

OFFICE  
LEASE



# Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

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# PREMIERE CLASS A OFFICE BUILDING IN MONROE, WOODINVILLE, & SNOHOMISH

## NEWLY RENOVATED LOBBY & COMMON AREAS

### FEATURES:

- **998 SF - 7,476 SF Office Space Available**
- Two Floors of Office over Ground Floor Retail
- Lakefront Building with Views and Natural Light
- Class A, High-end Finishes
- 1 Mile from EvergreenHealth Monroe Medical Center
- 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.





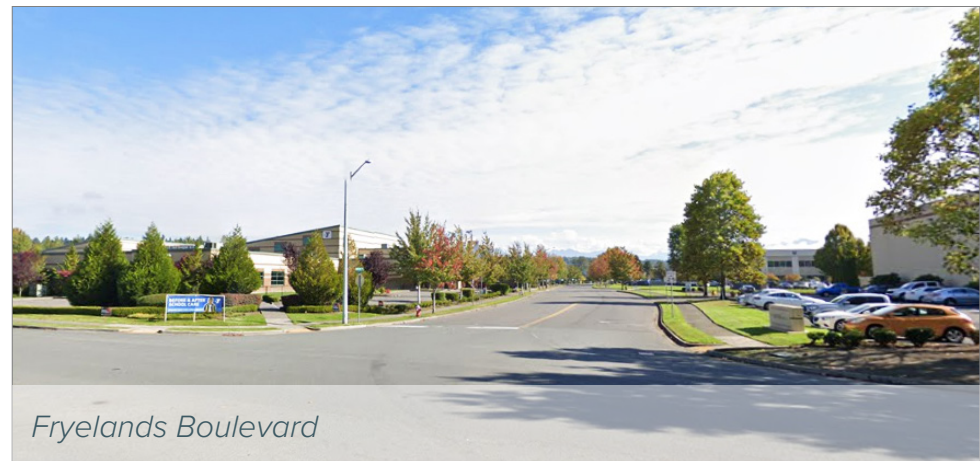
*Lakefront building with views and natural light*



*Lake Tye & Lake Tye Trail*



*Private balconies views*

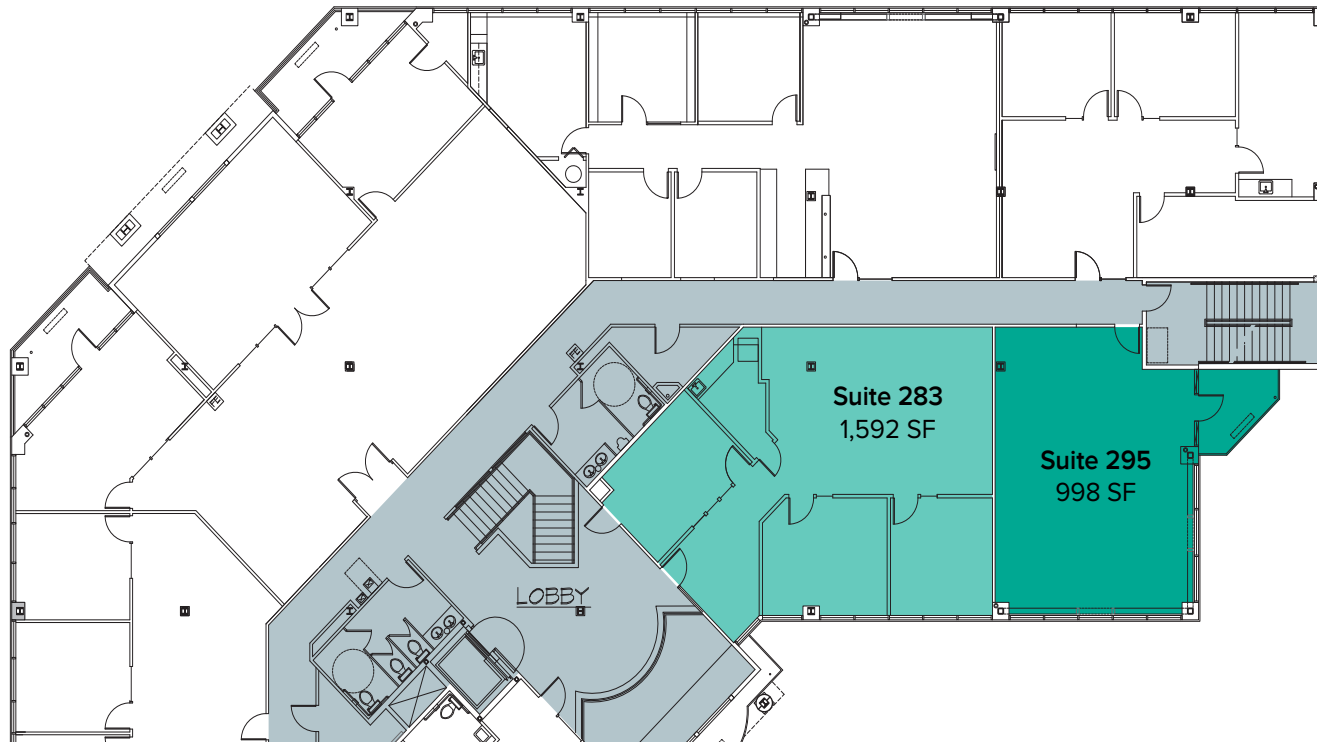


*Fryelands Boulevard*

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# SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
283	1,592 SF	\$22.50/SF, NNN	Office space with private offices, break room with kitchenette, and open work area. Contiguous with Suites 295, 360, 380, and 375 for a total of 7,476 SF. Available within 90 days notice.
295	998 SF	\$22.50/SF, NNN	Endcap office space with open work area and private balcony. Contiguous with Suites 283, 360, 380, and 375 for a total of 7,476 SF. Available within 90 days notice.

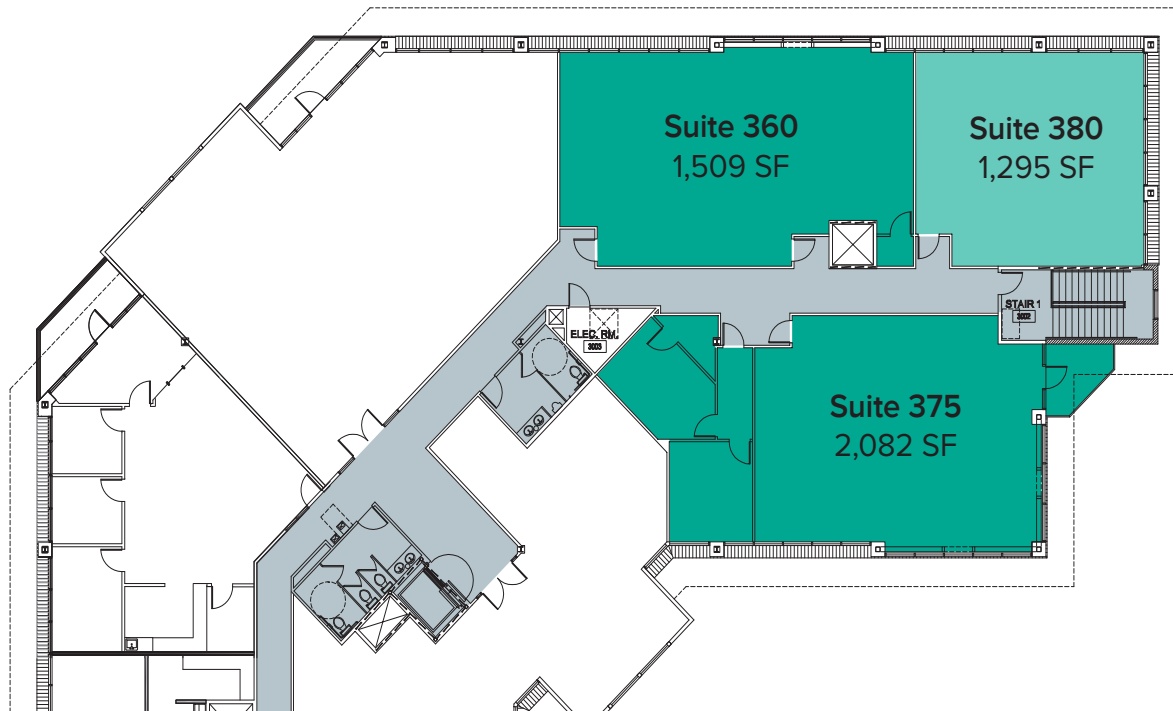


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# THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
360	1,509 SF	\$22.50/SF, NNN	Office space with open work area and views of Lake Tye. Contiguous with Suites 283, 295, 380, and 375 for a total of 7,476 SF. <b>Available within 90 days notice.</b>
375	2,082 SF	\$22.50/SF, NNN	Endcap office space with 2 private offices and private balcony. Contiguous with Suites 283, 295, 360, and 380 for a total of 7,476 SF. <b>Available within 90 days notice.</b>
380	1,295 SF	\$22.50/SF, NNN	Endcap office space with views of Lake Tye. Contiguous with Suites 283, 295, 360, and 375 for a total of 7,476 SF. <b>Available within 90 days notice.</b>



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# LOCATION MAP

## DRIVE TIMES

(14090 FRYELANDS BLVD):

To SR-522 West Entrance: **8 Minutes**

To Shopping Centers on US-2: **6 Minutes**

To Evergreen Health Center: **4 Minutes**

**LAKE TYE BUILDING**

Frylands Boulevard  
Lake Tye

Evergreen State Fairgrounds

Evergreen Health Monroe Medical Center

SR-522 West Entrance

 **Therapeutic Associates**  
PHYSICAL THERAPY

 **Burger Madness**  
Monroe

 **VENUS**  
salon chair

 **Paesano's**  
COFFEE & CAFE

 **Kami Teriyaki**

 **Asian Spice Restaurant**

 Walmart

 Lowe's

 goodwill

 Sonic Drive-Ins

 McDonald's

 Fred Meyer

 Red Robin

 Harbor Freight Tools

 Denny's

 Rite Aid