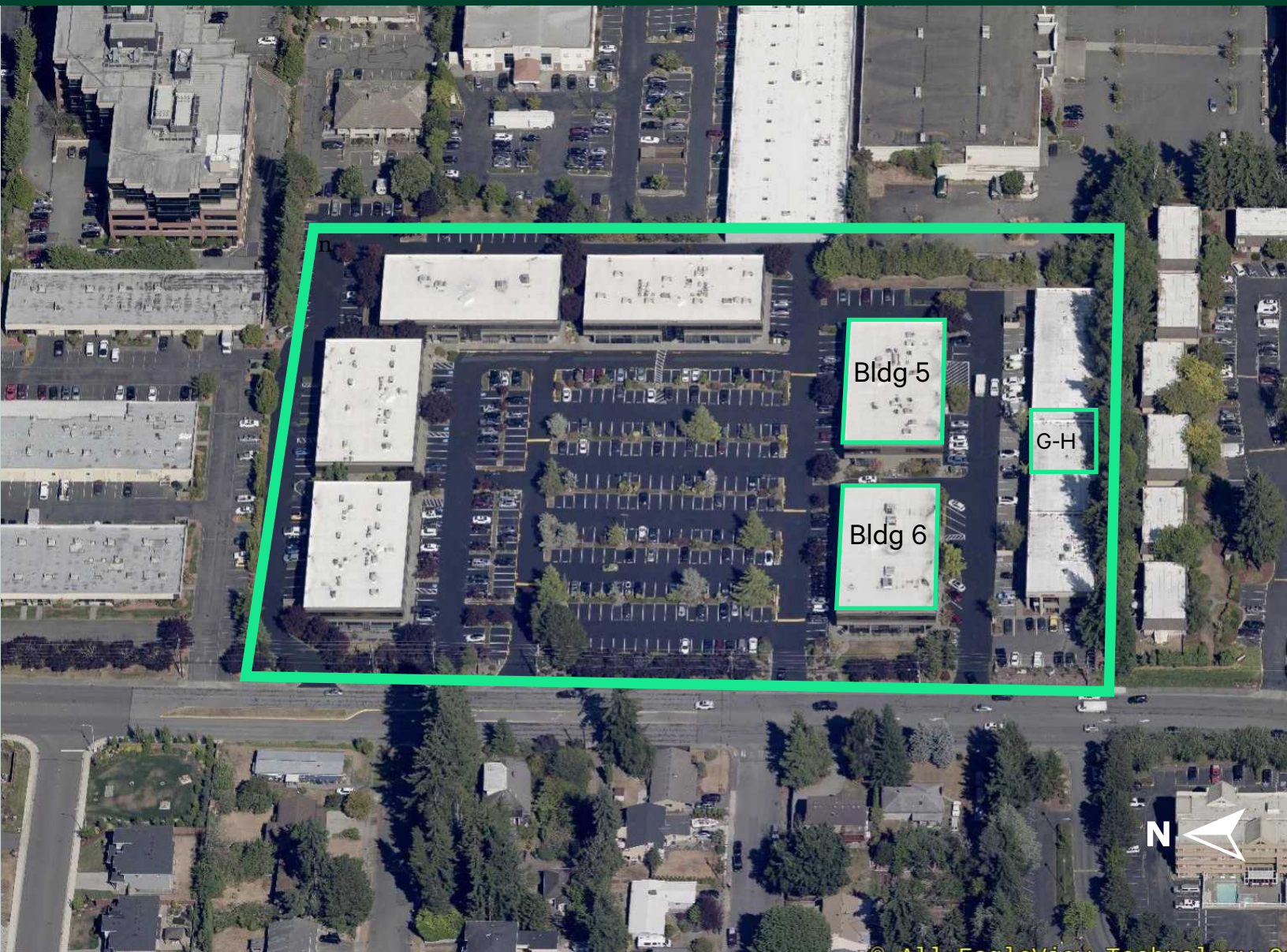


Alderwood Business Campus

±1,784 RSF Available, in 2 Separate Suites

19221 36th Avenue W
Lynnwood, WA



Bldg 5

G-H

Bldg 6

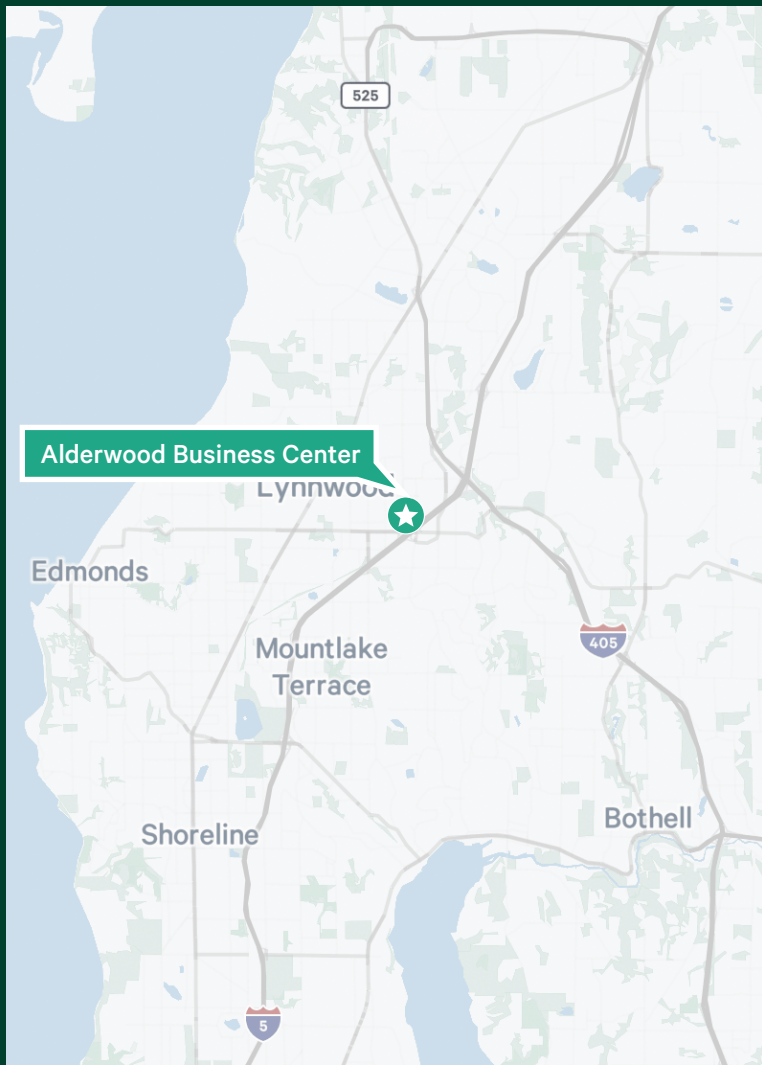


Alderwood Business Campus

19221 36th Avenue W | Lynnwood, WA

Property Features

- Two-story, 6 building office campus with recent common area upgrades
- Area amenities including restaurants, financial institutions , Lynnwood Convention Center and Alderwood Shopping Mall
- Excellent access to I-5 and I-405
- Abundant parking
- Minutes away from Lynnwood Transit Center and new Link Light rail Station
- Local and responsive property management and ownership
- Below market sublease rates, with ability to execute a direct Lease with the Landlord.



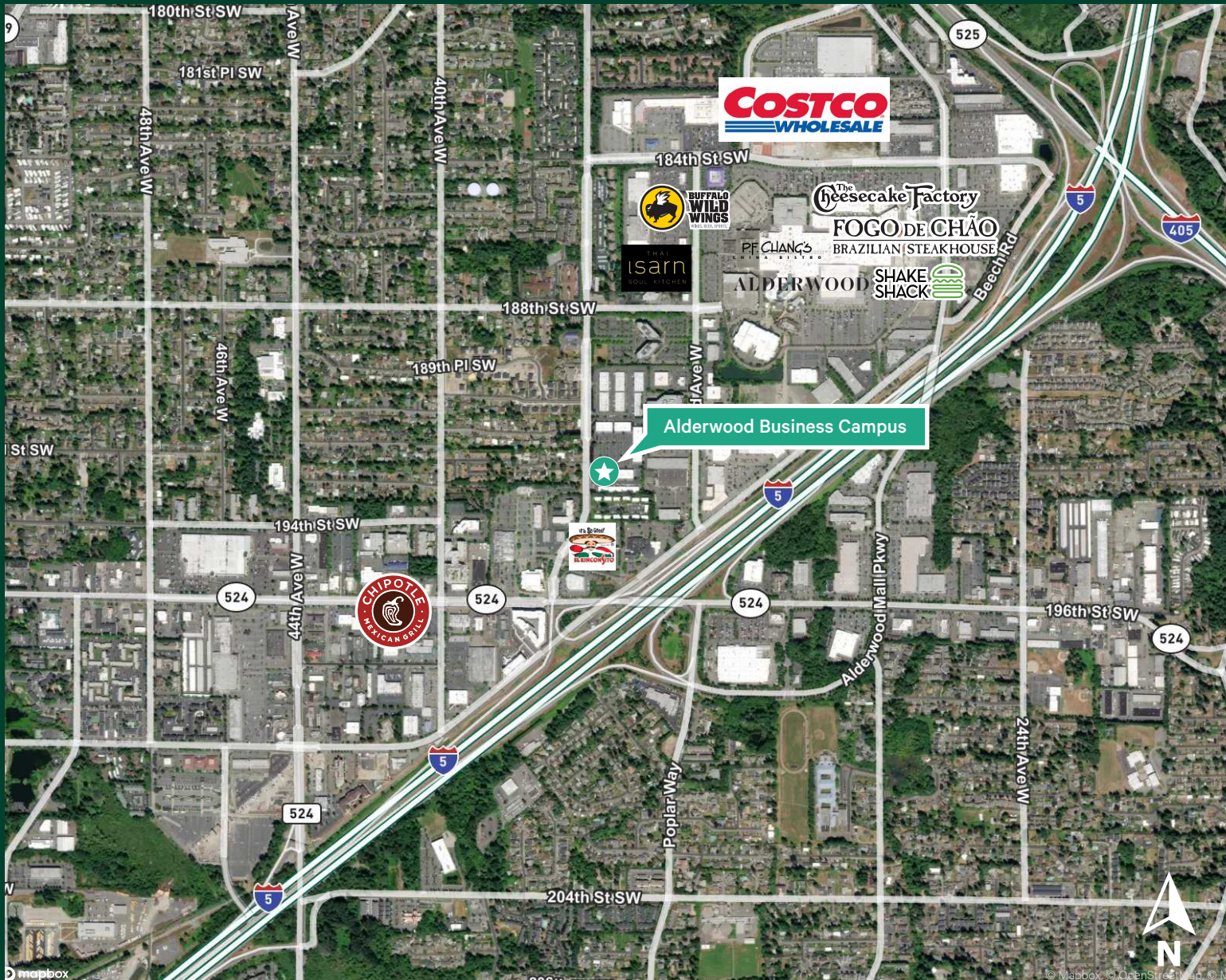
Sublease Availabilites

Alderwood Business Campus
19221 36th Avenue W | Lynnwood, WA

Suite	Size (SF)	Floorplan	Rate	Comments
6-207	635 SF	Click Here	\$1,150/month, Inclusive of all Operating Expenses	<ul style="list-style-type: none"> • 2nd floor, Open office space • Master Lease Expiration Date: 8/31/2029
6-208	1,149 SF	Click Here	\$2,100/month, Inclusive of all Operating Expenses	<ul style="list-style-type: none"> • 2nd floor, including 6 private offices • Master Lease Expiration Date: 8/31/2029
6-207/208	1,784 SF	See Above	\$2,975/month, Inclusive of all Operating Expenses	<ul style="list-style-type: none"> • Combination of suits 6-207 and 6-208, including 6 private offices and an open area. • Master Lease Expiration Date: 8/31/2029
5-104	1,868 SF	Click Here	<p>\$12.50/SF/Year, Gross SUBLEASED Rate is significantly reduced, at over 50% below market</p>	<ul style="list-style-type: none"> • 1st floor Medical buildout, including 8 exam rooms, reception, breakroom. • Master Lease Expiration Date: 10/31/2025
6-101	5,758 SF	Click Here	<p>\$13.00/SF/Year, Gross SUBLEASED Rate is Significantly Reduced</p>	<ul style="list-style-type: none"> • 1st floor office/flex space, including 7 private offices, breakroom and large open area. • Master Lease Expiration Date: 8/31/2029
5-213	1,650 SF	Click Here	<p>\$11.00/SF/Year, Gross SUBLEASED Rate is Significantly Reduced</p>	<ul style="list-style-type: none"> • 2nd floor office space, including 6 private offices • Master Lease Expiration Date: 8/31/2029
6-201	2,632 SF	Click Here	<p>\$24.00/SF/Year, Gross SUBLEASED Rate is Significantly Reduced</p>	<ul style="list-style-type: none"> • 2nd floor office/Medical space, including reception, 4 private offices, 2 exam rooms and a large conference/training room. • Master Lease Expiration Date: 8/31/2029
Suite G-H	3,028 SF	Click Here	<p>\$1.25/SF/Month, NNN SUBLEASED NNN estimated at \$0.65/SF/Month</p>	<ul style="list-style-type: none"> • Flex/warehouse space, including ±710 SF of office space. • 2 grade level roll up doors. • 18' clear height • 3-phase, 140 AMP power • Master Lease Expiration Date: 4/30/2026

Area Map

Alderwood Business Campus
19221 36th Avenue W | Lynnwood, WA



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