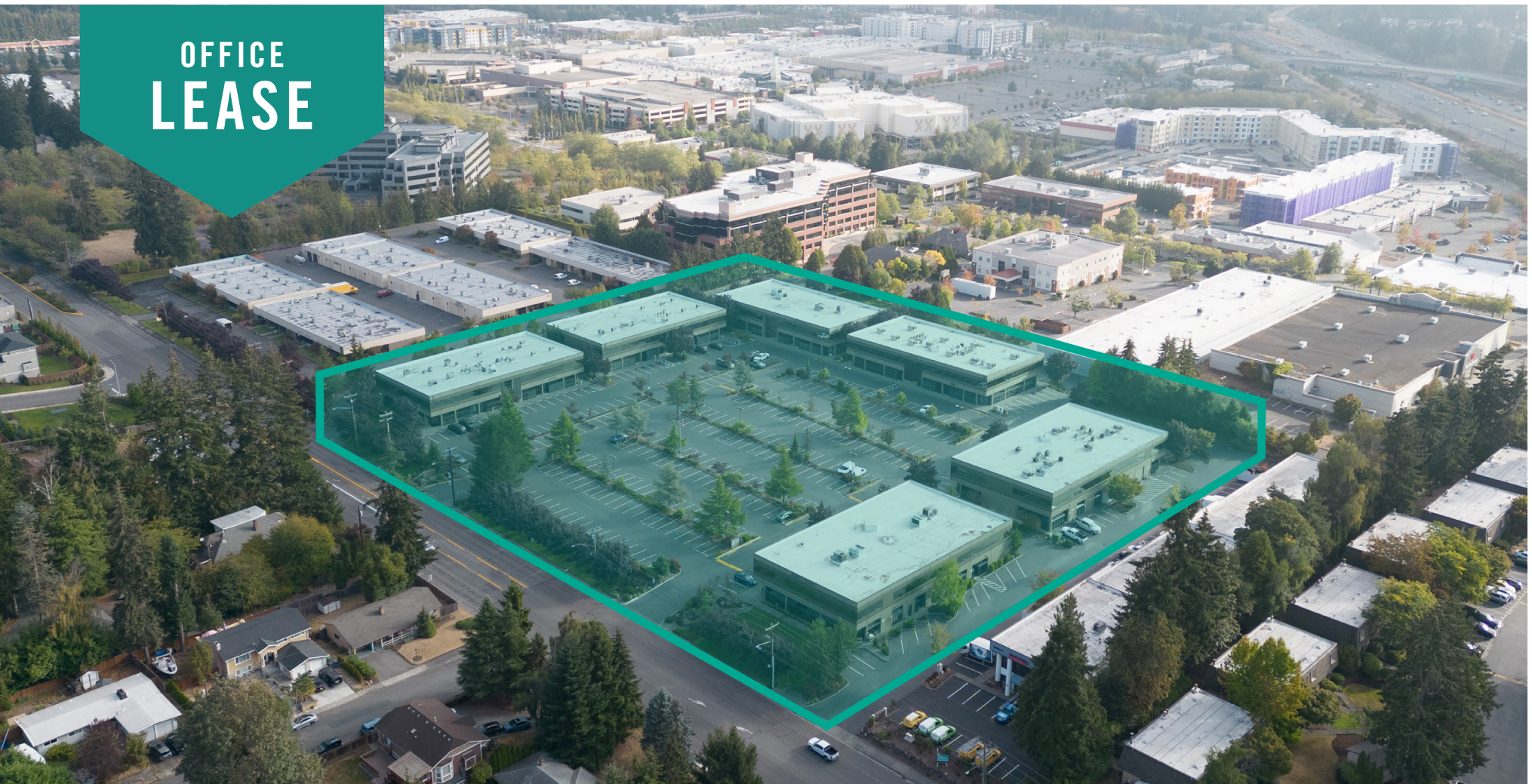


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

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

Brian Stewart

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425.289.2220

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PO Box 5003
Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACES

752 SF - 5,312 SF Available



PROPERTY DETAILS:

- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

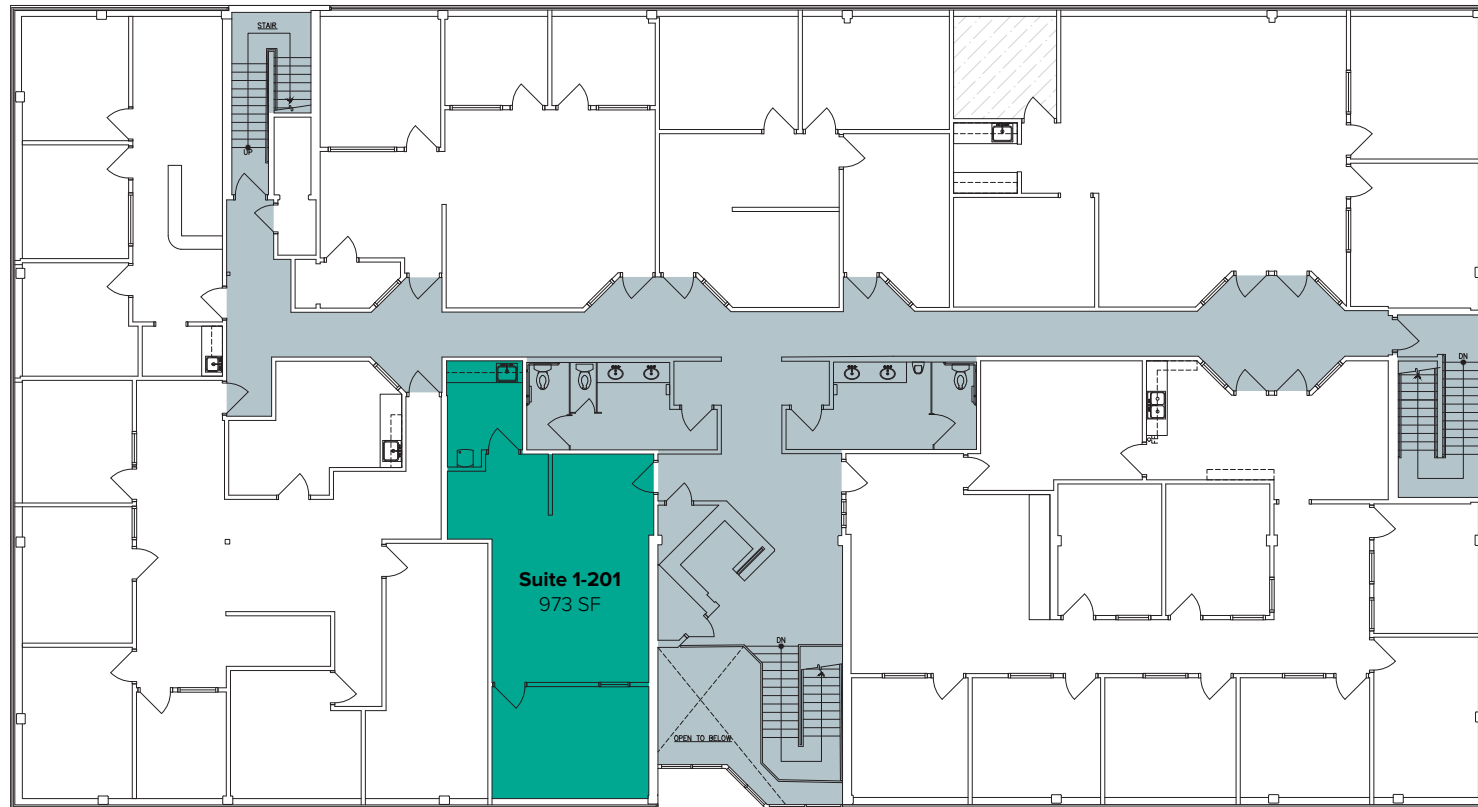


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BUILDING 1 (19101)

Suite	Square Feet	Rate
1-201	973 SF	Call Agents

Second floor office space with 1 private office, break room with kitchenette, and open work area. **Available for Sublease with 30 days' notice.**

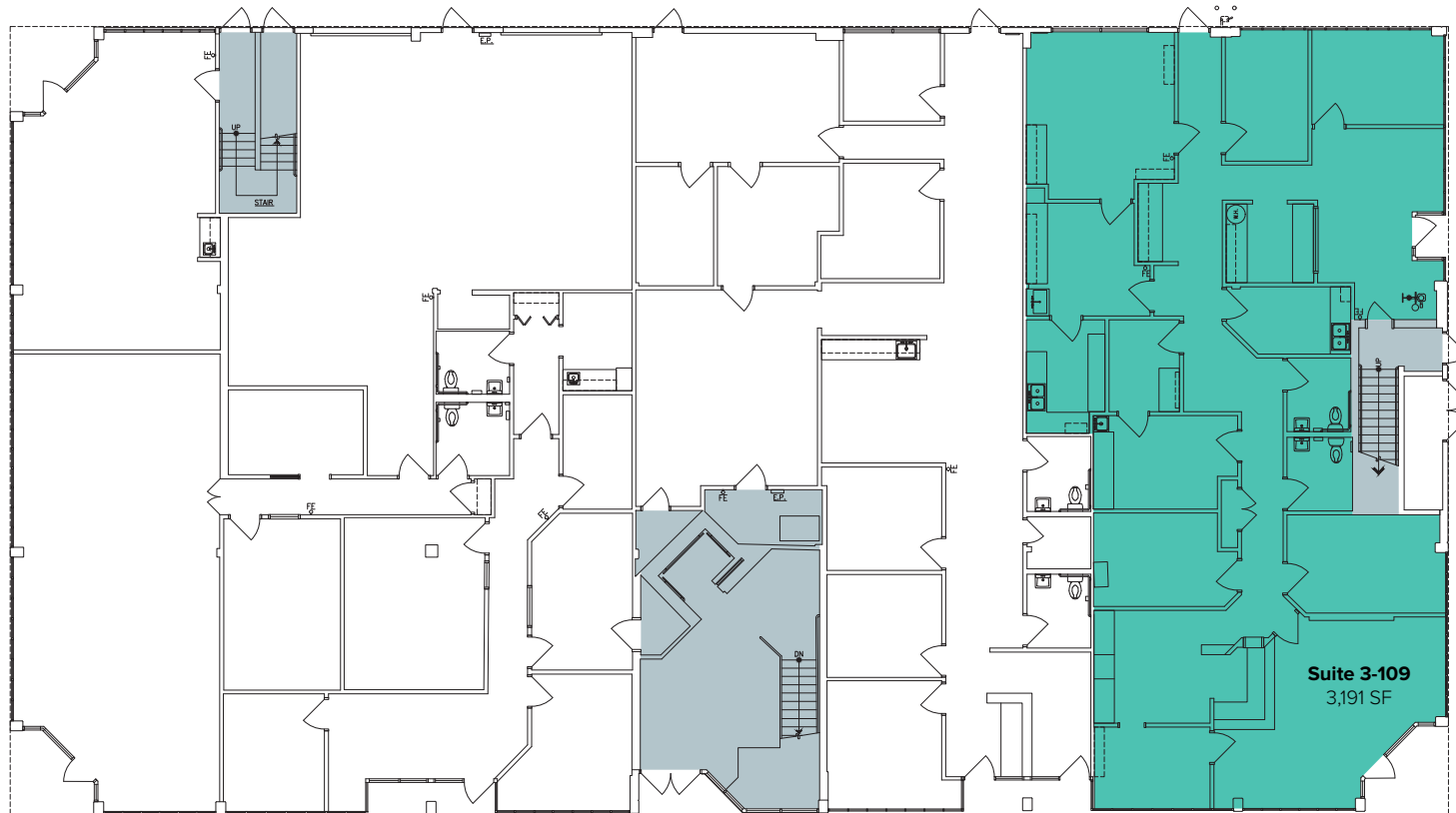


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BUILDING 3 (19109)

Suite	Square Feet	Rate
3-109	3,191 SF	\$26.25/SF, Full Service

Endcap first floor office space with reception, private rooms, break room, 2 restrooms, and front, back, and side entrances. **Available with 30 days' notice.**

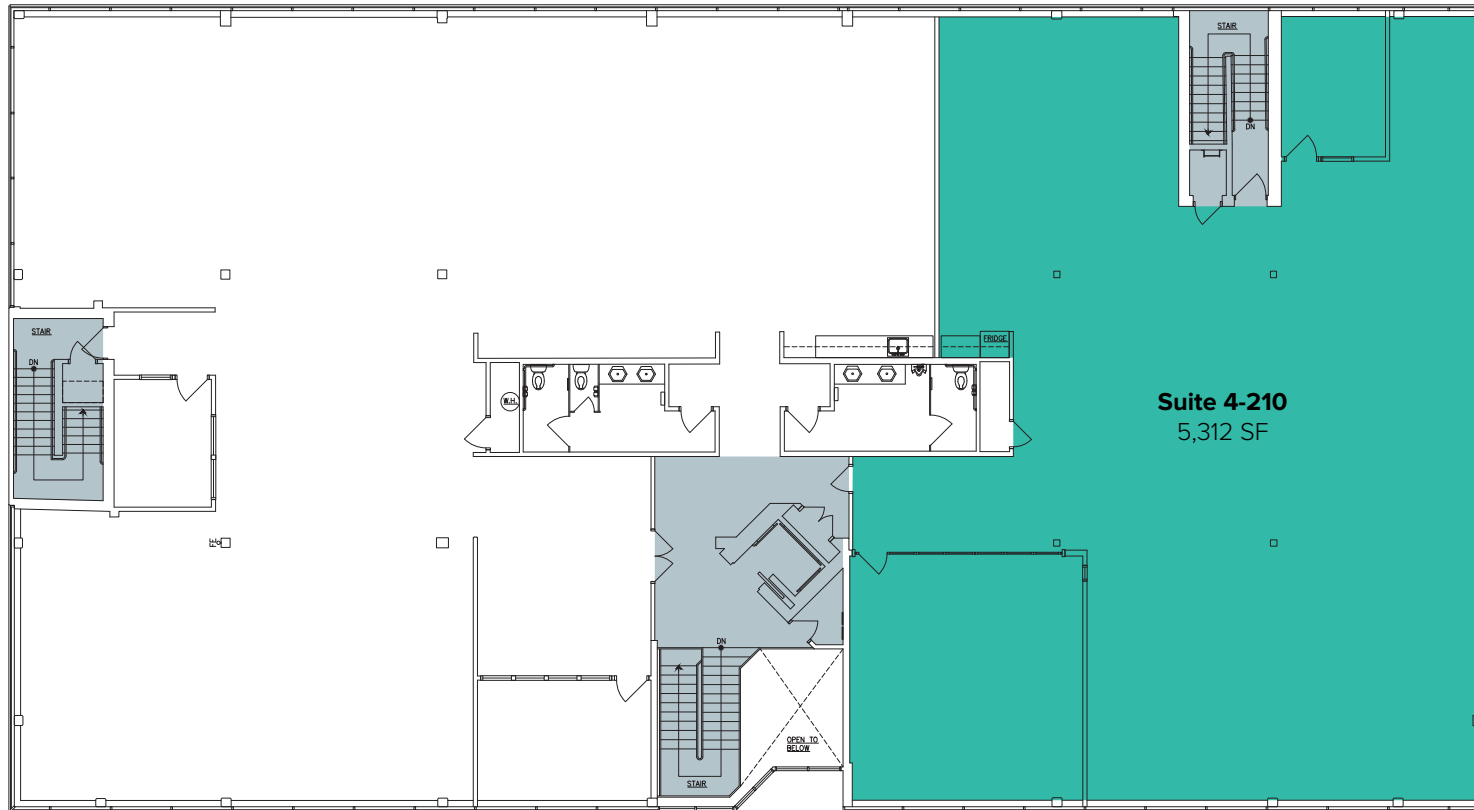


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BUILDING 4 (19203)

Suite	Square Feet	Rate
4-210	5,312 SF	\$26.25/SF, Full Service

Second floor office space available. Includes 1 private office, conference room, and open work area. **Available Now.**

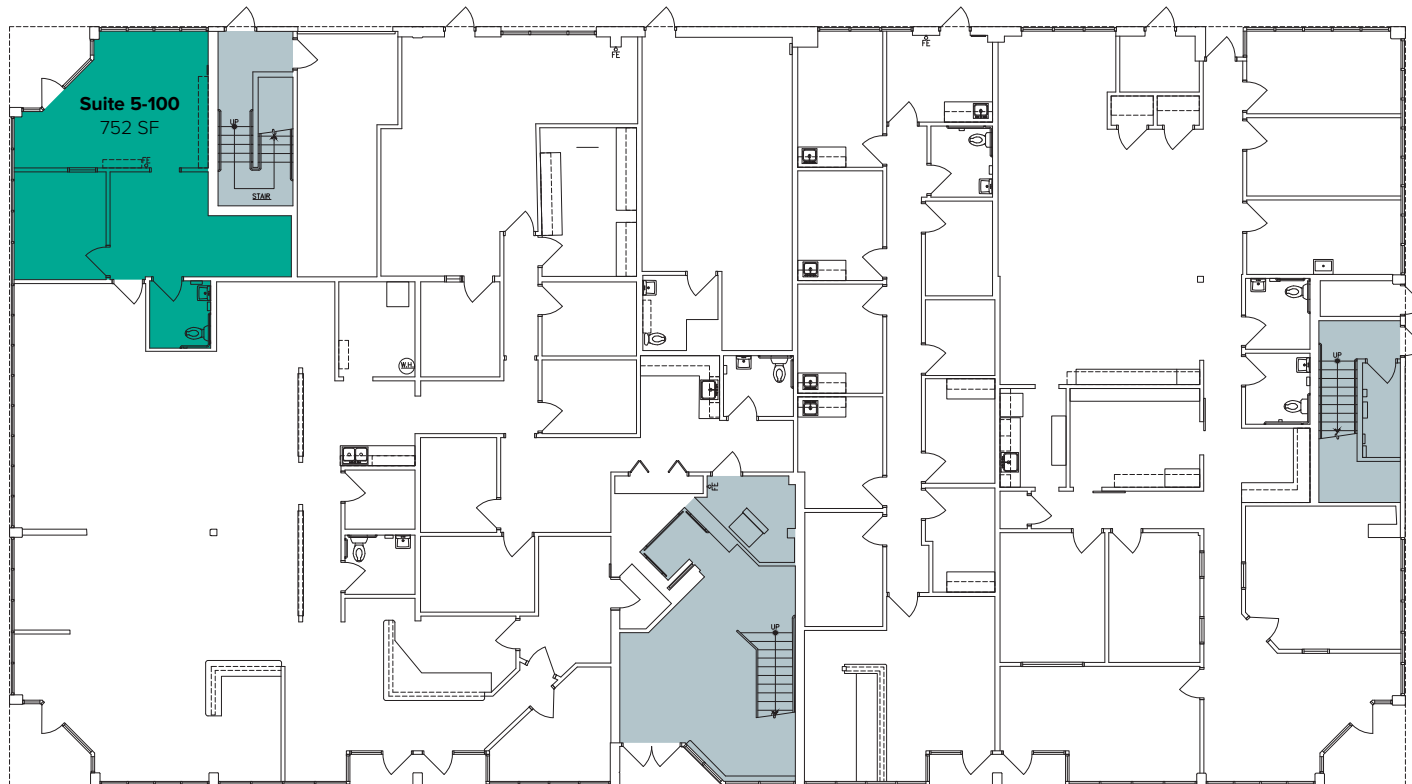


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BUILDING 5 (19217) - FIRST LEVEL FLOOR PLAN

Suite	Square Feet	Rate
5-100	752 SF	\$1,750/Month, Full Service

Corner first floor office with 1 private office, 1 restroom, reception area, and storage room.
Available 12/1/2023.

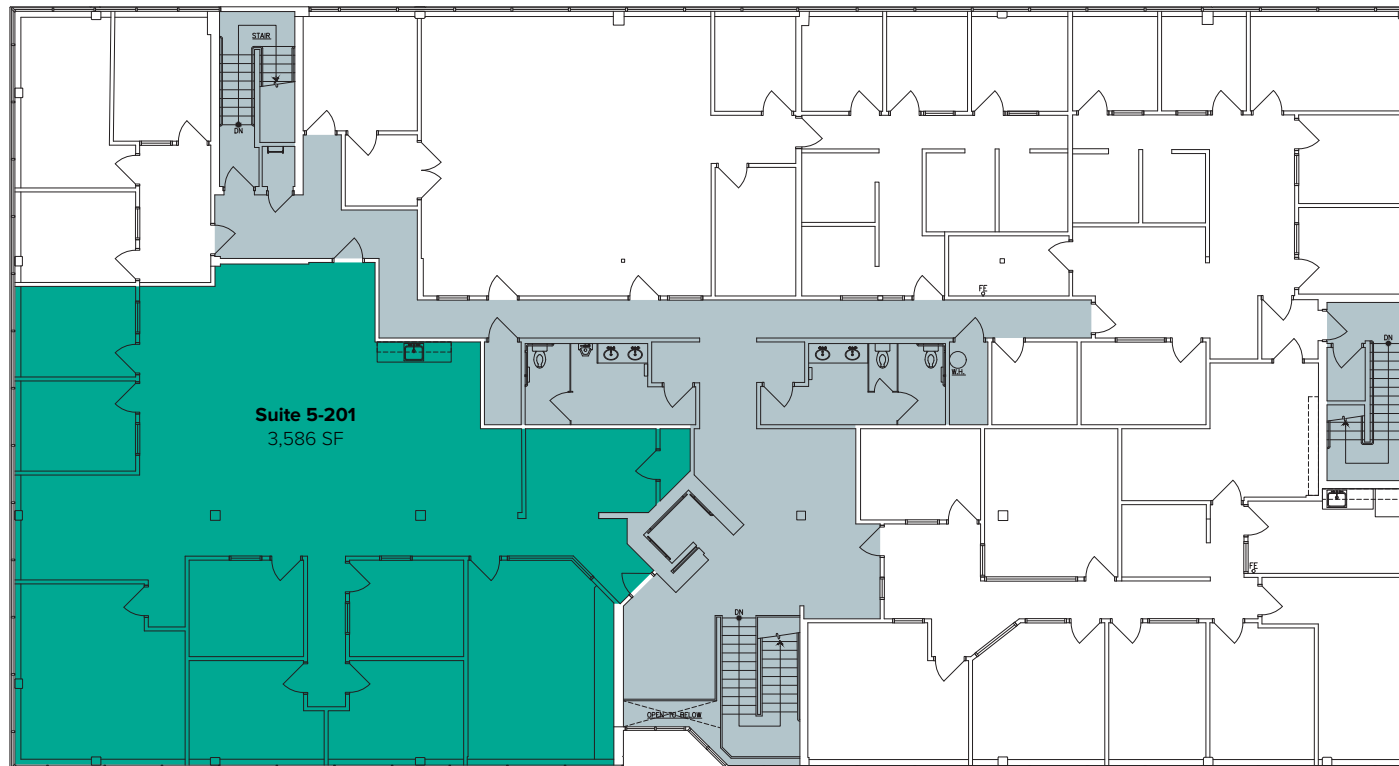


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BUILDING 5 (19217) - SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate
5-201	3,586 SF	\$26.25/SF, Full Service

Second floor office with private offices, conference rooms, kitchenette, and open work space.
Available Now.

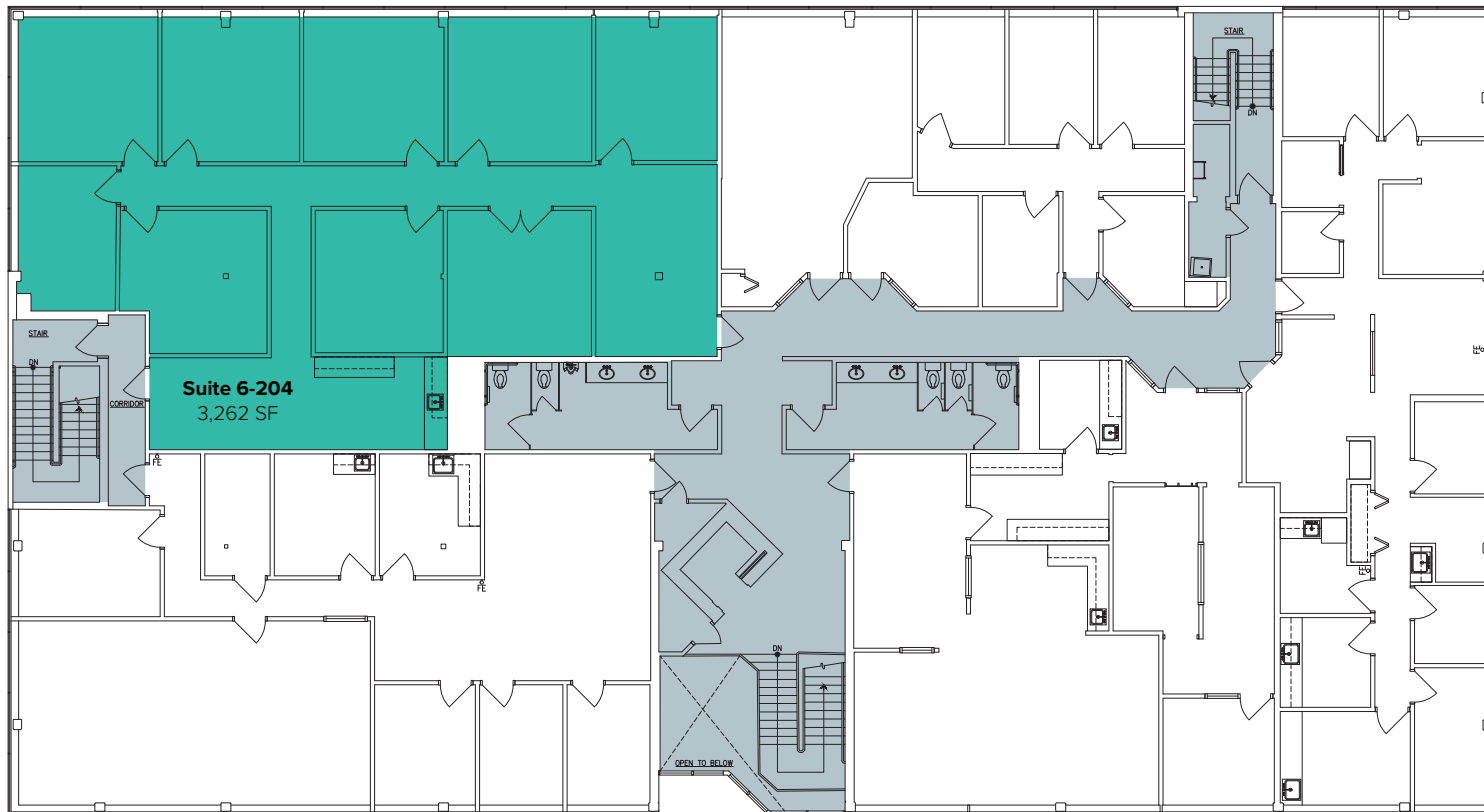


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BUILDING 6 (19221)

Suite	Square Feet	Rate
6-204	3,262 SF	\$26.25/SF, Full Service

Second floor office with private offices, reception area, break area with kitchenette, and open work area. **Available 7/1/2023.**



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SITE PLAN



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LOCATION MAP



LOCATION MAP

