

UP TO 4,310 SF OFFICE & WAREHOUSE
FOR LEASE



16531 13TH AVENUE WEST
LYNNWOOD, WA

MARTHA LAKE
BUSINESS PARK

CBRE



PROPERTY FEATURES

+ Available space:

+ **Suite A106:** Up to \pm 4,310 SF Total including \pm 2,168 SF Warehouse & \pm 2,142 Office

+ High quality tilt-up construction

+ Situated blocks from I-5 and neighboring Walmart on 164th St SW

+ HVAC in office areas and ample power

+ Abundant parking at 3 stalls per 1,000 SF

+ 16'-18' clear height

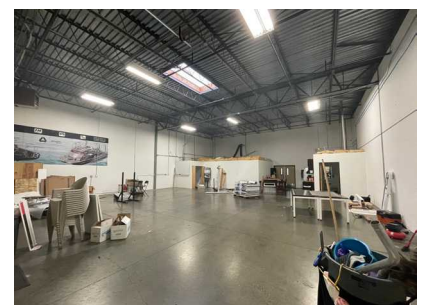
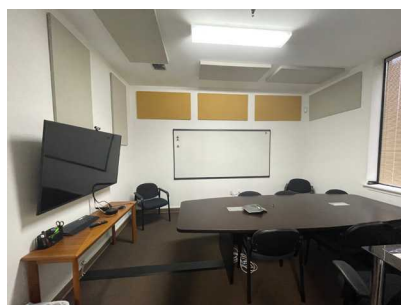
+ Grade level loading

+ Flexible Urban Center zoning (UC - Snohomish County)

+ Local responsive ownership

+ Available 30-day notice

+ \$1.70/SF/Month/NNN



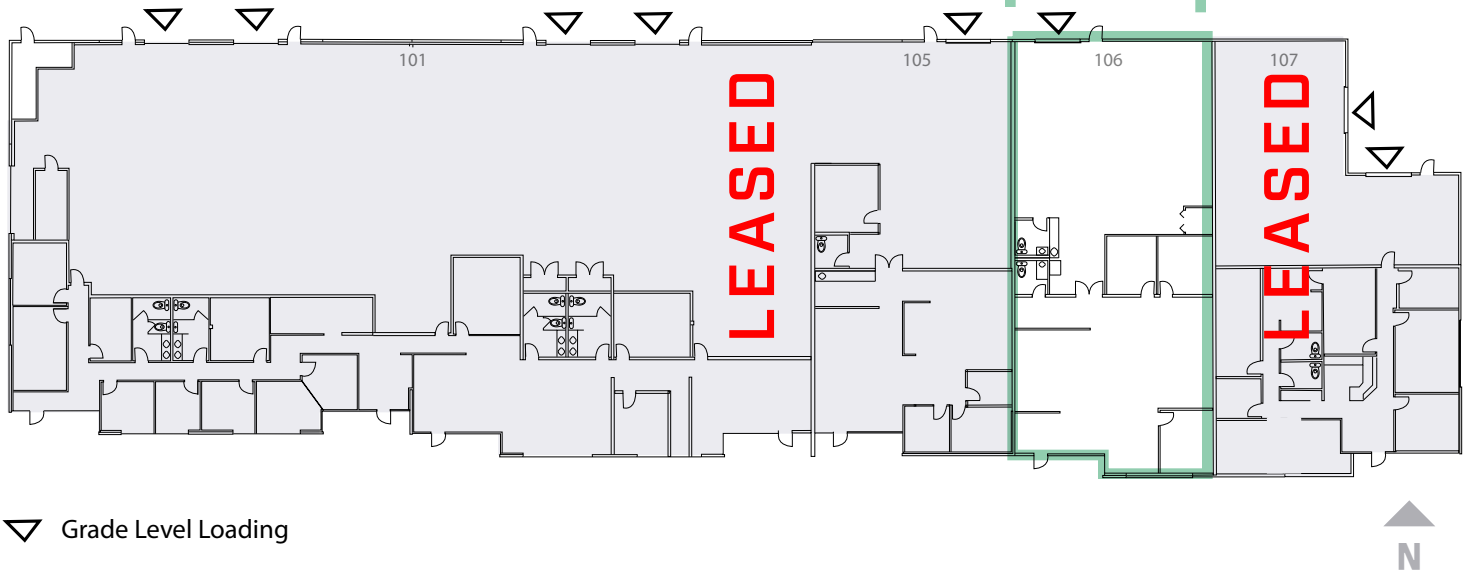
FLOOR PLAN

Up to $\pm 4,310$ SF Total with $\pm 2,142$ SF Office

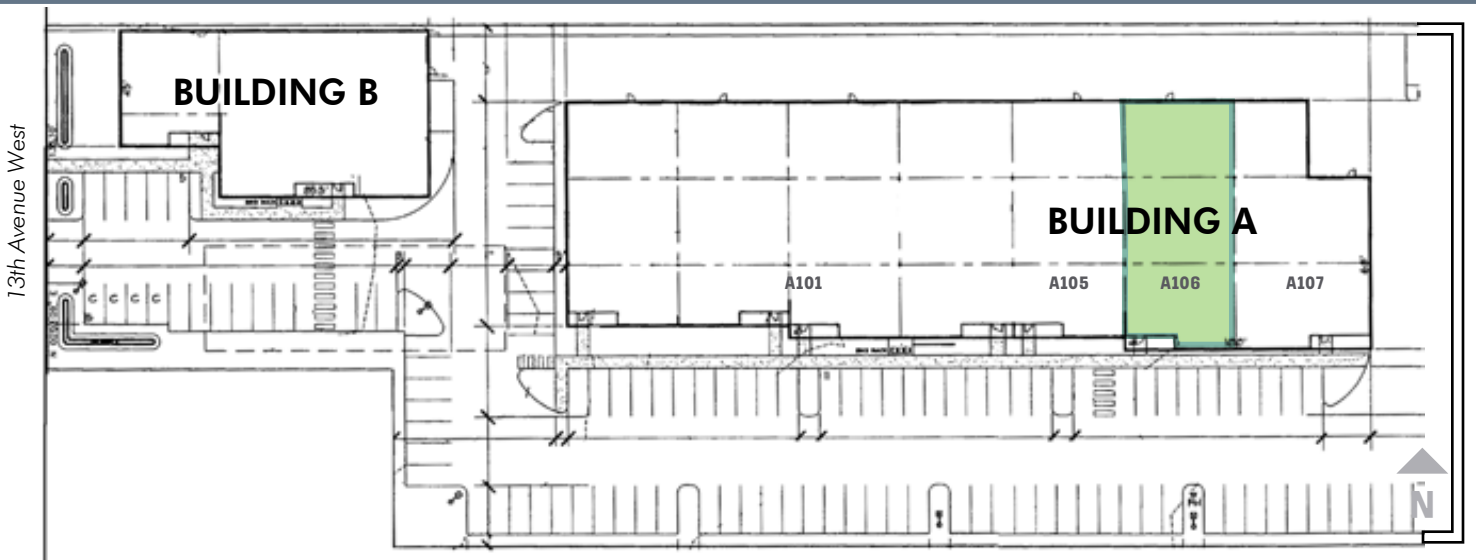
Suite A106

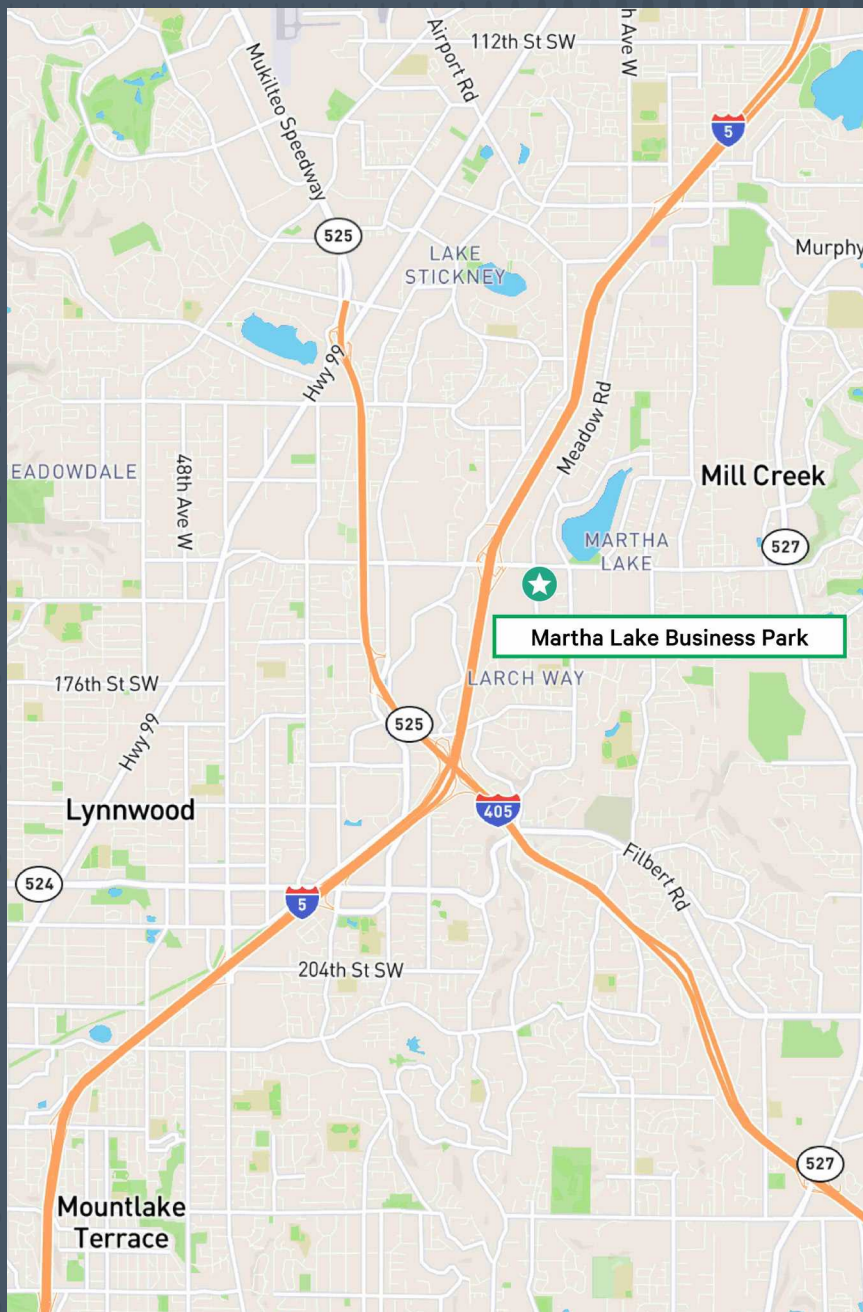
$\pm 4,310$ SF Total

$\pm 2,168$ SF Whse & $\pm 2,142$ SF Office



SITE PLAN





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MARTHA LAKE BUSINESS PARK

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