

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## HIGH-IMAGE, CLASS A OFFICE

291 SF - 2,862 SF Available

\$17.75/SF, NNN

### FEATURES:

- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- ~5,000 SF - 19,636 SF Available for Sublease



For more information, contact:

**ROSEN~HARBOTTLE**  
**COMMERCIAL REAL ESTATE**

**Brian Stewart**

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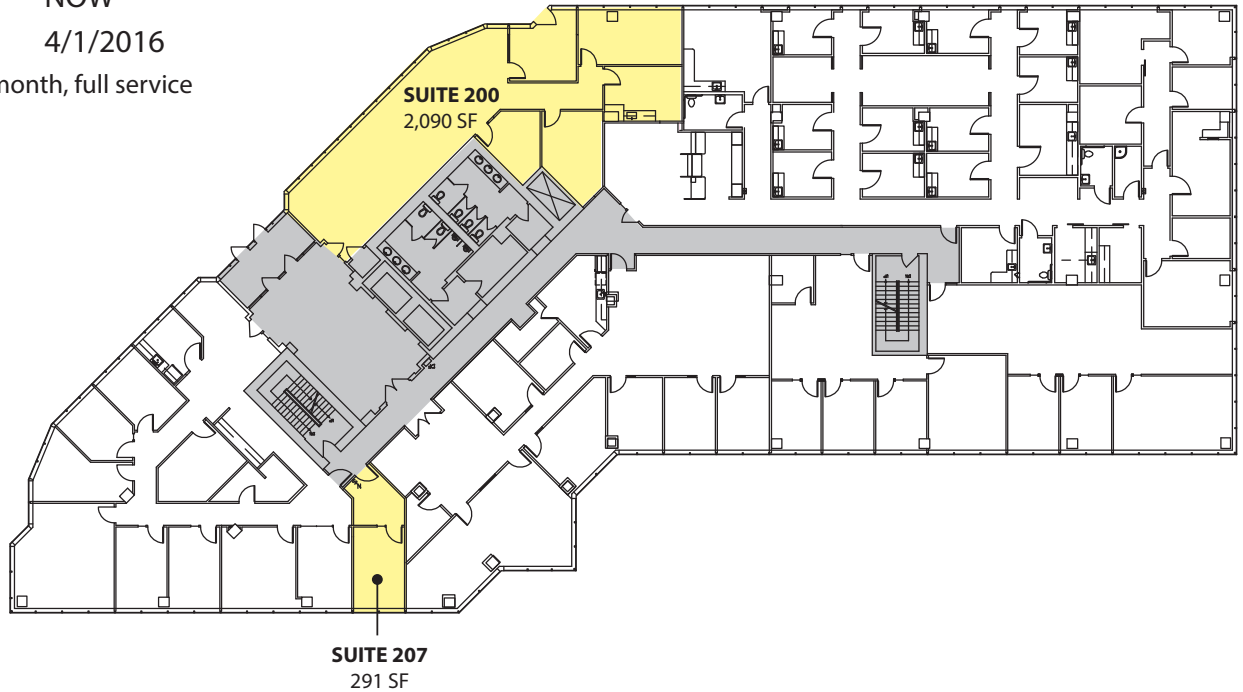
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## Second Floor

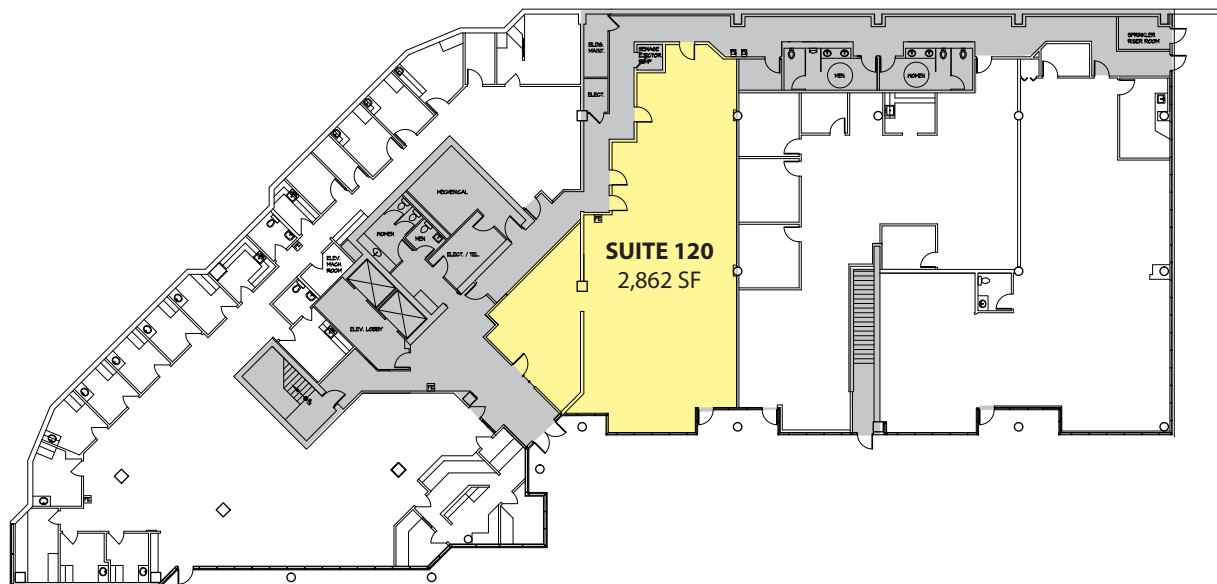
Suite	Square Feet	Available
200	2,090 SF	NOW
207	291 SF	4/1/2016

Notes: Suite 207 is \$840/month, full service



## First Floor

Suite	Square Feet	Available
120	2,862 SF	NOW



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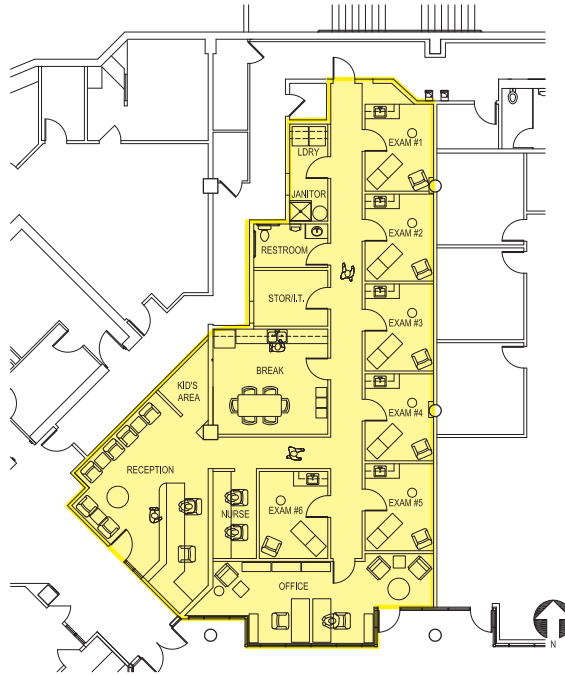
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## Suite 120 Build Out Options

### Medical Build Out

#### Option A

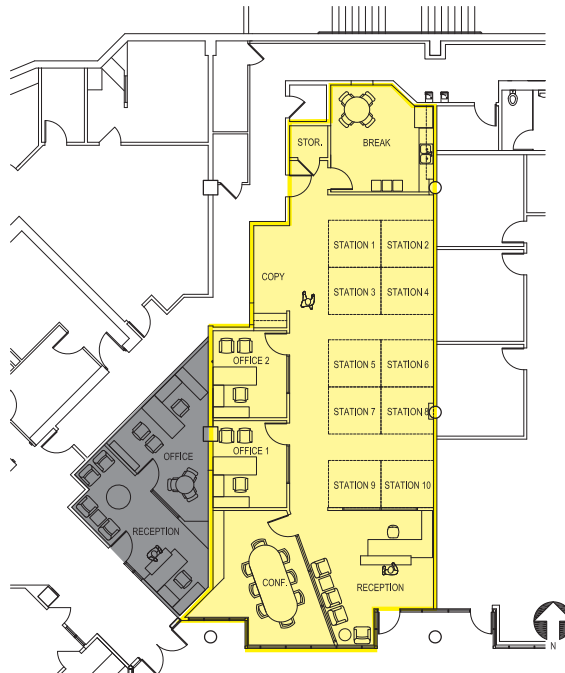
2,862 SF



### Office Build Out

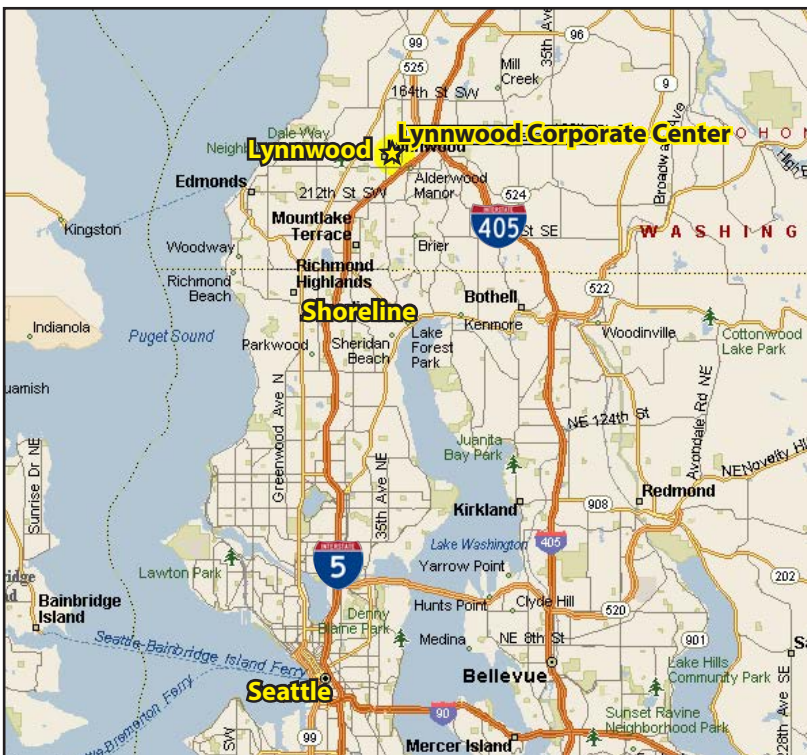
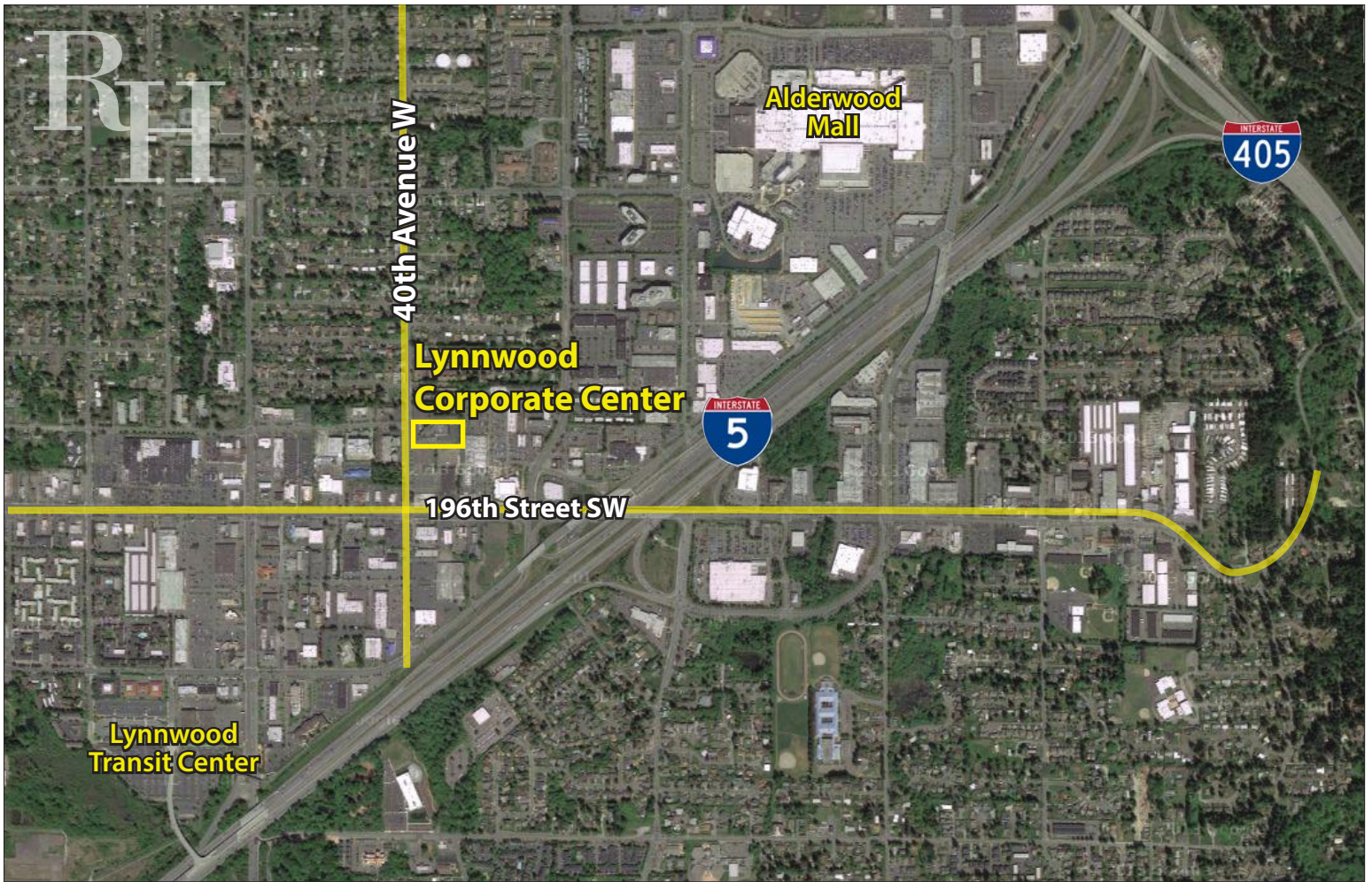
#### Option B

2,364 SF



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