

OFFICE
LEASE



Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

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THE PREMIERE CLASS A OFFICE BUILDING IN ALL OF MONROE, WOODINVILLE, & SNOHOMISH

NEWLY RENOVATED LOBBY & COMMON AREAS

FEATURES:

- **1,000 SF - 3,542 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.



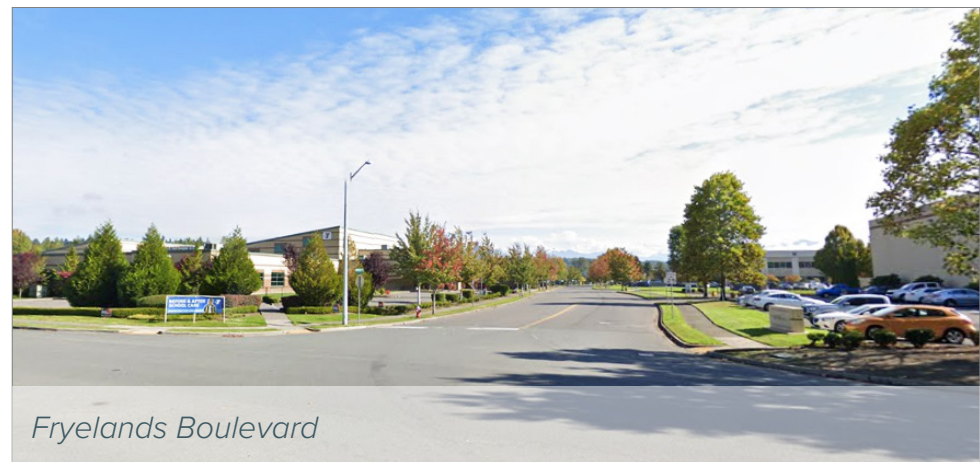
Lakefront building with views and natural light



Lake Tye & Lake Tye Trail



Private balcony and view



Fryelands Boulevard

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SECOND LEVEL FLOOR PLAN

SUITE 295 FEATURES

- Available now
- 1,000 SF
- \$22.50/SF, NNN
- Corner Office space
- Open work area
- Private balcony
- Build-out available



THIRD LEVEL FLOOR PLAN

SUITE 306 FEATURES

- Available 11/1/2024
- 1,649 SF
- \$23.50/SF, NNN
- Office space
- Includes private offices, open work area, and a view of Lake Tye

SUITE 347 FEATURES

- Available 11/1/2024
- ~1,000 SF - 3,542 SF
- \$22.50/SF, NNN
- Office space with flexible configurations
- Includes reception area, private offices, conference room, and private balcony



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

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**