

For Sublease

891 RSF - 3,942 RSF
Between Two Suites

Talor Okada

Executive Vice President
+1 425 453 3127
talor.okada@colliers.com

Jack Dennis

Associate
+1 206 353 3912
jack.dennis@colliers.com

Rich Sander

Associate Vice President
+1 425 453 4547
rich.sander@colliers.com

Jack Heed

Associate
+1 425 412 0409
jack.heed@colliers.com

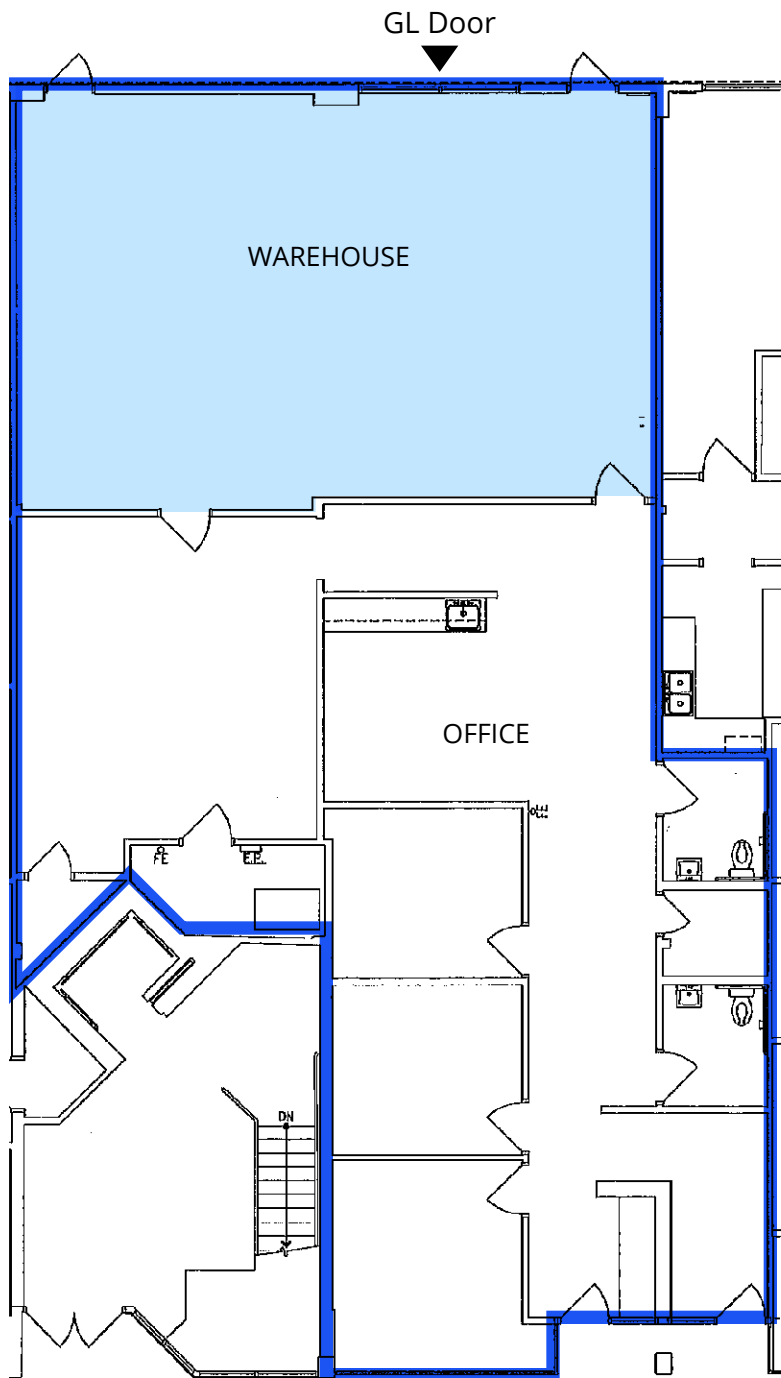
High Image Lynnwood Office & Warehouse for Sublease

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)

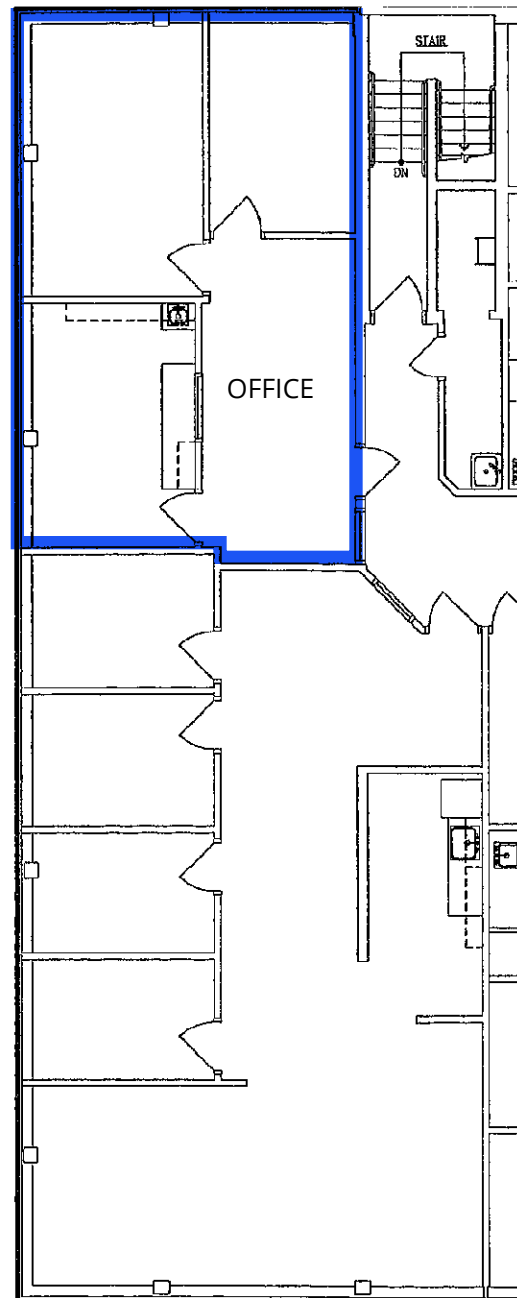
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Suite 108:

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



Suite 204:

- ±891 RSF Office
Total

For Lease

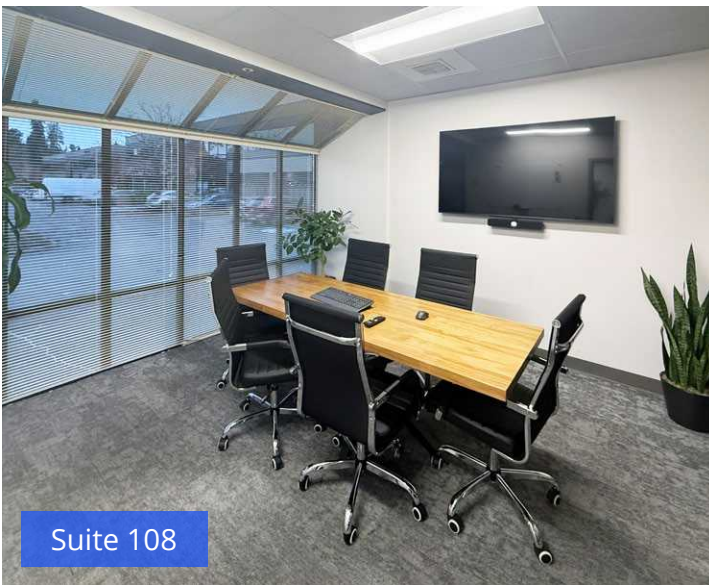
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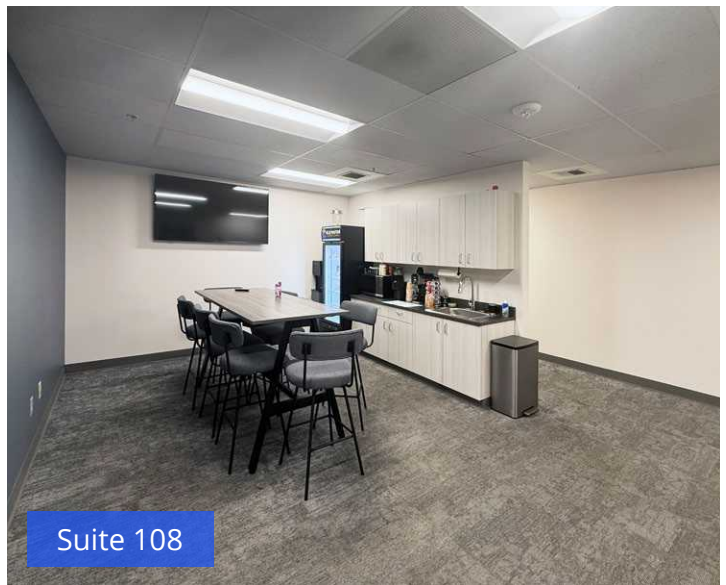
Suite 204



Suite 204



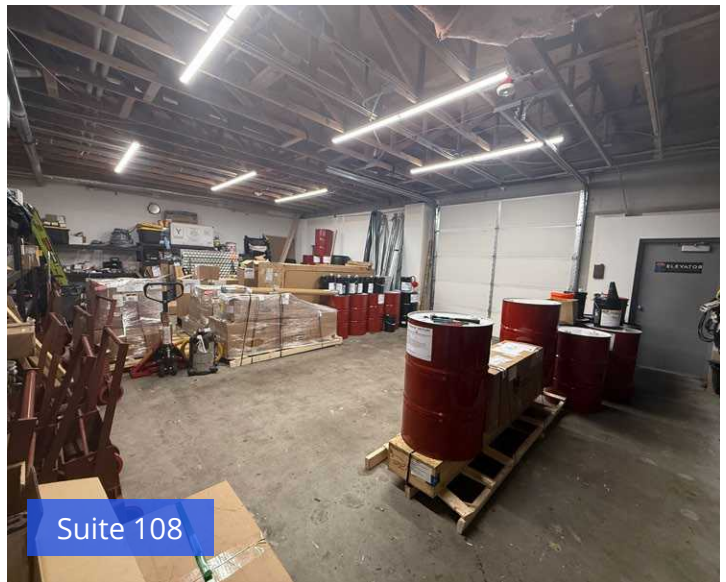
Suite 108



Suite 108



Suite 108



Suite 108

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Colliers Bellevue
11225 SE 6th St, Suite 240
Bellevue, WA, 98004
colliers.com

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