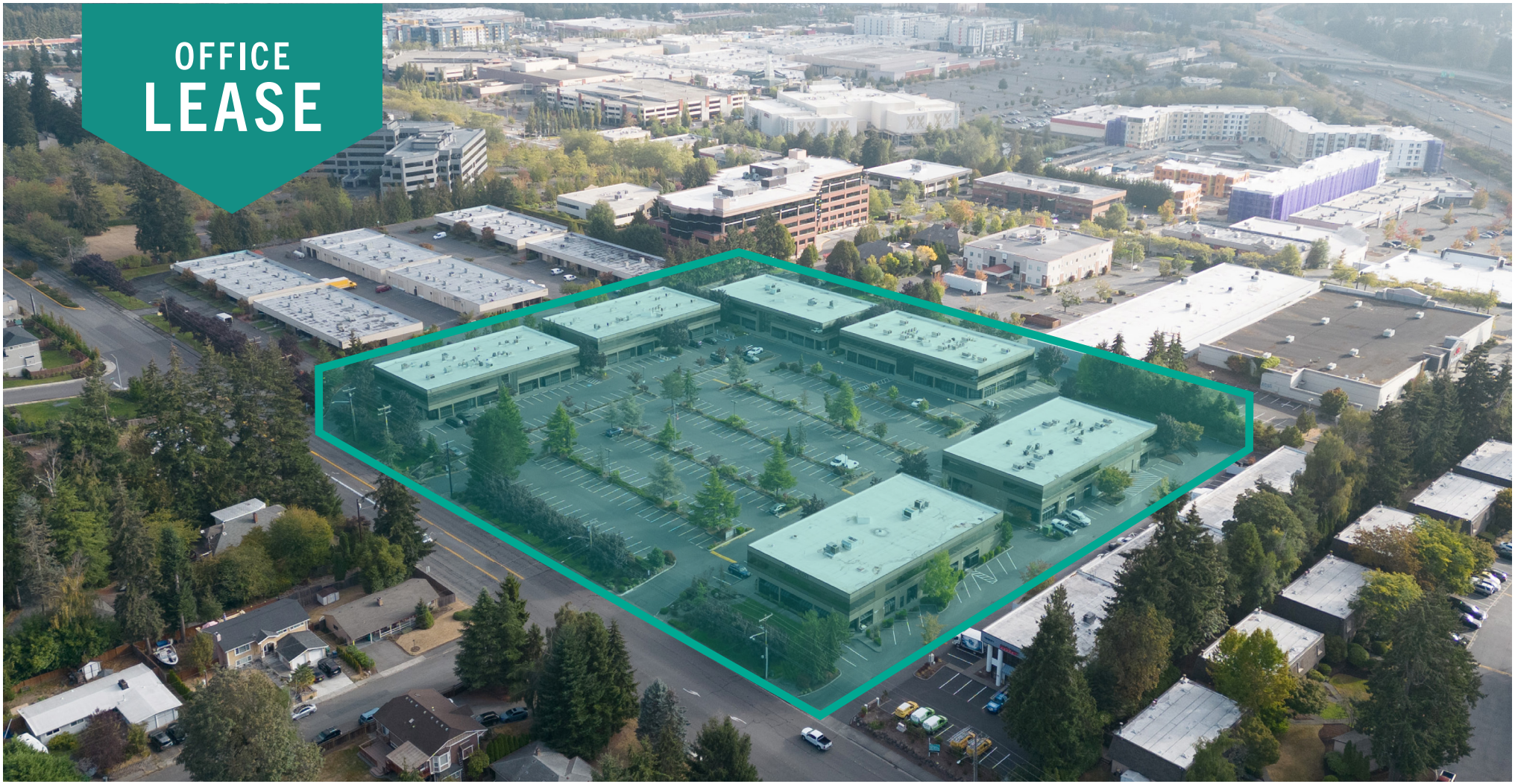


ALDERWOOD BUSINESS CAMPUS

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

Grant Rubenstein
425.289.2220
grant@rosenharbottle.com







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 Mariott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from Future Link Light Rail Station
- Abundant Parking
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99

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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.**

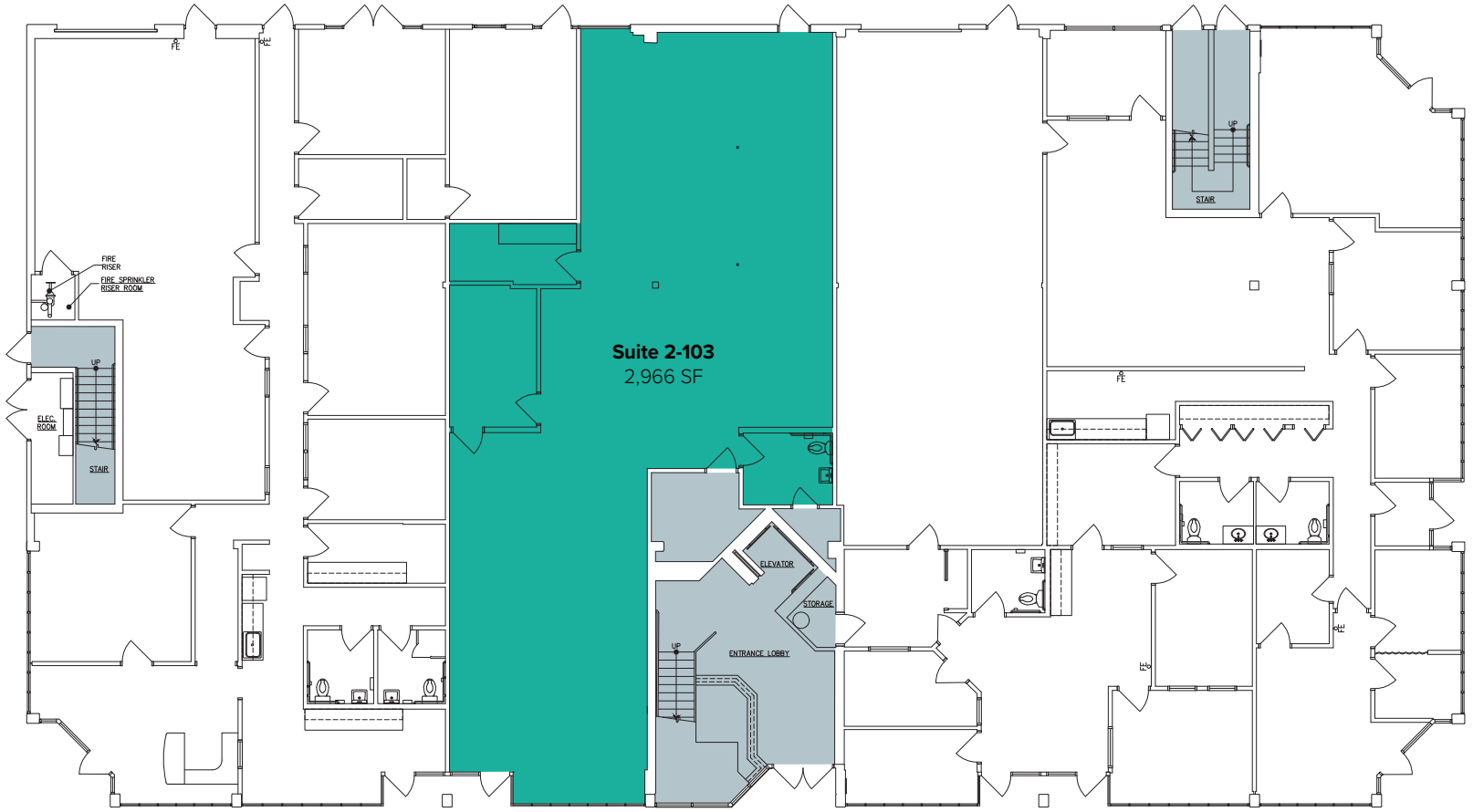


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BUILDING 2 (19105) FIRST FLOOR PLAN

Suite	Square Feet	Rate	Notes
2-103	2,966 SF	$22.00/SF, Full Service	First floor office space with private offices, 1 restroom, and open work area. **Available Now.**

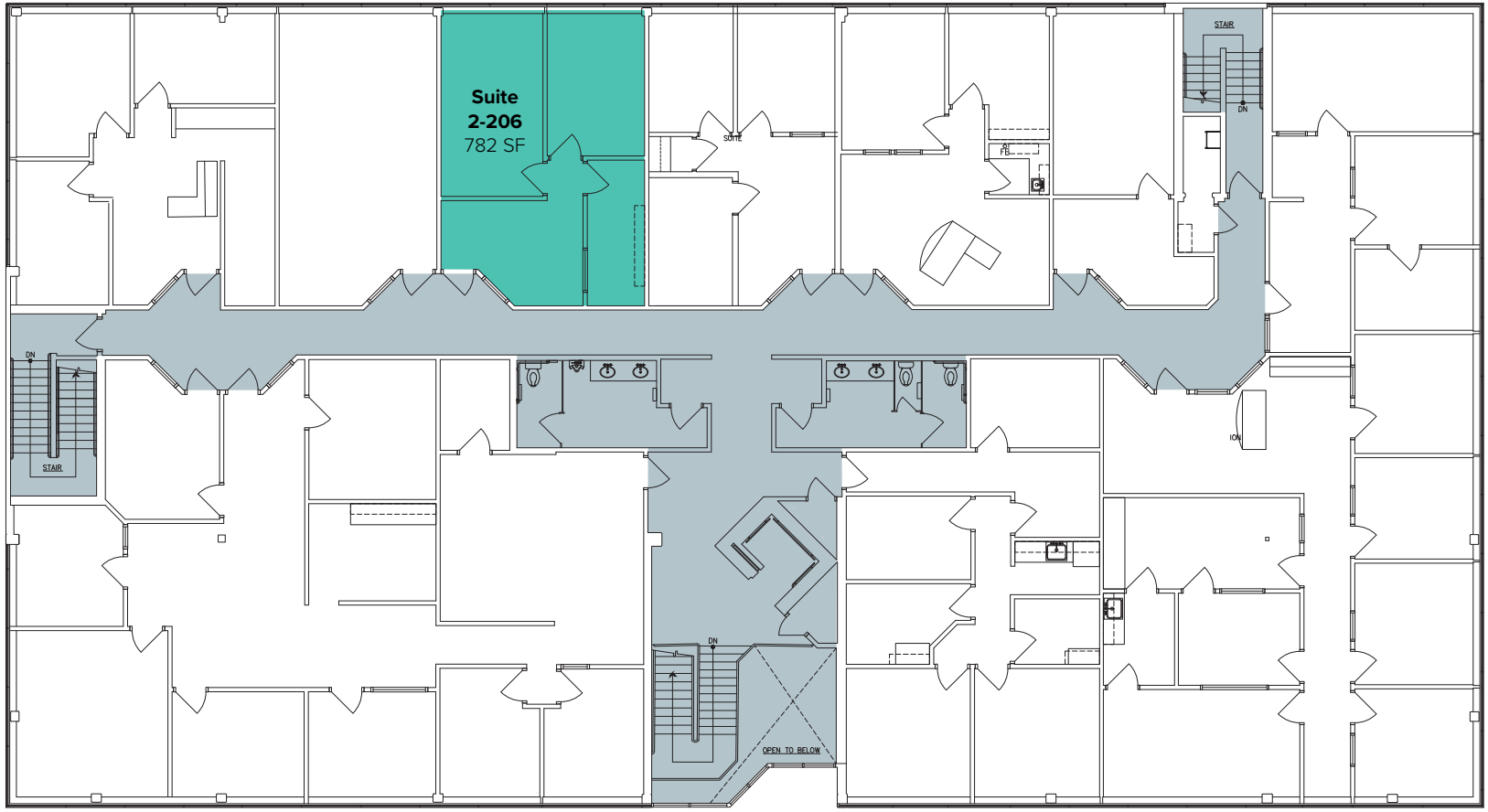


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BUILDING 2 (19105) SECOND FLOOR PLAN

Suite	Square Feet	Rate	Notes
2-206	**782 SF**	**$2,050/Month, Full Service**	Second floor office space with 2 private offices, storage and reception. Perfect for esthetician, therapist, doctor office (no sinks in space). **Available Now.**

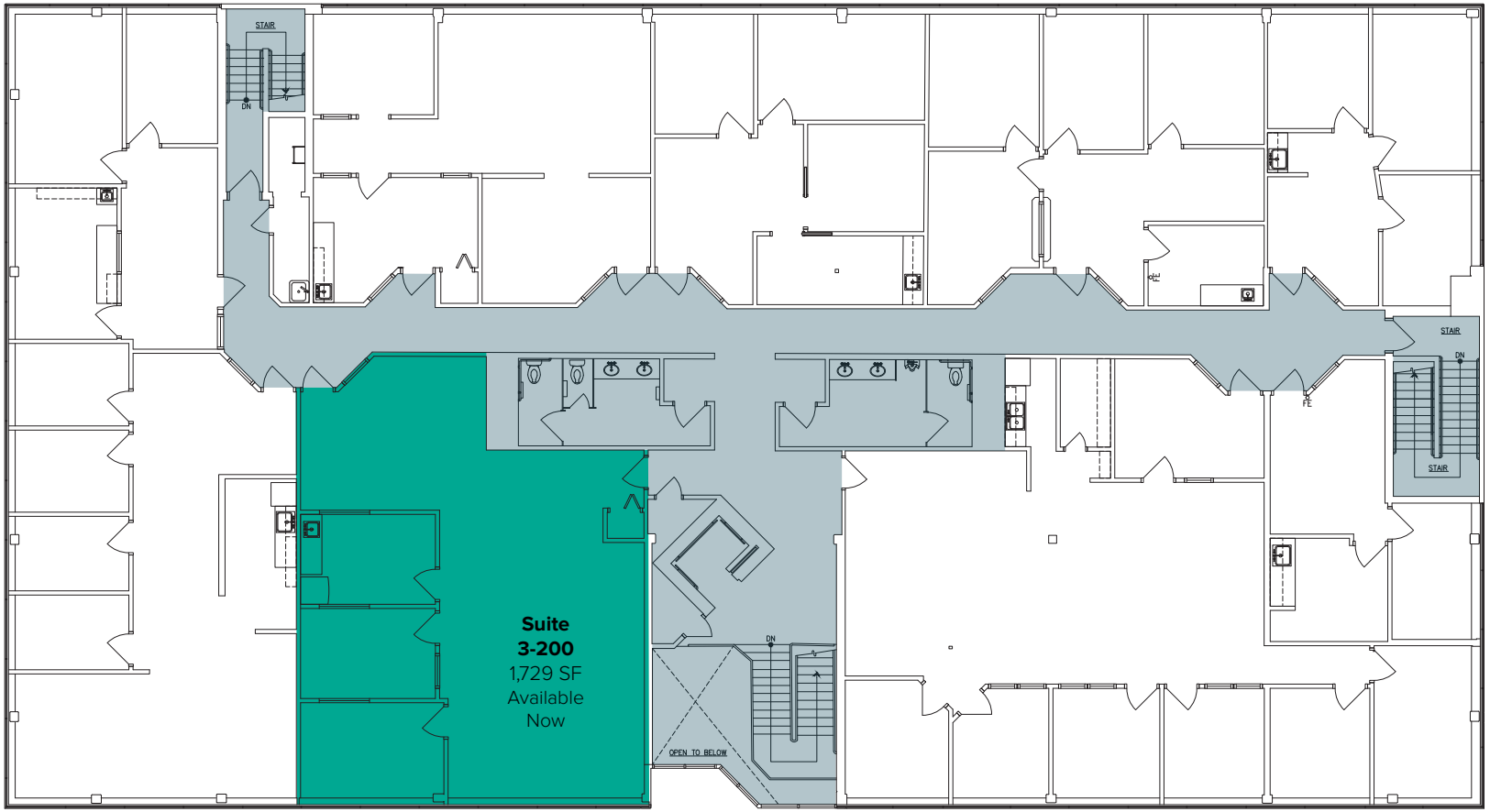


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BUILDING 3 (19109) SECOND FLOOR PLAN

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.**

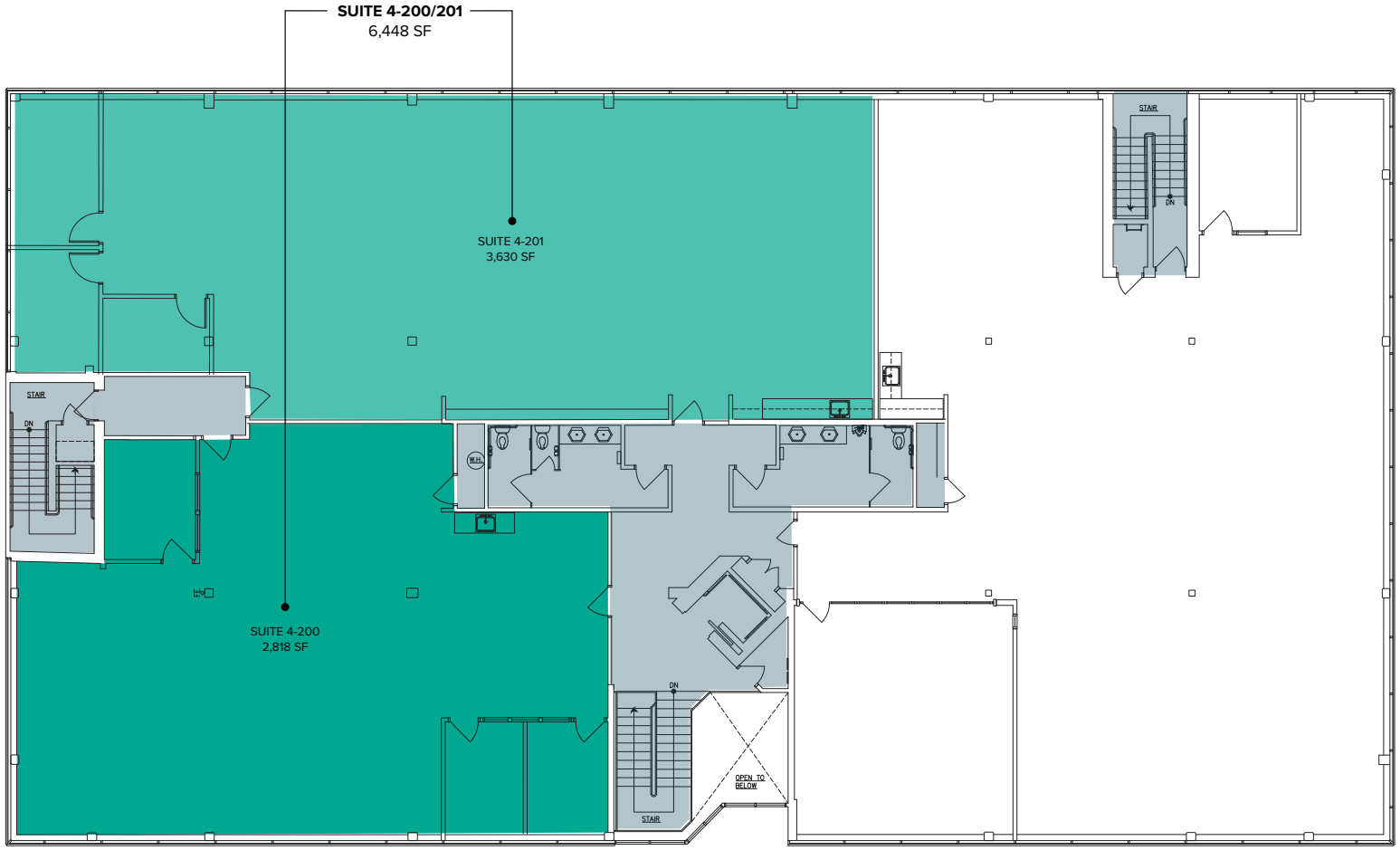


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BUILDING 4 (19203) 2ND FLOOR PLAN

Suite	Square Feet	Rate	Notes
4-200/201	2,818 SF - 6,448 SF	$28.00/SF, Full Service	Second floor spaces, includes open area with 4 private offices and a kitchenette. **Available 9/1/2027.**

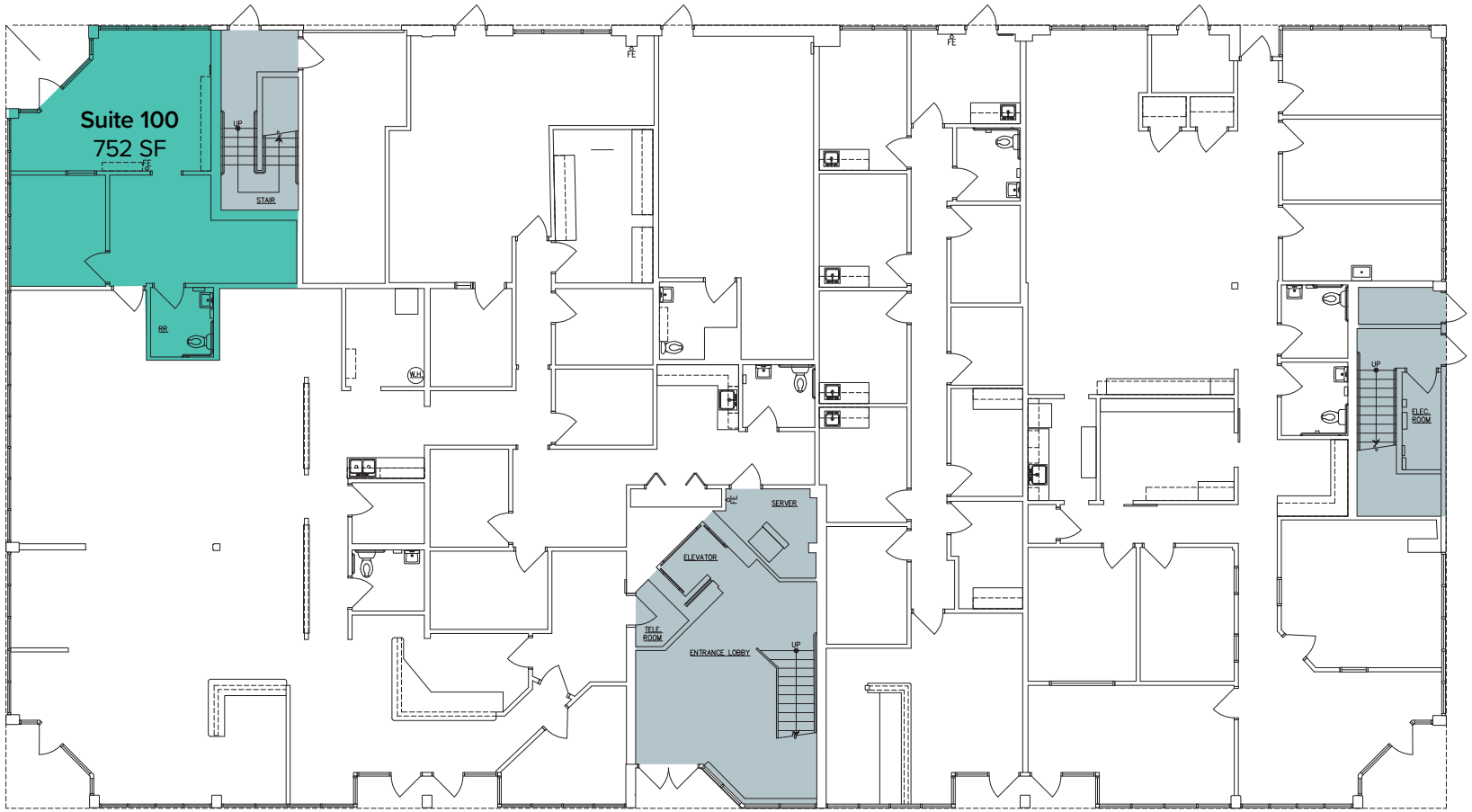


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BUILDING 5 (19217) FIRST FLOOR PLAN

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



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