

MEDICAL OFFICE  
LEASE



# Lynnwood Medical/Dental Office

6101 200th St SW | Lynnwood, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

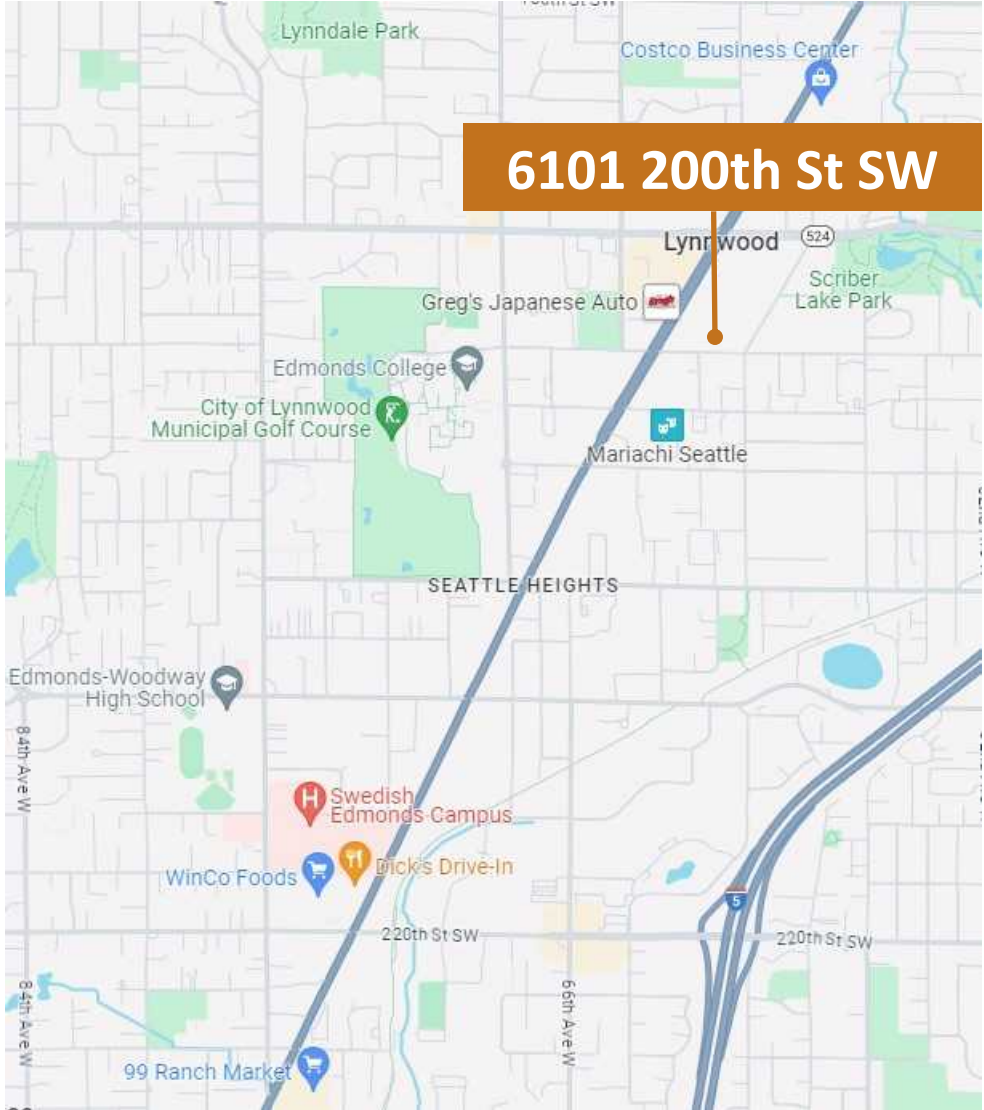
206.300.0459

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AYERS  
COMMERCIAL  
GROUP

# PROPERTY FEATURES

|                            |                         |
|----------------------------|-------------------------|
| <b>YEAR BUILT</b>          | <b>1993</b>             |
| <b>LEASE TYPE</b>          | <b>Gross</b>            |
| <b>WATER/SEWER/GARBAGE</b> | <b>Included in Rent</b> |
| <b>ELECTRICITY</b>         | <b>Included in Rent</b> |
| <b>JANITORIAL</b>          | <b>Common Area</b>      |
| <b>PARKING RATIO</b>       | <b>4.76 / 1,000 SF</b>  |
| <b>AVAILABILITY DATE</b>   | <b>Available Now</b>    |



# AVAILABLE SPACES

| Suite | Square Feet | Rent       | Notes  |
|-------|-------------|------------|--|
| 200   | Up to 4,700 | \$25.00/SF | 2nd generation dental office space in Lynnwood available for sublease. Layout includes a reception area/waiting room, many operatories, offices, a kitchen/break room, supply rooms, prep areas, a restroom, and utility room. ADA accessible, and move-in ready. Available now. |

