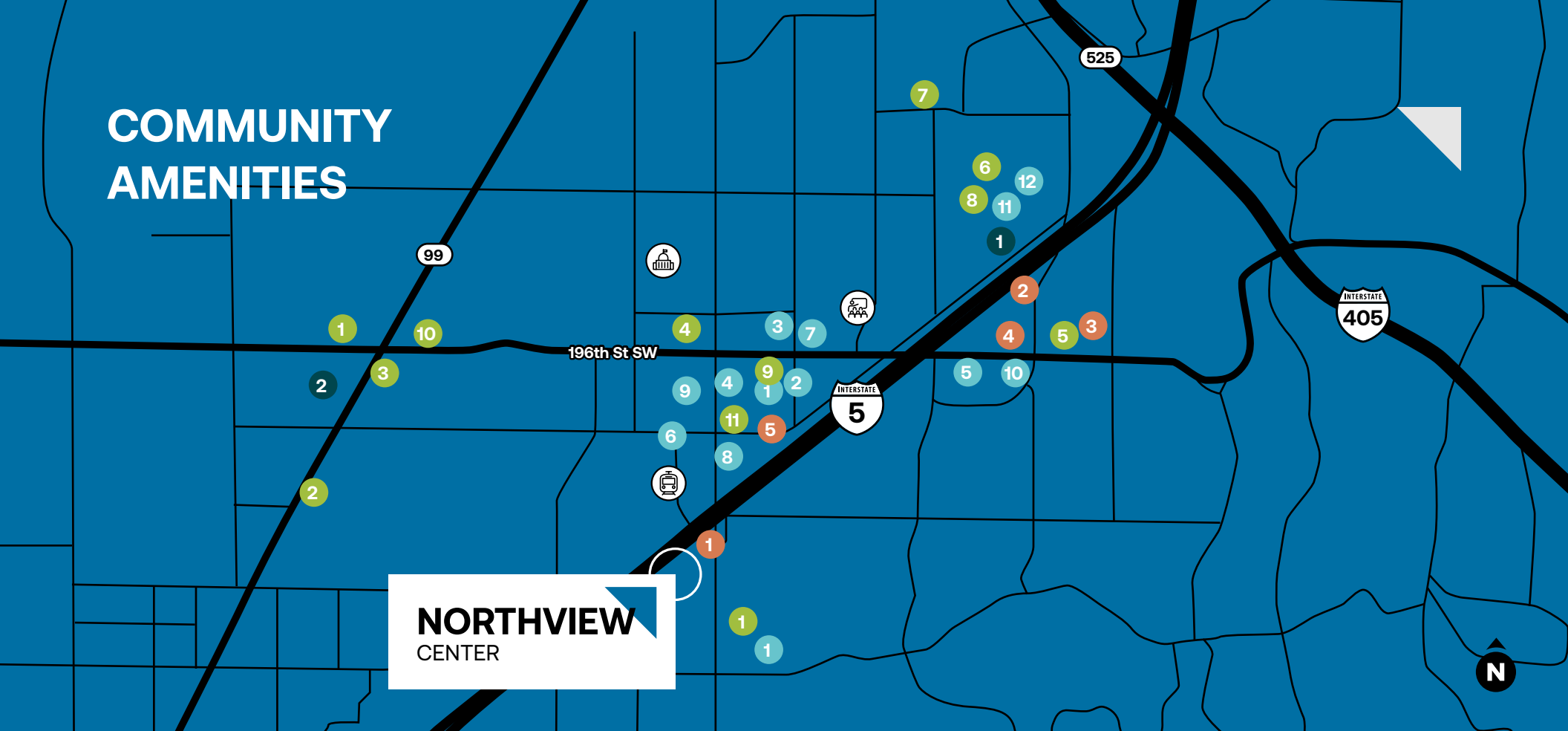
- 1 24 Hour Fitness
- 2 LA Fitness

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



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NORTHVIEW CENTER

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NITZE-STAGEN

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