

OFFICE/WAREHOUSE
LEASE



LYNNWOOD EAST BUSINESS PARK, Building B

2027 - 2031 196th Street SW | Lynnwood, WA

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OFFICE/WAREHOUSE WITH IMMEDIATE ACCESS TO I-5, I-405, & SR-525

4,300 SF Available

FEATURES:

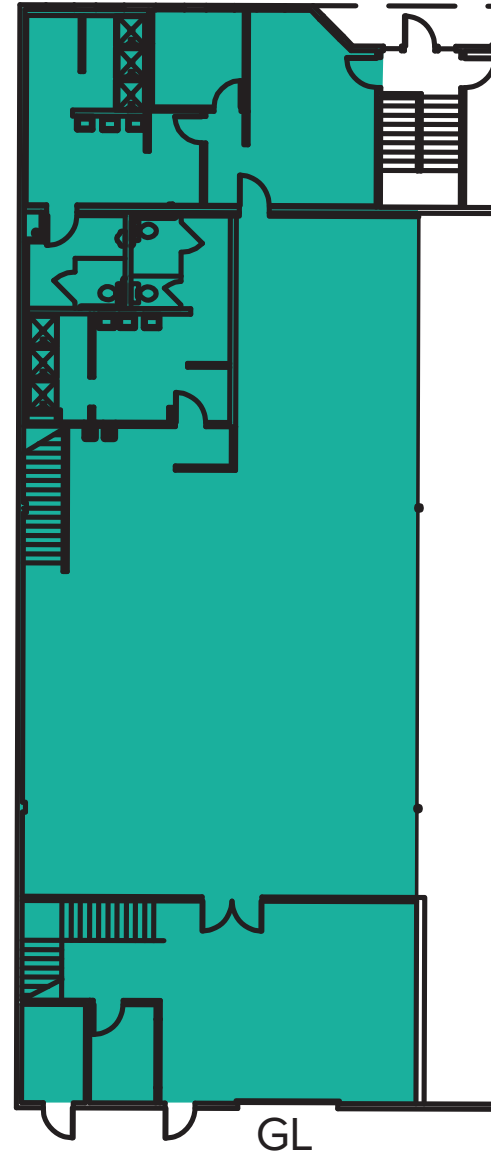
- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available
- Immediate Access to I-5, I-405, and SR-525

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SUITE B-101 FLOOR PLAN

FEATURES

- **Available Now**
- **4,300 SF (918 SF Ofc)**
- **\$2.00/SF Office, \$1.30/SF Warehouse, NNN**
- Currently built as an exercise gym with locker rooms
- 1 Grade-Level loading door
- 1 private room
- 2 Restrooms



LOCATION MAP



DRIVE TIMES:

- I-5: 2 Min.
- I-405: 3 Min.
- Alderwood Mall: 4 Min.
- Seattle: 21 Min.
- Bellevue: 20 Min.