

# LEASE

## RETAIL FOR LEASE IN LYNNWOOD

6812 196th St SW Lynnwood, WA 98122



### OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
NNN Expenses:	\$6.75 SF/yr
Available SF:	1,700 SF
Lot Size:	0.6 Acres
Zoning:	CDM

### PROPERTY OVERVIEW

Rare endcap location on 196th near prime retail at Lynnwood Crossroads. High traffic area on the main route from downtown Edmonds to I-5/Light Rail and close to Edmonds College. This open floor plan retail/office space is situated in a high-traffic area, offering excellent visibility with a large pylon sign. Co-tenants include a flooring company and restaurant. Ideal for fitness, office, tutoring, coffee/tea, bar, or cafe.

### PROPERTY HIGHLIGHTS

- Large dedicated pylon sign and building signage
- Easy access with left in
- Traffic counts: 14,133 VPD
- Plentiful parking

**Gretchen Hamm**  
(206) 972-1651  
gretchen@gretahamm.com



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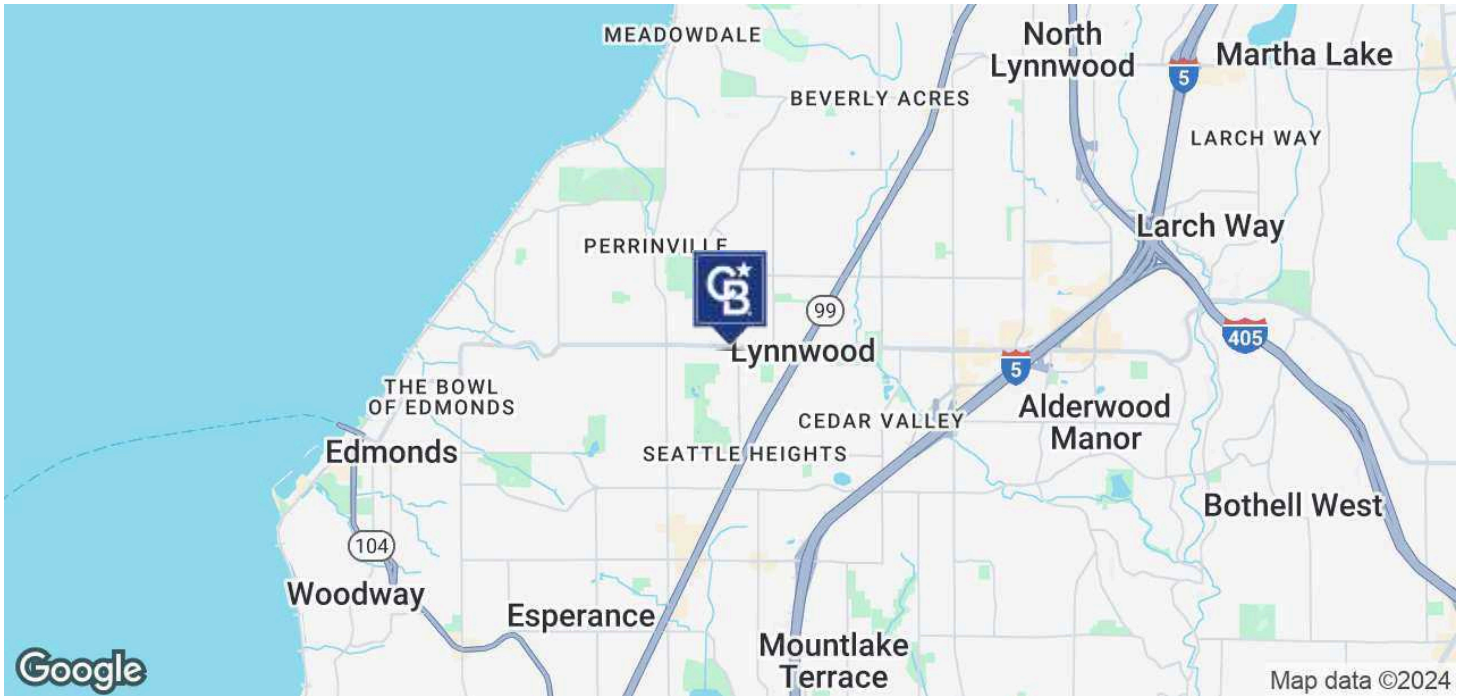
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