

OFFICE
FOR LEASE



LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003

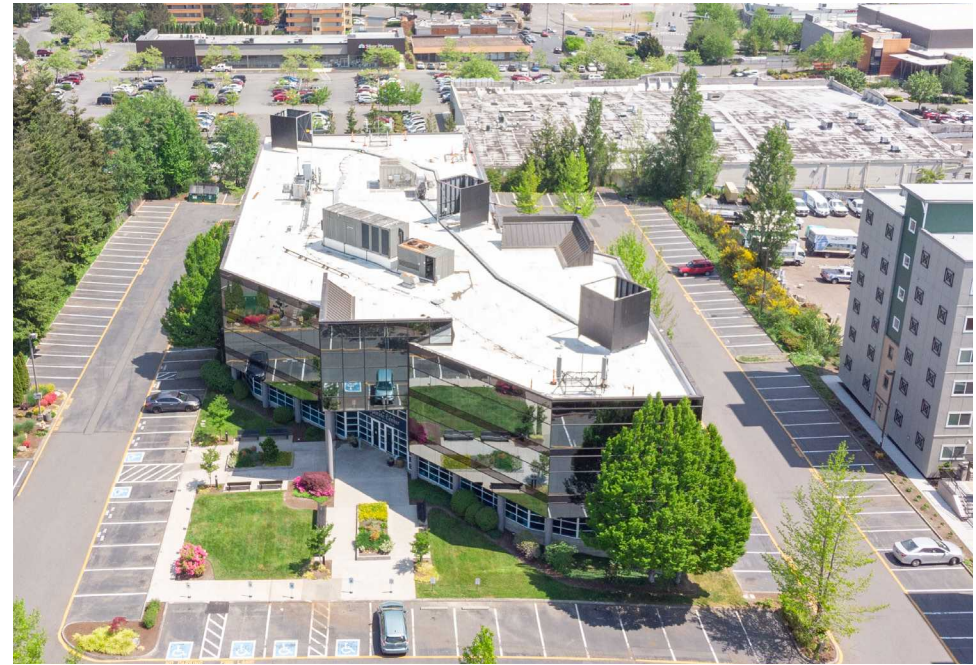


CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

498 SF - 6,144 SF Available

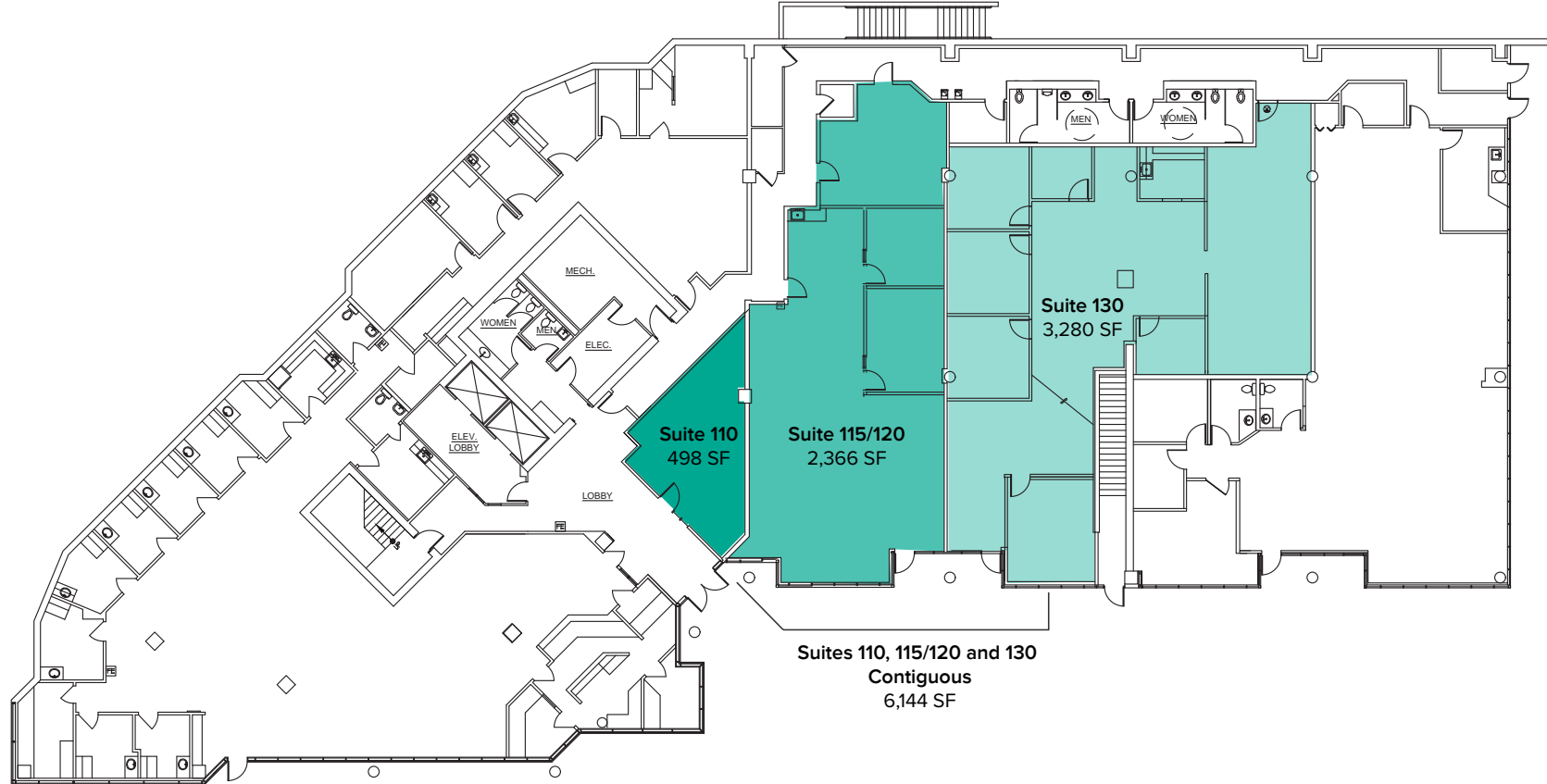
BUILDING FEATURES:

- Extensive Window Line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & Future Link Light Rail station



FIRST FLOOR

Suite	Square Feet	Rate	Notes
110	498 SF	\$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. Contiguous with suite 115/120 and 130 for 6,144 SF. Available Now.
115/120	2,366 SF	\$23.00/SF, NNN	Ground floor office space with direct entry, 2 private offices, and open work area. Contiguous with suite 110 and 130 for 6,144 SF. Available Now.
130	3,280 SF	\$23.00/SF, NNN	Office space with open work area, 6 private offices, and kitchenette/break room. Can be contiguous with suites 110 and 115/120 for 6,144 SF. Available Now.



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THIRD FLOOR

Suite	Square Feet	Rate	Notes
315	2,491 F	\$23.00/SF, NNN	Suite with 3 private offices, conference room, and open work area. Available Now.
320	1,037 SF	\$23.00/SF, NNN	Suite with 3 private offices and open work area. Available 5/1/2026.



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FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	2,739 SF	\$23.00/SF, NNN	Office space with open work area. Tenant improvements available. Available Now.



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FOURTH FLOOR - SAMPLE PLAN

Suite	Square Feet	Rate	Notes
400	2,739 SF	\$23.00/SF, NNN	5 private offices, one conference room, open work area and kitchenette/breakroom.



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LOCATION MAP

