

SCRIBER BUSINESS CENTER



19910 50TH AVE W, LYNNWOOD, WA

FOR SALE

OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY



THE OFFERING

Lee & Associates Commercial Real Estate Services LLC ("Lee & Associates") is pleased to present the opportunity to acquire **Scriber Business Center**, a well-located and fully leased office building in the heart of Lynnwood.

The property consists of a 6,466 SF office building situated on a 21,344 SF parcel, offering excellent visibility and access along 50th Ave W. The building features a recently renovated lobby, bathrooms, parking lot, heat pump system, and unit upgrades, along with 24 surface parking stalls. The property presents an opportunity for both investors and owner-users.

Located just off 196th St SW, Lynnwood's primary east-west corridor, the property offers immediate access to the area's main retail and commercial thoroughfare. The site is positioned approximately 1,000 feet from the Lynnwood City Center Light Rail Station, providing direct connectivity to Seattle and the region.



Scriber Business Center is an opportunity for investors or owner-users

VALUE-ADD THROUGH LEASE RESTRUCTURING

Opportunity to convert existing leases to NNN upon rollover, with current rents estimated to be ~20% below market, providing clear upside in cash flow.

IMPROVEMENTS REDUCE NEAR-TERM CAPEX

Significant upgrades, including lobby and restroom renovations, new carpet, parking lot replacement, upgraded heat pump system, new ejection pumps, and installation of a French drain system & Roof has also been recently inspected and is in good working condition.

STRONG FLOOD PROTECTION

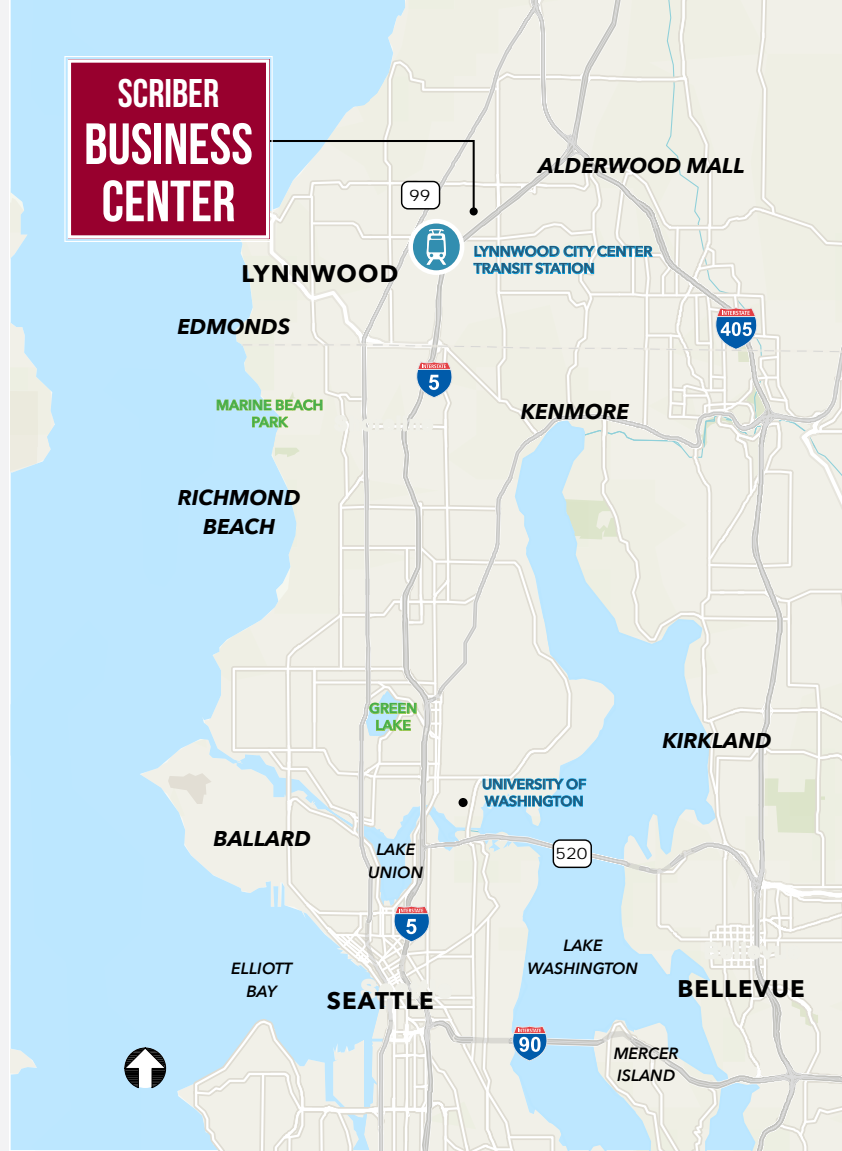
Other major improvements includes a brick perimeter wall which also serves as a shrub planter, ejector pump, the installation of a French drain system for improved water management, and integrated downspouts.

STRATEGIC LOCATION | TRANSIT & AMENITIES

Located just off 196th St SW and approximately 1,000 feet from the Lynnwood City Center Light Rail Station, offering strong connectivity and long-term TOD-driven demand.

IDEAL OWNER-USER OPPORTUNITY

Northwest Multiple Listing Service (NWMLS) on month-to-month lease creating immediate occupancy or value-add leasing opportunity.



LOCATION

Lynnwood is located in the Northend market, home to a wide range of national, regional and local companies.

The market is primarily comprised of business parks and multi-story small office buildings that surround the dense retail and residential nodes in the area. The employment dynamic offers access to a talented labor pool, superior transportation infrastructure, flexible commute patterns, and a diverse residential inventory which provides high-end executive housing as well as mid-price-point single and multi-family communities.

PROPERTY DETAIL

	ADDRESS	19910 50th Ave W, Lynnwood, WA
	BUILDING SIZE	6,466 SF
	PARCEL	00608400100402
	LOT SIZE	21,344 SF / 0.49 AC
	YEAR BUILT	1982
	PARKING	24 stalls

FOR MORE INFORMATION

Scotty Rowe

Associate
C 206.484.9894
srowe@lee-associates.com

Alex Muir

Senior Vice President
C 253.303.1983
amuir@lee-associates.com

Stuart Williams

Principal
C 425.417.5078
stuart@lee-associates.com

McCallum Mead

Associate
C 425.922.4160
mmead@lee-associates.com
170 120th Ave NE | Suite 203
Bellevue, WA 98005
425.454.4242