

AVAILABLE FOR LEASE OR PURCHASE



NORTHPOINTE

CORPORATE CENTER

16201 25TH AVENUE WEST / LYNNWOOD, WASHINGTON



CBRE

UP TO ±35,200 SF OFFICE AND TECH SPACE AVAILABLE

workspace
property trust

EXECUTIVE SUMMARY

Northpointe Corporate Center provides leasing flexibility from a 17,600 SF partial floor up to the full second floor 35,200 SF opportunity.

AVAILABLE
UP TO 35,200 SF



PROPERTY OVERVIEW

PROPERTY	NORTHPOINTE 16201 BLDG
ADDRESS	16201 25th Avenue W Lynnwood, WA. 98037
YEAR COMPLETED	2007
TOTAL SIZE (RSF)	±70,400 RSF Total First Floor - Leased Second Floor - ±35,200 RSF divisible to 17,600 RSF
SITE ACREAGE	2.88 acres
FLOORS	2
TYPICAL FLOOR SIZE	35,200 SF
SURFACE PARKING SPACES	±202
GARAGE PARKING SPACES	±70
TOTAL PARKING SPACES	±272
PARKING RATIO	3.81/1,000 SF

SITE PLAN





16201 BUILDING » Floor 2



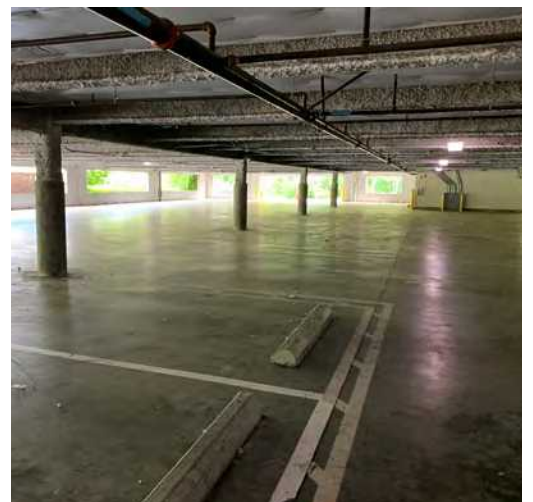
[Click Here For Virtual Tour](#)



16201 BUILDING FEATURES

- » 17,600 - ±35,200 SF Class A office/tech building on two floors over one level of covered parking
- » Additional ±4,275 SF of flex storage and temp controlled shop area in lower level garage
- » Efficient floorplan with abundant natural light and territorial views
- » Ample surface parking and +-70 stalls in covered garage area
- » Strategic location with convenient access to freeways, transit center and area retail amenities

INTERIOR PHOTOS



LOCAL AMENITIES



RETAIL



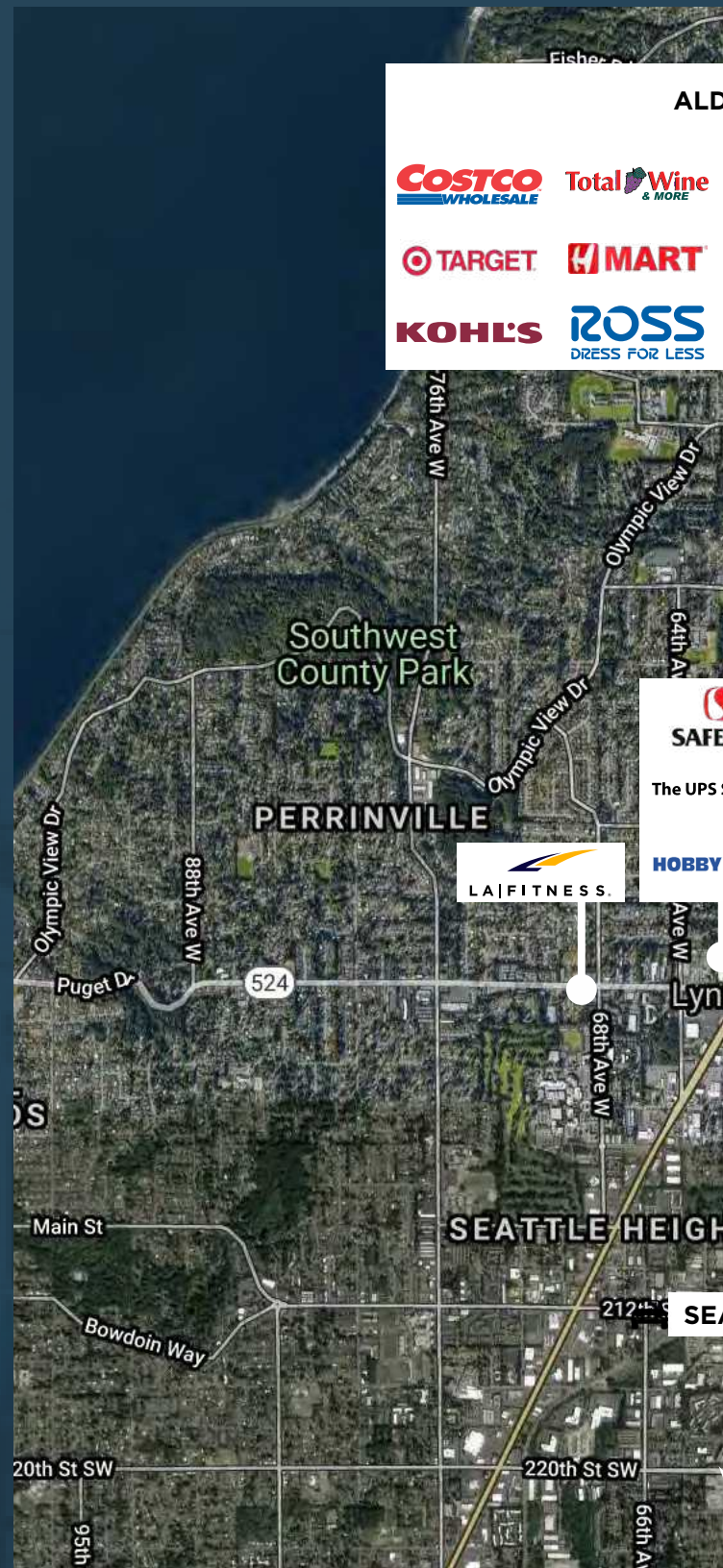
RESTAURANTS



FITNESS



TRANSIT



NORTHPOINTE

CORPORATE CENTER

BERWOOD MALL



NORDSTROM



BIG 5

jcpenny

BEVERLY ACRES



nwood

CEDAR VALLEY

ITS - 208th St SW

BATTLE

LYNNWOOD
LIGHT RAIL STATION
UNDER CONSTRUCTION



Fred Meyer

Walmart
Supercenter



ASHWAY
PARK AND RIDE



Fred Meyer

BELLEVUE





NORTHPOINTE

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