

LEASE

CENTRAL LYNNWOOD RETAIL/OFFICE/INDUSTRIAL/FLEX

5611 196th St SW Lynnwood, WA 98036



OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (NNN)

NNN: \$6.50 SF/yr

Avail. SF: 1,100 SF

Lot Size: 0.52 Acres

Zoning: HMU

PROPERTY OVERVIEW

Rare office or retail space in central Lynnwood with excellent visibility on 196th street between Highway 99 and I-5. With left-in access and parking on three sides, the space is well-suited for a variety of uses. No massage use allowed.

LOCATION OVERVIEW

Lynnwood, WA is a rapidly growing city located just 16 miles north of Seattle. Known for its strategic location at the intersection of I-5 and I-405, Lynnwood serves as a key commercial and retail hub for the greater Snohomish County area. The city is home to Alderwood Mall, one of the region's largest shopping destinations, and has a strong mix of national retailers, local businesses, and industrial operations. The building is less than one mile from the light rail station and I-5 where more than 10,000 residential units have been built or are in planning.

UNITS	LEASE RATE	SPACE SIZE
Top Floor:	\$22.00 sf/yr	1,100 SF

Gretchen Hamm
(206) 972-1651
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