

NORTHVIEW

Corporate Center C

20816 44th Ave W • Lynnwood, WA



Strategically situated just east of I-5 and minutes from I-405, **Northview Corporate Center C** is a two-story office building offering exceptional visibility and accessibility. With a 5.0/1,000 SF parking allocation, it is well suited for **medical office use**, or the **full-floor availability** makes it ideal for an owner-user.



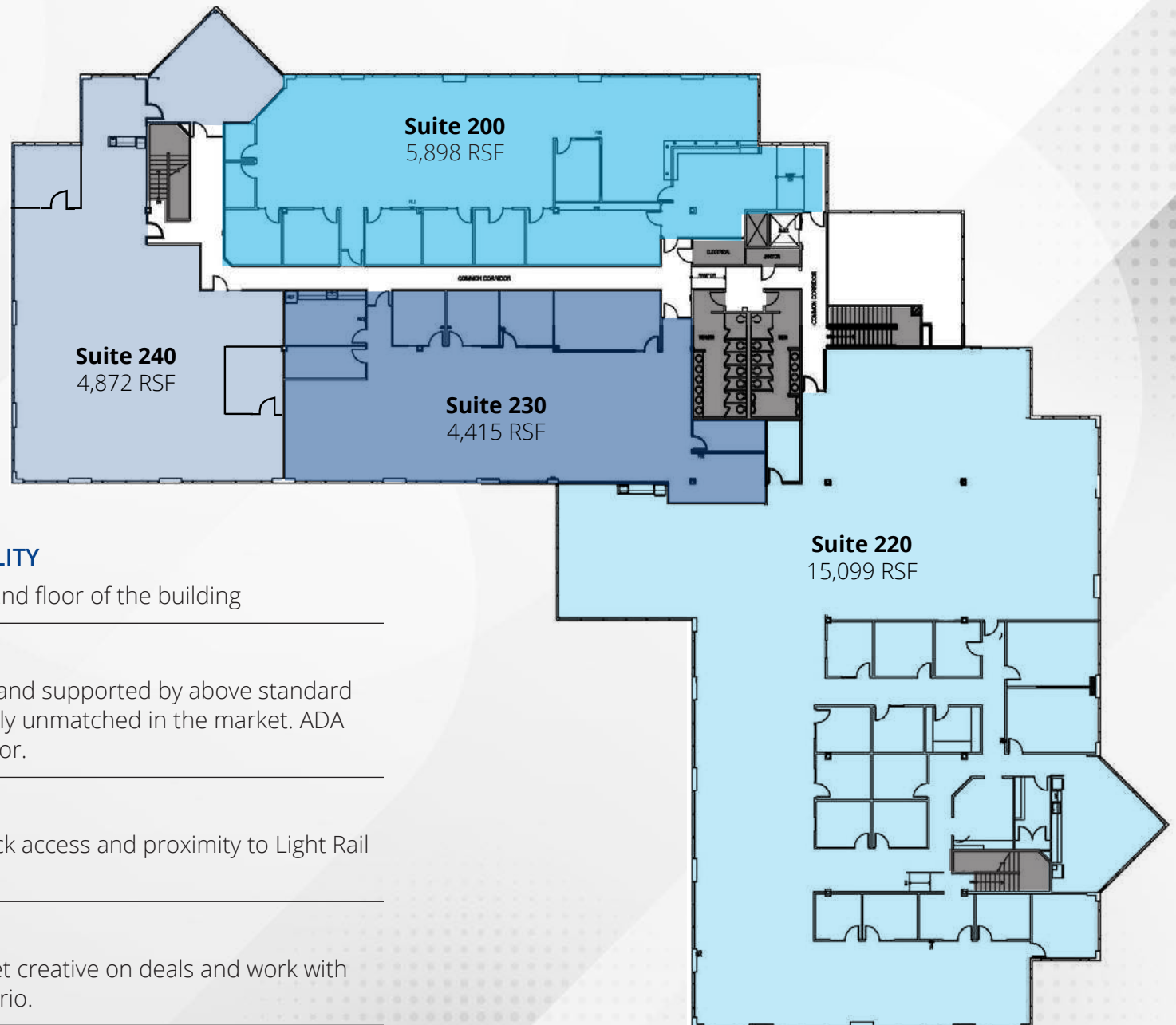
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Northview Corporate Center C, with its exceptional location and above standard parking ratio of 5.0/1,000 SF, offers the ideal opportunity for an Owner/User or Medical Office client to establish a Headquarter presence in a Class A building.



FULL SECOND FLOOR AVAILABILITY

Up to 30,284 SF available on the 2nd floor of the building

MEDICAL OPPORTUNITY

Building zoned for Medical Users and supported by above standard 5.0/1,000 SF parking ratio, relatively unmatched in the market. ADA accessible with elevator to 2nd floor.

UNBEATEN LOCATION

Located directly off of I-5 with quick access and proximity to Light Rail and Mass Transit options.

CREATIVE LANDLORD

Proactive Ownership which can get creative on deals and work with Tenants to create a win-win scenario.

PROPERTY HIGHLIGHTS

RENOVATED COMMON AREAS

Ownership undertook a lobby renovation which provides a modern look and feel, supporting Tenant's branding goals. Whether it is retaining employees who work at the building every day or entertaining clients that come sporadically, patrons are inspired by the clean and updated feel of the Common Areas.

ACCESSIBLE LOCATION

With its immediate proximity to I-5 and walking distance from both the Link Light Rail and Sound Transit, Northview C provides Tenants and their clients with optionality when accessing the building.

PROXIMITY TO AMENITIES

Located in the retail focused City of Lynnwood and just two miles from Alderwood Mall, amenities for building occupants abound. The building is immediately adjacent to the Embassy Suites by Hilton and just across the freeway from multiple restaurants and fitness facilities.

SPACE FEATURES WITH EMPLOYEES IN MIND

Unique characteristics of the available space include portions with floor to ceiling windows, which provides excellent natural light. Flexibility and creativity from ownership allows Tenants a blank slate to design and build functional and efficient space that supports their operations and growth.



Unbeatable Location

Lynnwood offers excellent transportation access via I-5, I-405, and SR 99, plus the new Link Light Rail extension to Seattle and Sea-Tac Airport. Amenities include the popular Alderwood Mall, diverse dining, and new mixed-use developments around the City Center, creating a walkable urban core that blends convenience, connectivity, and suburban comfort.

With its convenient location, ample parking, and tranquil suburban setting **Northview Corporate Center C** provides the perfect balance of prestige, practicality, and patient-friendly accessibility.



Close proximity to public transportation and the Alderwood Mall as well as other amenities



Less than 30 minutes to Downtown Seattle & Bellevue



Within walking distance to Lynnwood City Center Light Rail Station



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