



Colliers

FOR SUBLEASE

6521 212th St SW | Lynnwood, WA 98036

**REDUCED ASKING RATE:**

**\$20,984.21** /Month

+ NNN (Est. \$0.26/SF/Mo.)

**CONTACT US**

**Jack Dennis**

Associate | Colliers

+1 425 453 3144

jack.dennis@colliers.com

**Talor Okada**

Executive Vice President | Colliers

+1 425 492 5145

talor.okada@colliers.com

**Tej Asher**

Vice President | First Western Properties

+1 425 320 8834

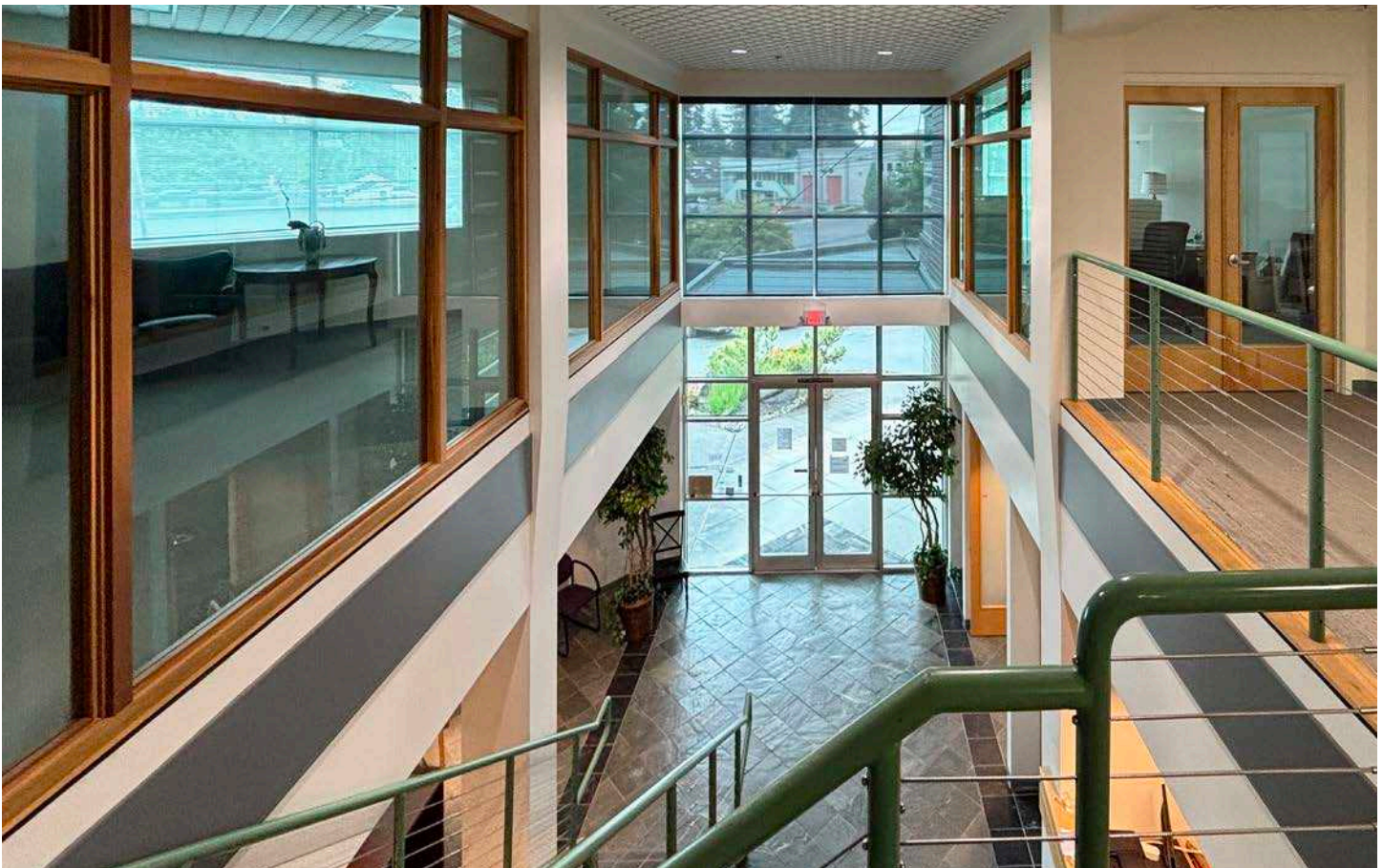
tasher@fwp-inc.com

**PROPERTY FEATURES**

- ±17,400 SF building (±8,900 SF office / ±8,500 SF warehouse & mezzanine)
  - » **1st floor office:** 3 private offices, 1 open bullpen area, 1 conference room, reception area, 1 kitchen/breakroom and 2 bathrooms
  - » **2nd floor office:** 6 private offices, 2 open bullpen areas, 1 storage room, 2 bathrooms, and a kitchen area
  - » **Warehouse office:** separate entrance, kitchen area, 2 restrooms, and 1 open bullpen area
  - » **Warehouse:** 1 private office, 1 bathroom and 4 low clear height assembly areas
- High image standalone building (concrete tilt construction)
- 29 parking stalls
- One dock high door – one grade level door
- 21' 7" clear height
- Fully temperature controlled and sprinklered building
- Easy access to Highway 99 and I-5
- Sublease runs through October 31, 2028 (One 5-year option to renew) – Available with 30-60 days' notice

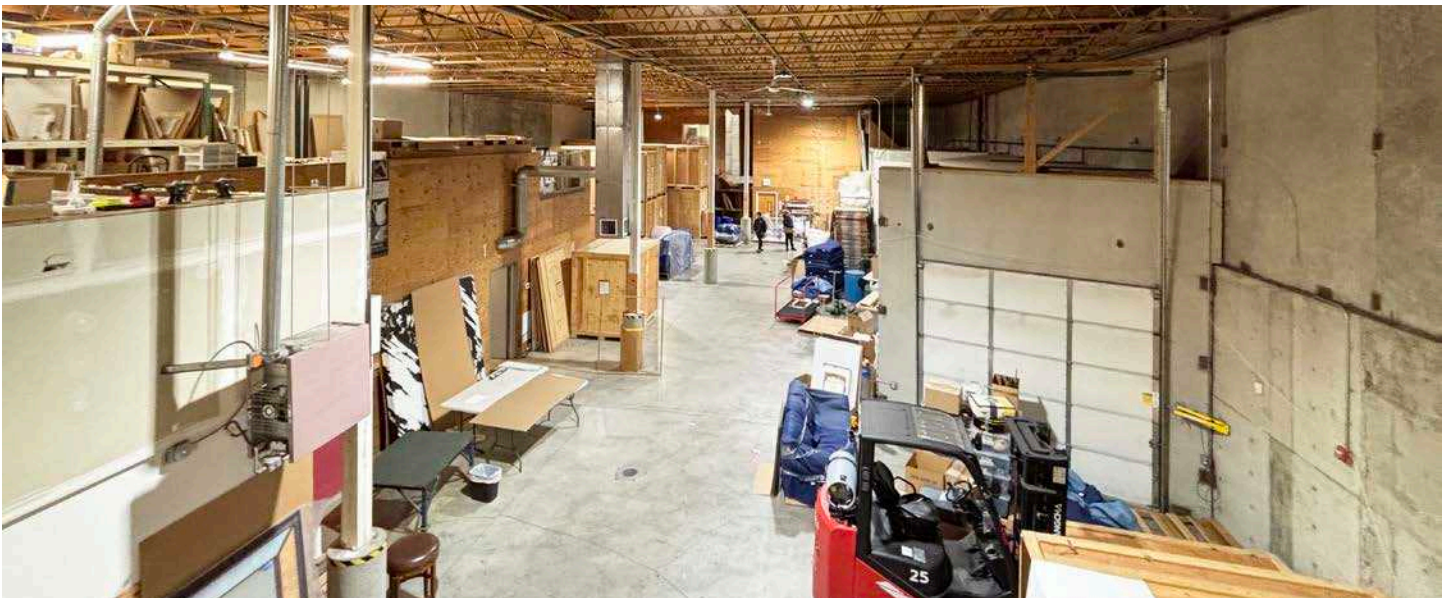
For Sublease

6521 212th St SW, Lynnwood, WA 98036

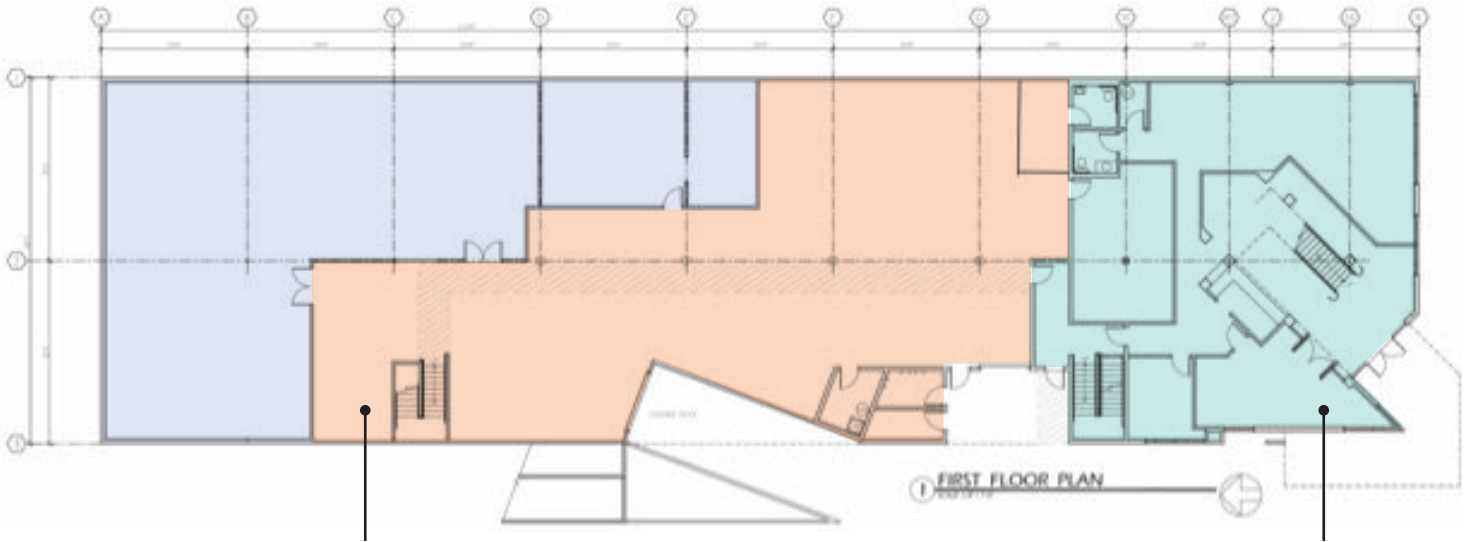


For Sublease

6521 212th St SW, Lynnwood, WA 98036



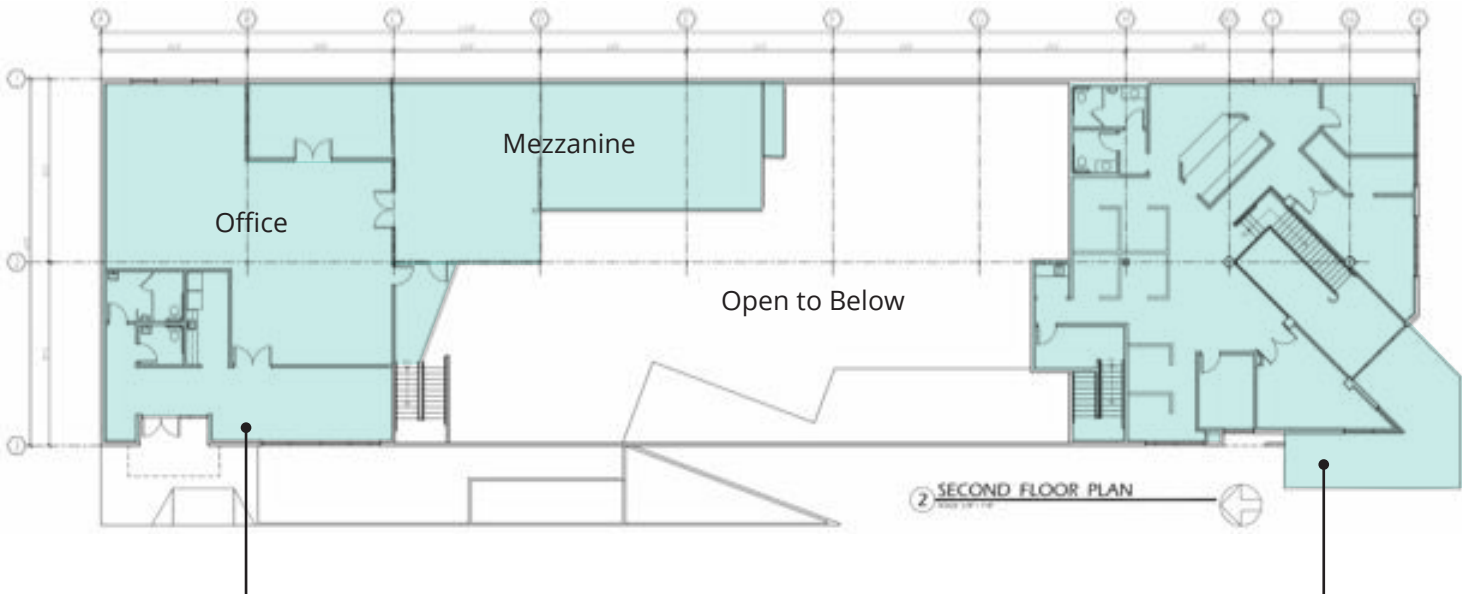
**FIRST FLOOR**



**Warehouse:** 1 private office, 1 bathroom and 4 low clear height assembly areas

**1st Floor Office:** 3 private offices, 1 open bullpen area, 1 conference room, reception area, 1 kitchen/ breakroom and 2 bathrooms

**SECOND FLOOR**



**Warehouse Office/Mezzanine:** separate entrance, kitchen area, 2 restrooms, and 1 open bullpen area

**2nd Floor Office:** 6 private offices, 2 open bullpen areas, 1 storage room, 2 bathrooms, and a kitchen area

Office      Warehouse      Low Clear Height Assembly Area



DRIVE TIME TO	
Seattle CBD	16-24 minutes
Everett	18-25 minutes
Marysville	22-30 minutes
Redmond	22-30 minutes
Bellevue	24-30 minutes

**Jack Dennis**  
 Associate | Colliers  
 +1 425 453 3144  
 jack.dennis@colliers.com

**Talor Okada**  
 Executive Vice President | Colliers  
 +1 425 492 5145  
 talor.okada@colliers.com

**Tej Asher**  
 Vice President | First Western Properties  
 +1 425 320 8834  
 tasher@fwp-inc.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.