

SUBJECT  
PROPERTY



5629 208TH ST SW

5629 208TH ST SW, LYNNWOOD, WA

*±3,000 SF Warehouse with  
Office Available For Lease  
in Lynnwood, WA*

5629 208TH ST SW

SUBJECT  
PROPERTY

## Property Highlights

ADDRESS	5629 208th St SW Lynnwood, WA 98036
AVAILABLE	±3,000 SF
OFFICE/RESTROOM	±300 SF
LEASE RATE	\$1.20/SF + NNN
NNN	\$0.30 psf/month
BUILDING SIZE	12,000 SF
LOADING	2 grade-level doors
POWER	Heavy power
RESTROOMS	In-suite restroom
LOCATION	Located in the heart of Lynnwood
GROSS RENT	\$4,500/mo
AVAILABLE	Now

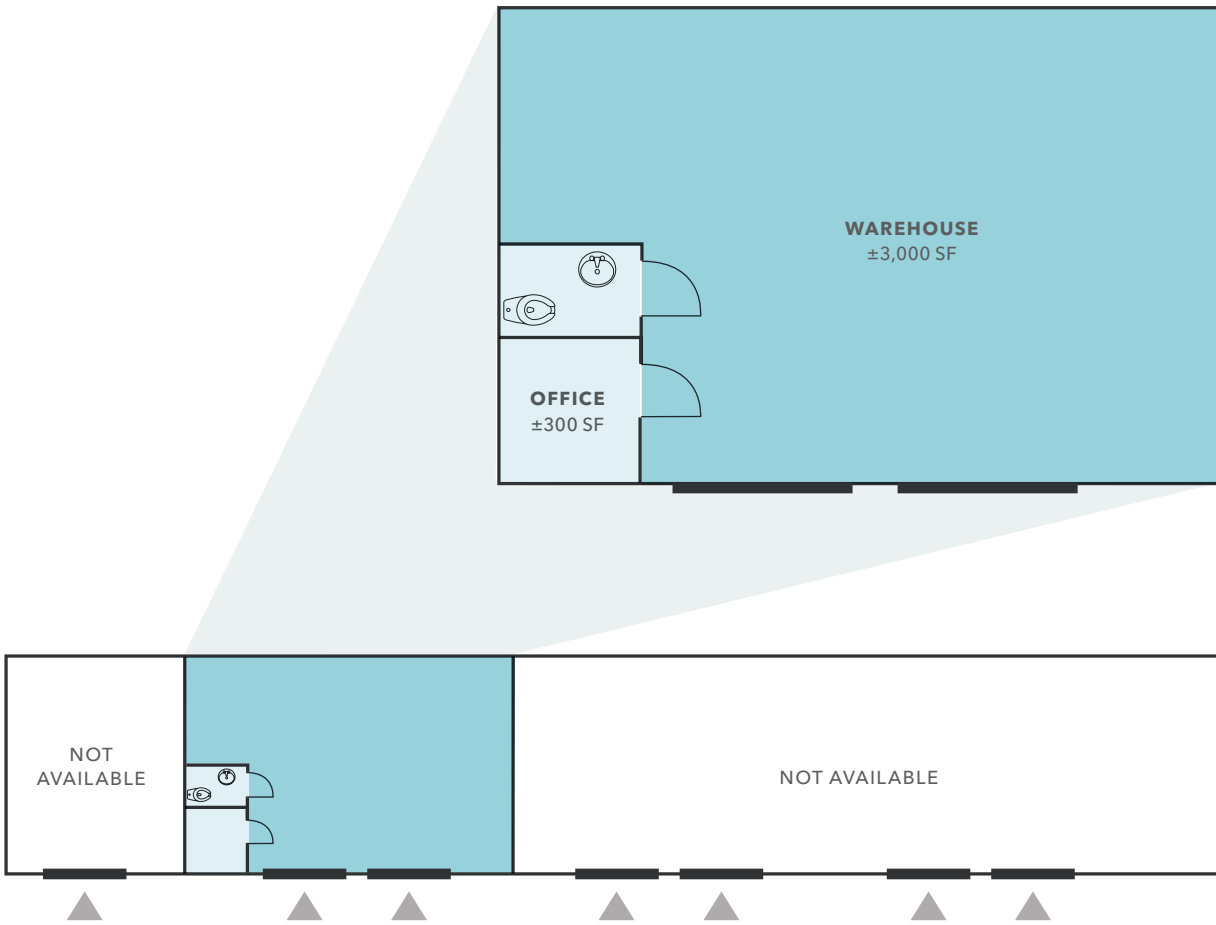
*±3,000 SF*

AVAILABLE

*\$1.20/SF*

LEASE RATE + NNN

# SITE PLAN



*12,000 SF*

TOTAL SF

*±3,000 SF*

AVAILABLE

*±300 SF*

OFFICE/RESTROOM

*NOW*

AVAILABLE

▲ Grade level loading



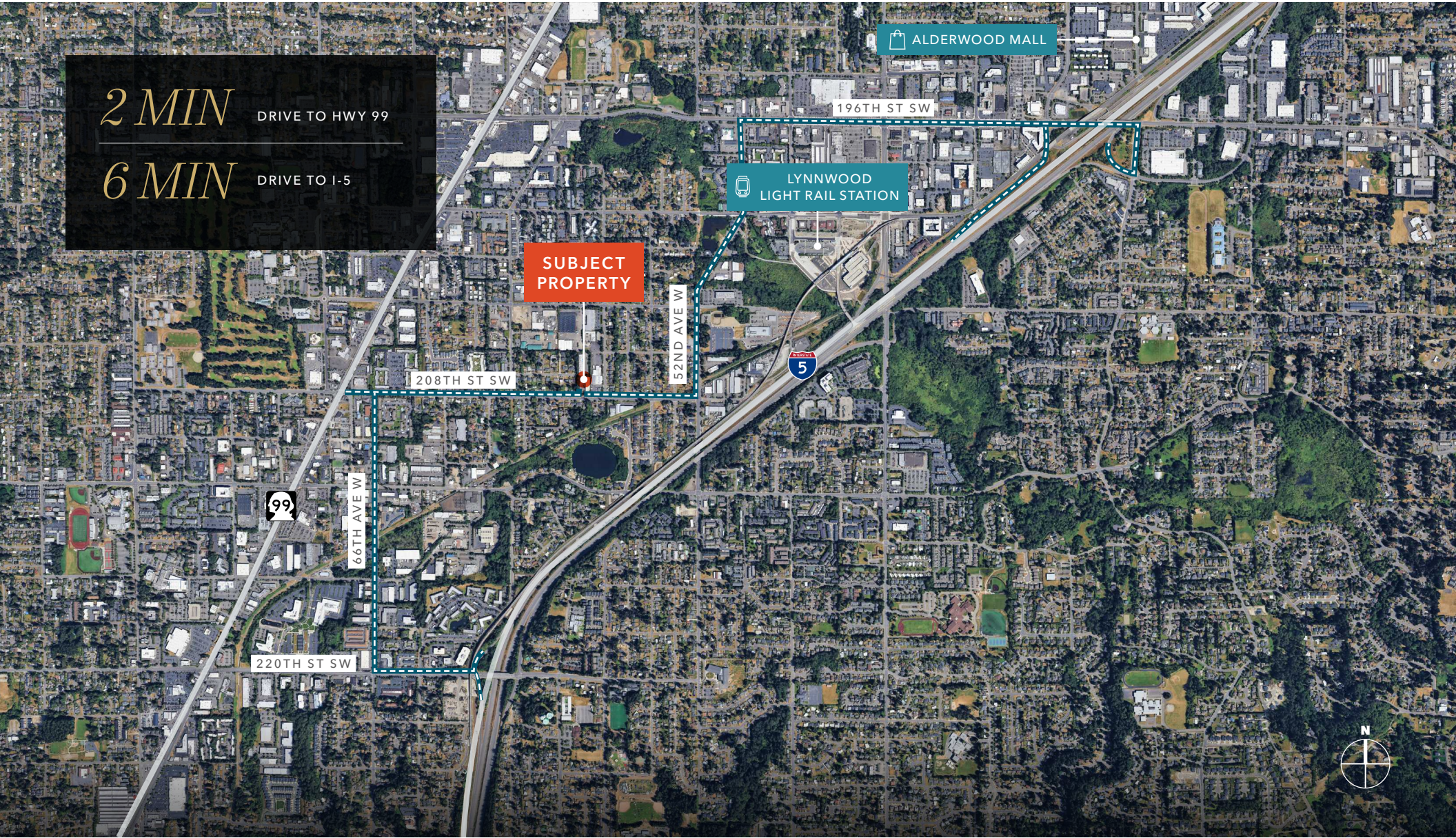
5629 208TH ST SW

*2 MIN*

DRIVE TO HWY 99

*6 MIN*

DRIVE TO I-5



**SUBJECT  
PROPERTY**

ALDERWOOD MALL

196TH ST SW

LYNNWOOD  
LIGHT RAIL STATION

208TH ST SW

52ND AVE W

5

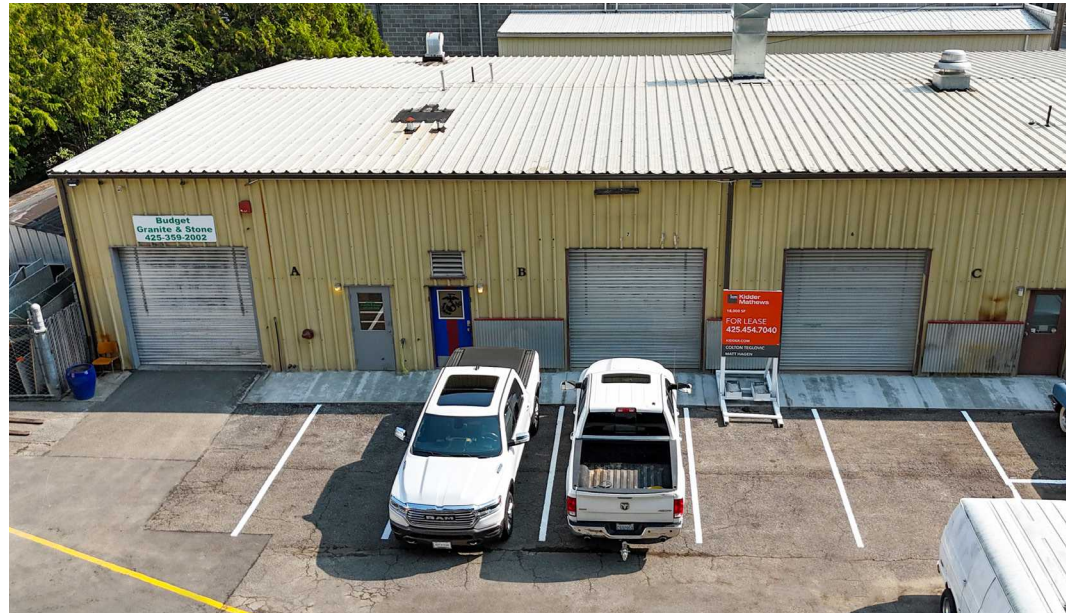
99

66TH AVE W

220TH ST SW



5629 208TH ST SW



AVAILABLE FOR LEASE

KIDDER MATHEWS

*Exclusively listed by*

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