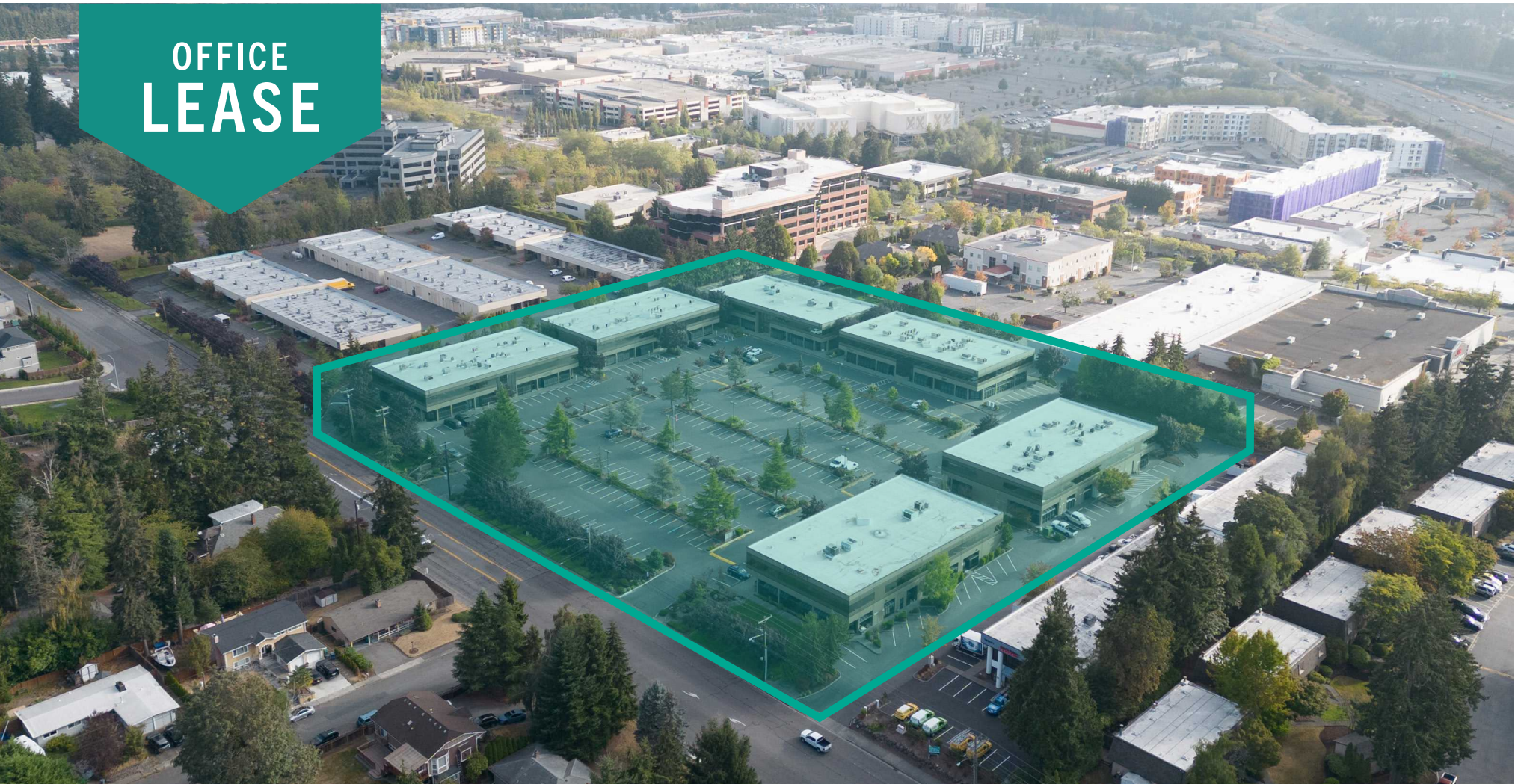


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Grant Rubenstein

425.289.2220

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425.454.3030
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PO Box 5003
Bellevue, WA 98009 - 5003





AFFORDABLE OFFICE SPACES

IMMEDIATE ACCESS TO I-405 & I-5

752 SF - 7,988 SF Available



PROPERTY DETAILS:

- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities Include: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from Future Link Light Rail Station
- Abundant Parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 1 (19101) FIRST FLOOR PLAN

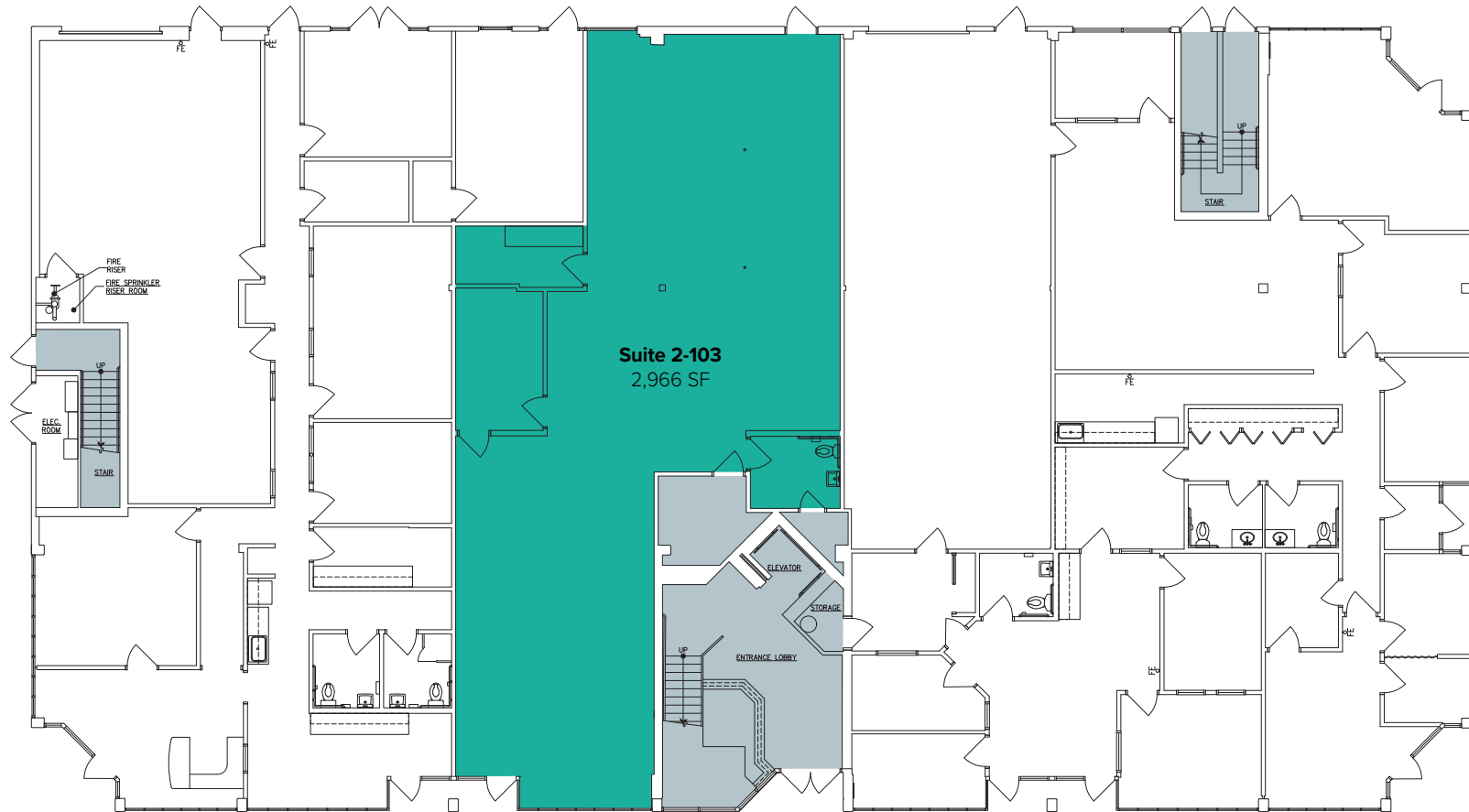
Suite	Square Feet	Rate	Notes
1-103	7,988 SF	\$28.00/SF, Full Service	First floor office space with 9 private offices, 2 conference rooms, 4 restrooms, large breakroom with kitchenette, open work area and storage rooms. Available 12/1/2026.



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BUILDING 2 (19105) FIRST FLOOR PLAN

Suite	Square Feet	Rate	Notes
2-103	2,966 SF	\$28.00/SF, Full Service	First floor office space with private offices, 1 restroom, and open work area. Available Now.



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BUILDING 3 (19109) SECOND FLOOR PLAN

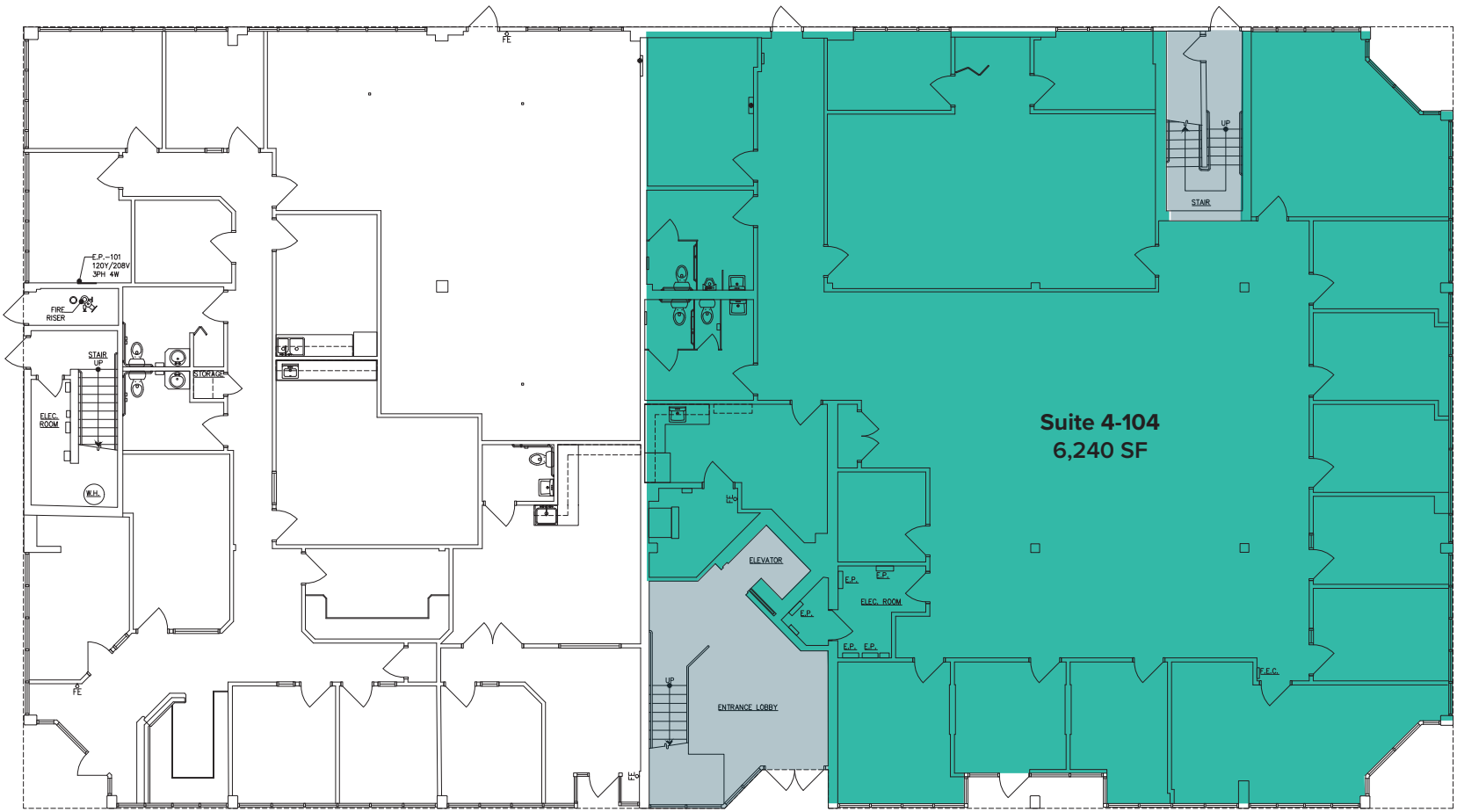
Suite	Square Feet	Rate	Notes
3-200	1,729 SF	\$28.00/SF, Full Service	Second floor office space with 2 private offices, kitchenette and open area. Available Now.



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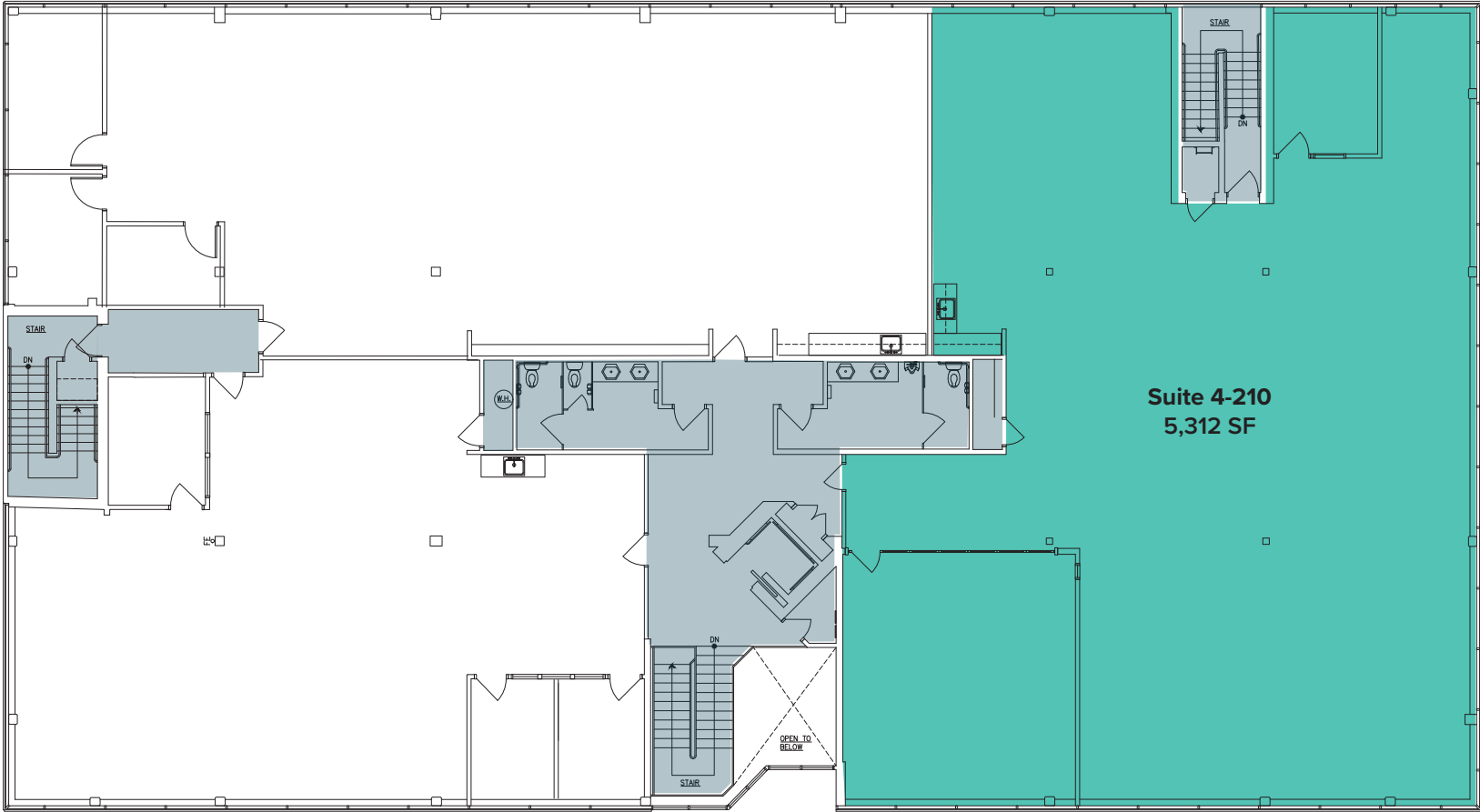
BUILDING 4 (19203) FIRST FLOOR PLAN

Suite	Square Feet	Rate	Notes
4-104	6,240 SF	\$28.00/SF, Full Service	Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area. Available with 60 days' Notice.



BUILDING 4 (19203) SECOND FLOOR PLAN

Suite	Square Feet	Rate	Notes
4-210	5,312 SF	\$28.00/SF, Full Service	Open area with 1 private office, kitchenette and large conference room. Great natural light. Available 11/1/2026.



BUILDING 5 (19217) FIRST FLOOR PLAN

Suite	Square Feet	Rate	Notes
5-100	752 SF	\$1,942/Month	Great corner suite with reception, 1 PO, open work area and one restroom. Available with 60 Days' Notice.



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SITE PLAN



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LOCATION MAP

