

For Lease

SPARLING TECHNOLOGY CENTER

*Class-A Office Building with Multiple
Market Ready Suites Available*

4100 194TH ST SW | LYNNWOOD, WA



KIDDER.COM

km Kidder
Mathews



Enjoy territorial views of the Cascade and Olympic mountain ranges from this premier office building in Lynnwood, WA.

High-quality Landlord

Renovated common areas

Flexible covered and surface parking

Professional tenant base includes engineering, legal, real estate, and marketing firms

Public bus and light rail transit center
1 mile away

Substantial glass line providing natural light

Market-ready space completed for
immediate occupancy

CLASS-A

OFFICE BUILDING

\$22.00

LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



**IMMEDIATE
ACCESS TO I-5**



**NUMEROUS
AMENITIES
& TRANSIT
OPTIONS**



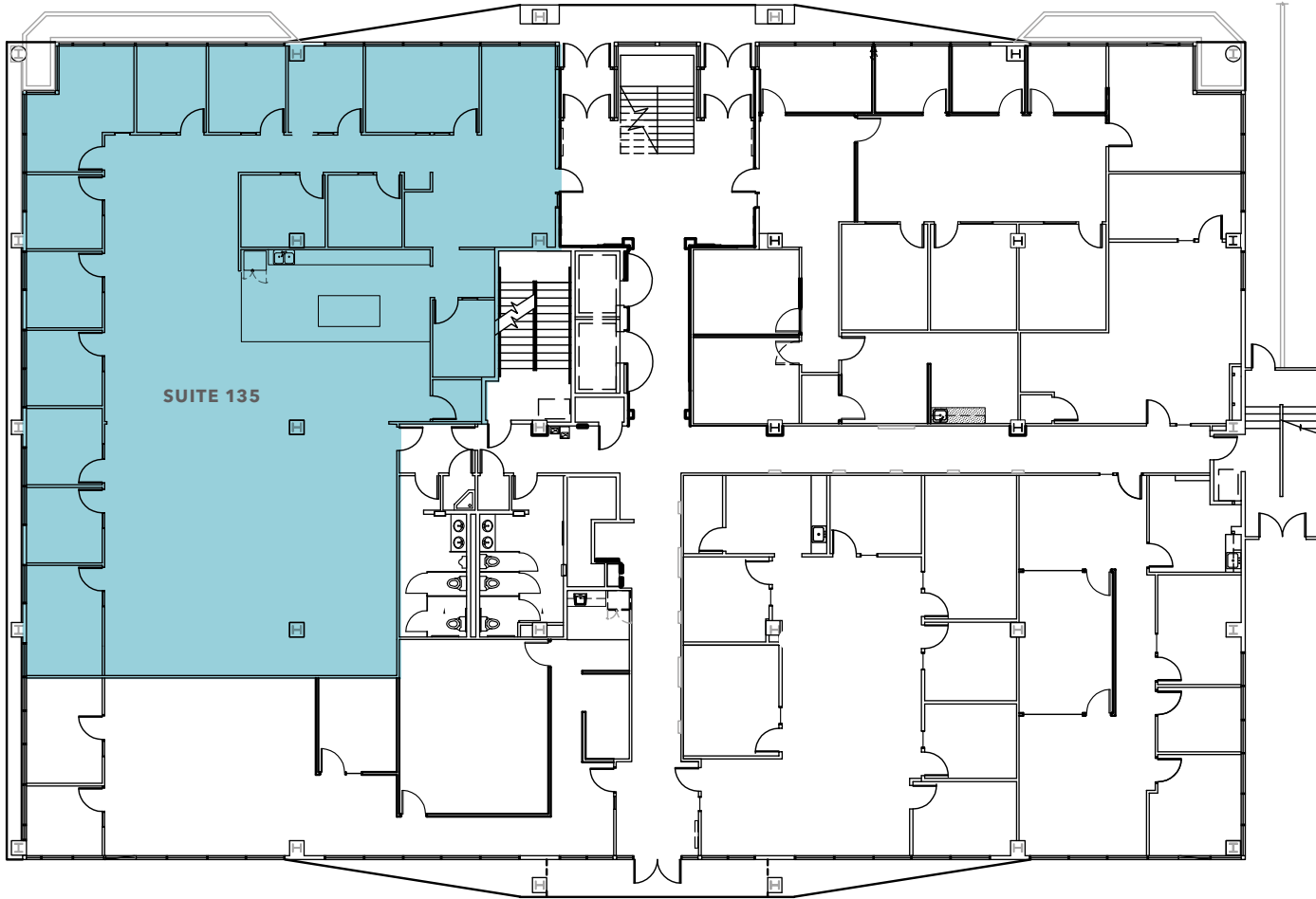
**3.5 / 1,000 SF
PARKING RATIO**



**BEAUTIFUL
BUILDING
INTERIORS**



FIRST FLOOR PLAN



5,255 RSF

SUITE 135

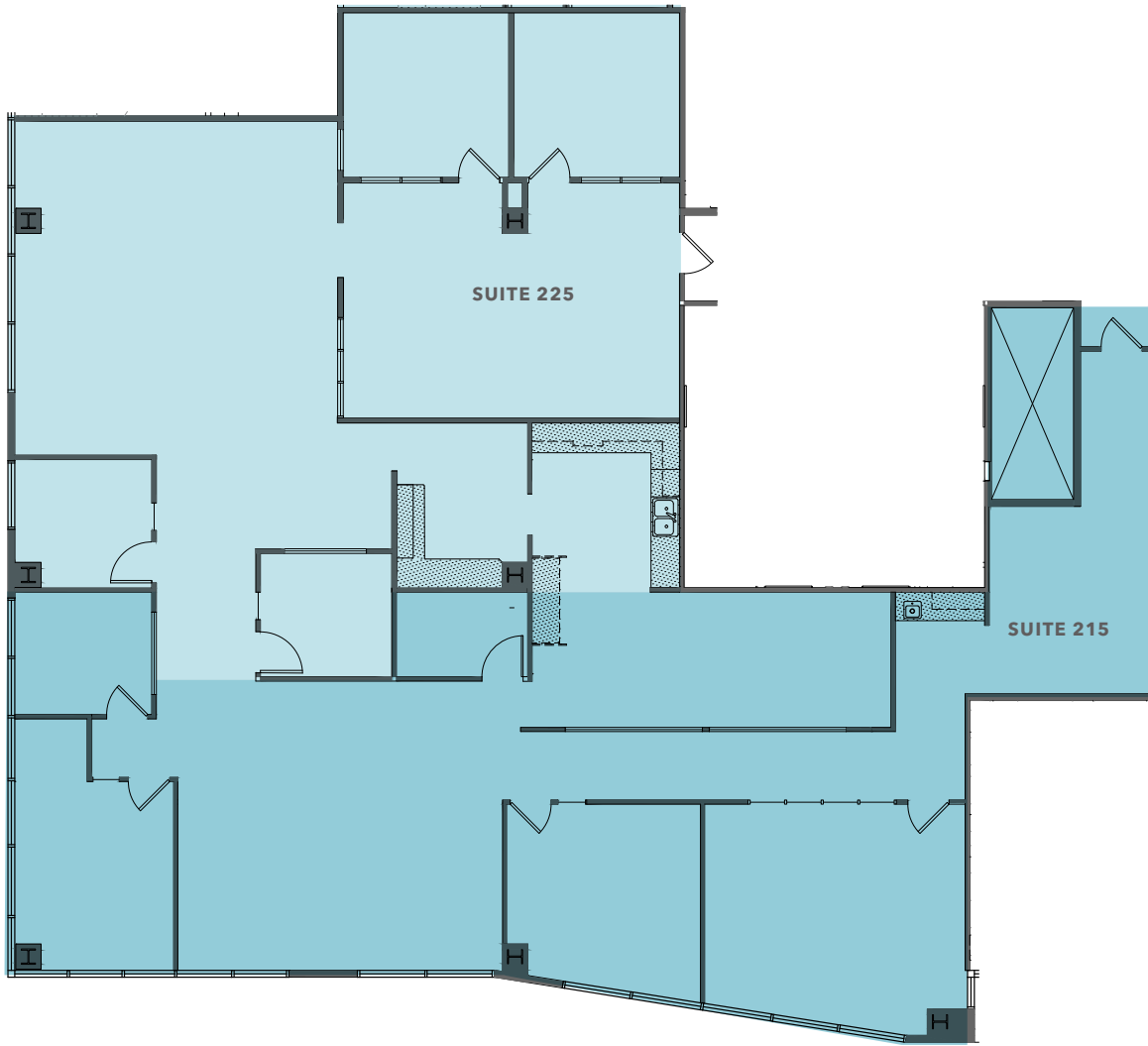
NOW

AVAILABLE

\$22.00

LEASE RATE (SF/YR, NNN)

SECOND FLOOR PLAN



4,944 RSF

SUITE 215/225 (DIVISIBLE)

2,751 RSF

SUITE 215

2,139 RSF

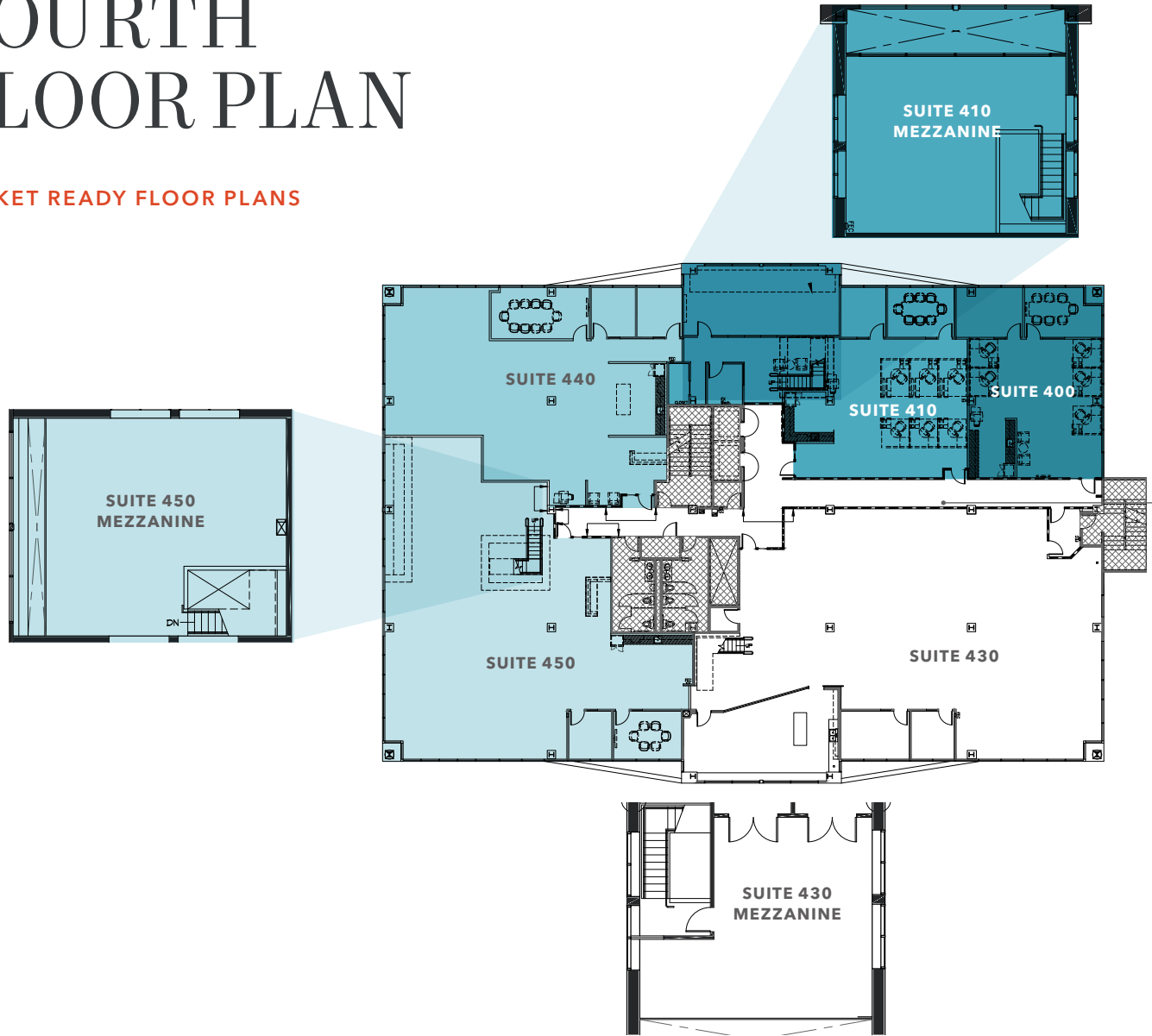
SUITE 225

\$22.00

LEASE RATE (SF/YR, NNN)

FOURTH FLOOR PLAN

MARKET READY FLOOR PLANS



19,491 RSF

TOTAL FLOOR SPACE

1,483 RSF

SUITE 400

3,515 RSF

SUITE 410

3,089 RSF

SUITE 440

5,218 RSF

SUITE 450

\$22.00

LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



SPARLING TECHNOLOGY CENTER

Owned by



Exclusively leased by

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MATTHEW HAGEN, SIOR
425.283.5782
matt.hagen@kidder.com

KIDDER.COM

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