

For Sublease

891 RSF - 3,942 RSF  
Between Two Suites

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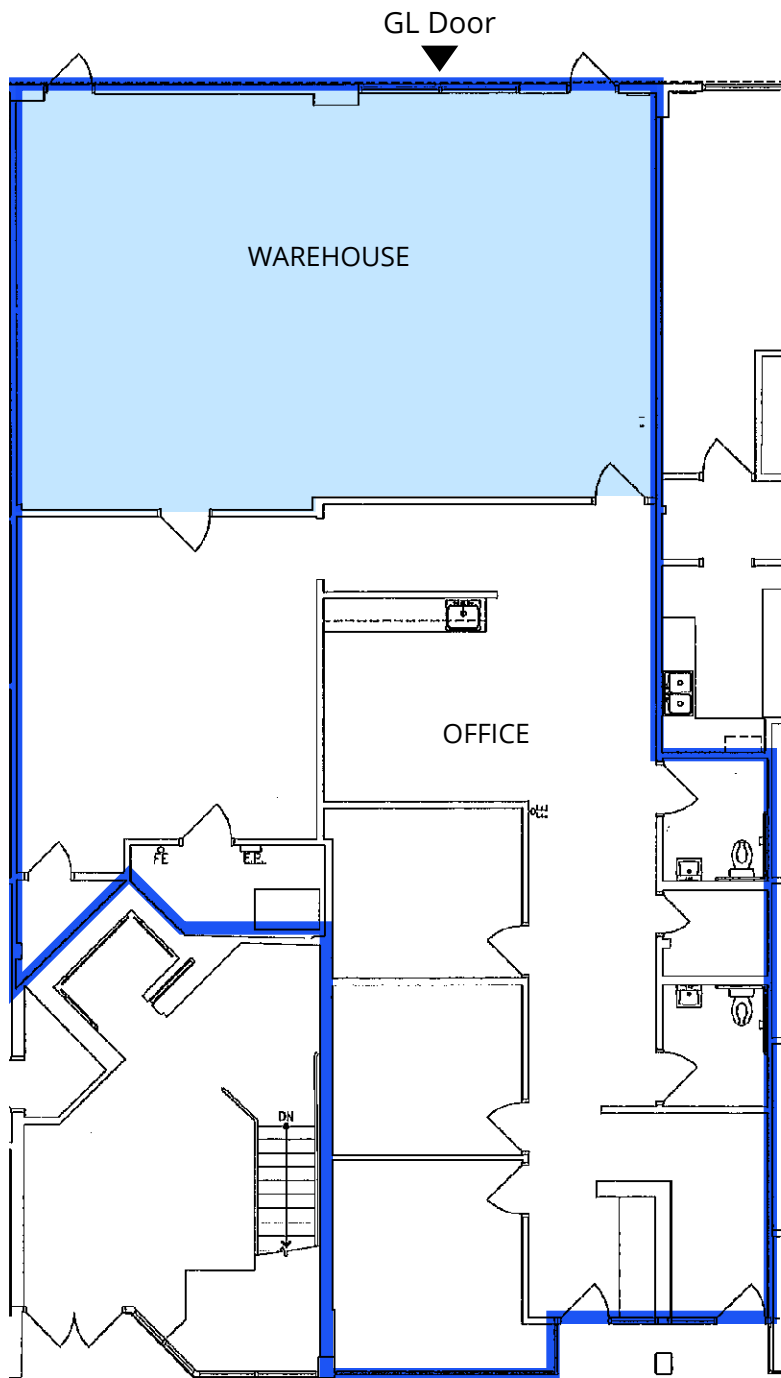
## High Image Lynnwood Office & Warehouse for Sublease

19109 36th Ave W, Lynnwood, WA 98036

- **Total Available: ±3,942 RSF Total – Available Jan 1, 2026**
- Suite 108: ±3,041 RSF Total
  - » ±2,041 RSF Office
  - » ±1,000 RSF Warehouse
- Suite 204: ±891 RSF Office Total
- Suites may be subleased individually or combined
- Move-in ready condition with high image finishes and highly functional layout
- One (1) grade level loading door (8'x10') and 11' clear height in warehouse
- Convenient Lynnwood location with numerous nearby amenities and only minutes from Alderwood Mall & I-5
- Monthly Asking Rate:
  - » Suite 108: \$6,015.00 + NNN (\$8.97 PSF/Year)
  - » Suite 204: \$2,376.00 + NNN over Base Year 2025
- Sublease term through July 31, 2030 (Direct Deal Possible)

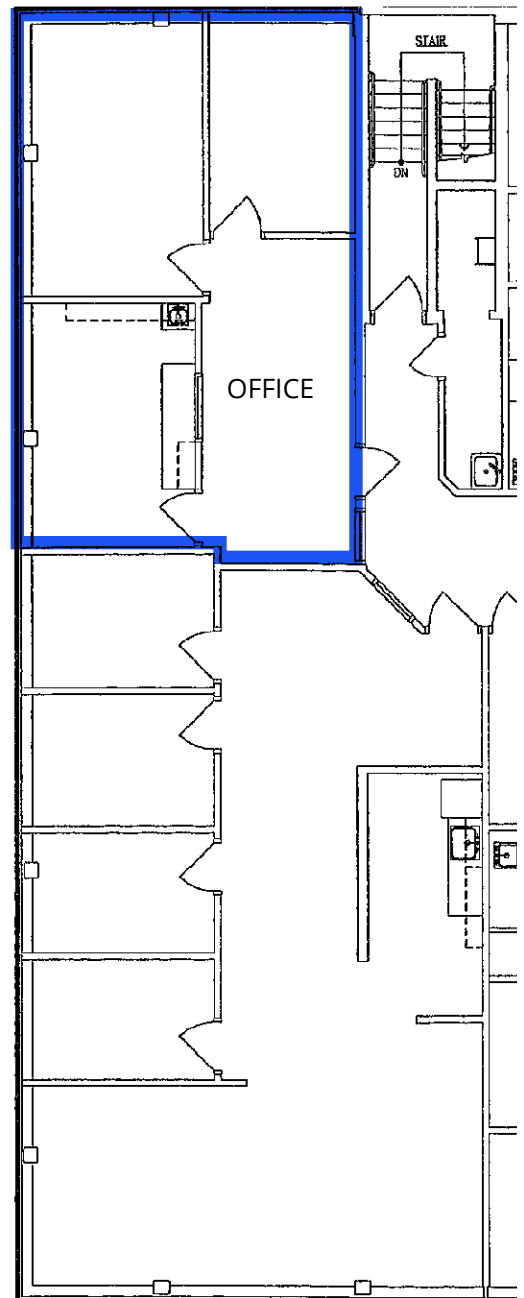
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**Suite 108:**

- ±2,041 RSF Office
- ±1,000 RSF Warehouse
- ±3,041 RSF Total



**Suite 204:**

- ±891 RSF Office  
Total



For Lease

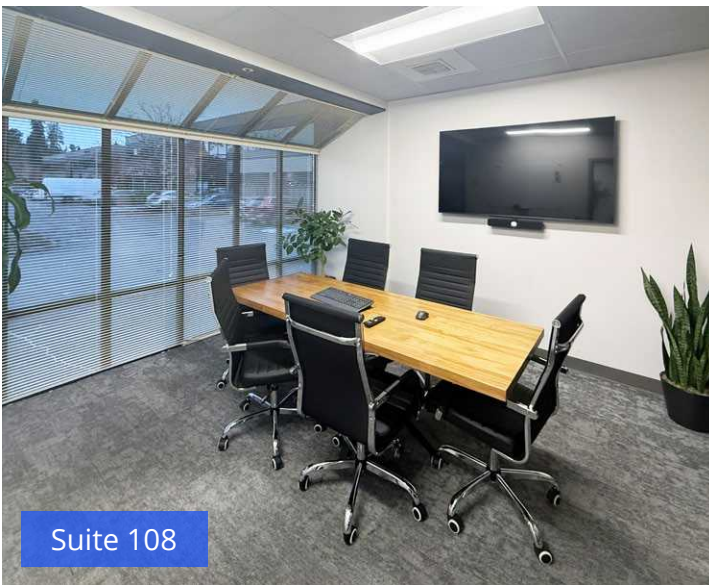
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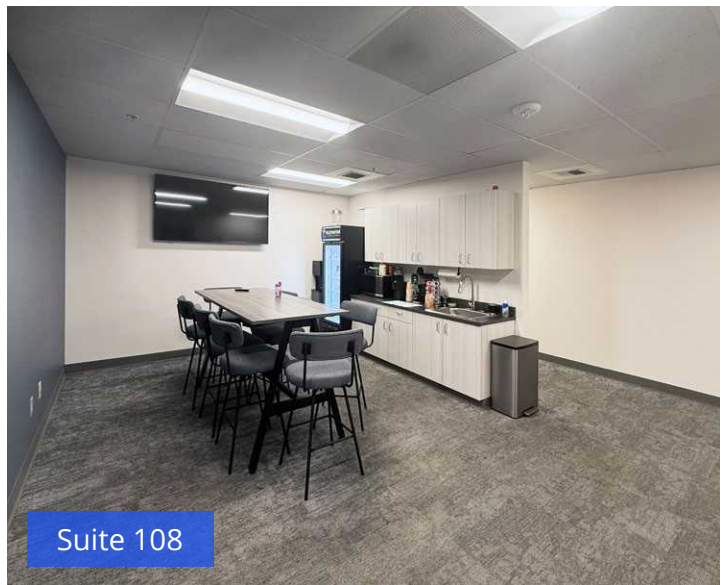
Suite 204



Suite 204



Suite 108



Suite 108



Suite 108



Suite 108



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