

**NEW LOW RATES
OFFICE/MEDICAL**



LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart

425.289.2222

brians@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





NEW REDUCED RATES FOR FIRST FLOOR SUITES

406 SF - 13,615 SF Available

First Floor: \$12.50 - \$16.00/SF NNN

Upper Floors: \$22.00/SF NNN

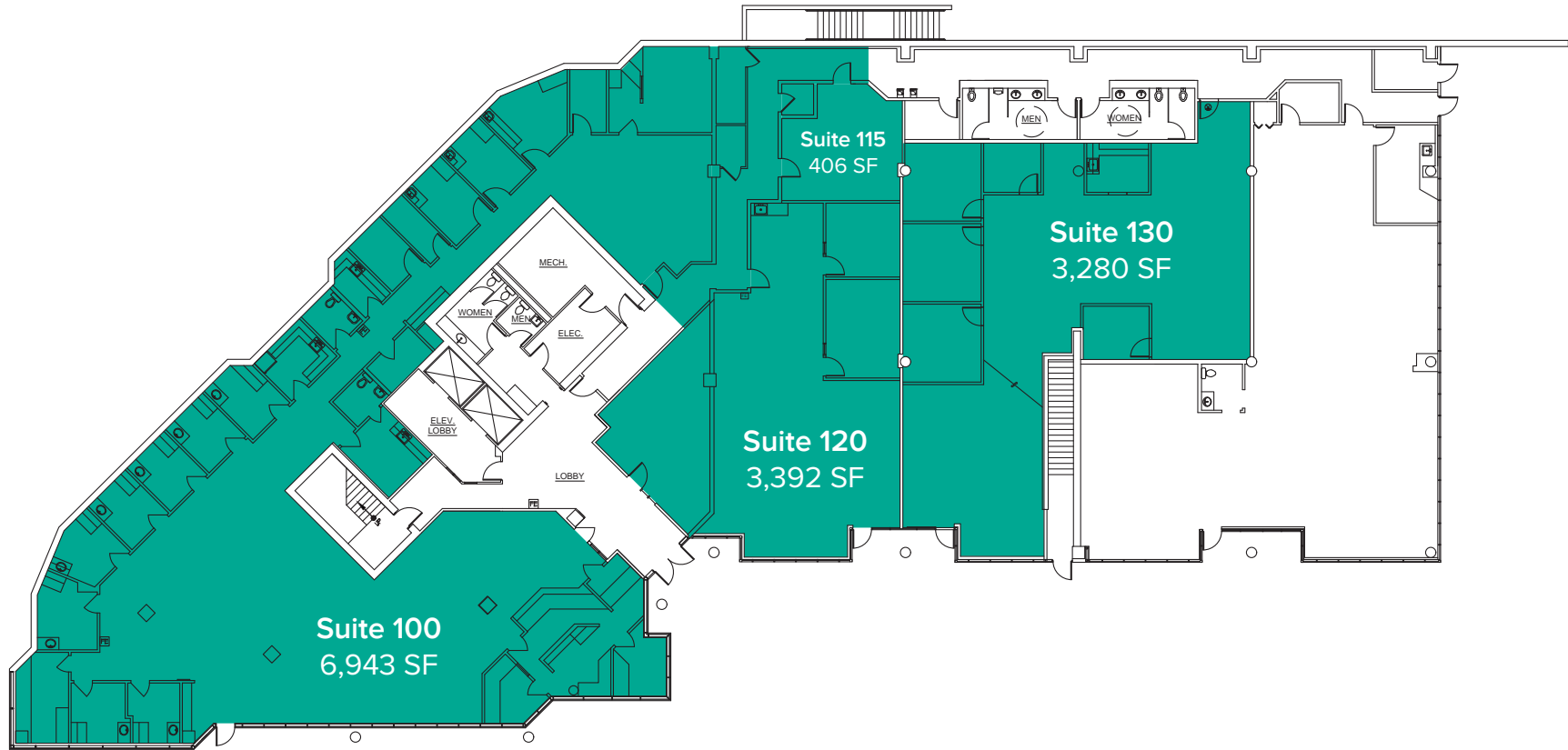
BUILDING FEATURES:

- Extensive Window line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

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.

FIRST FLOOR

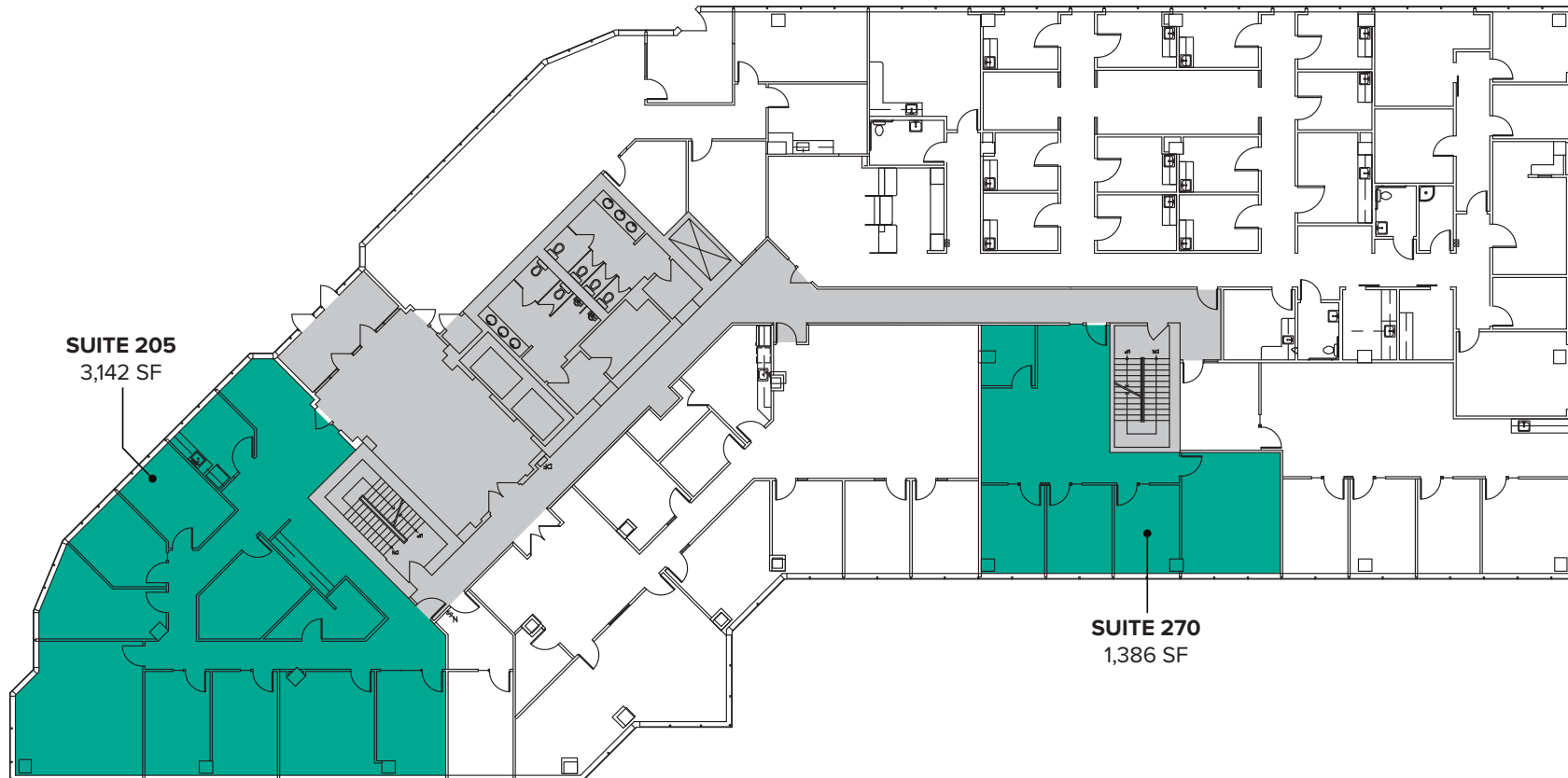
Suite	Square Feet	Rate/Rent	Notes
100	6,943 SF - 13,615 SF	\$12.50/SF, NNN	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Available now. Contiguous with Suites 115/120 & 130 for a total of 13,615 SF.
115	406 SF	\$541/Month, NNN	Small office space. Available now.
130	3,280 SF - 13,615 SF	\$16.00/SF, NNN	5 POs, kitchenette, reception, and open work area. Available now.



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.

SECOND FLOOR

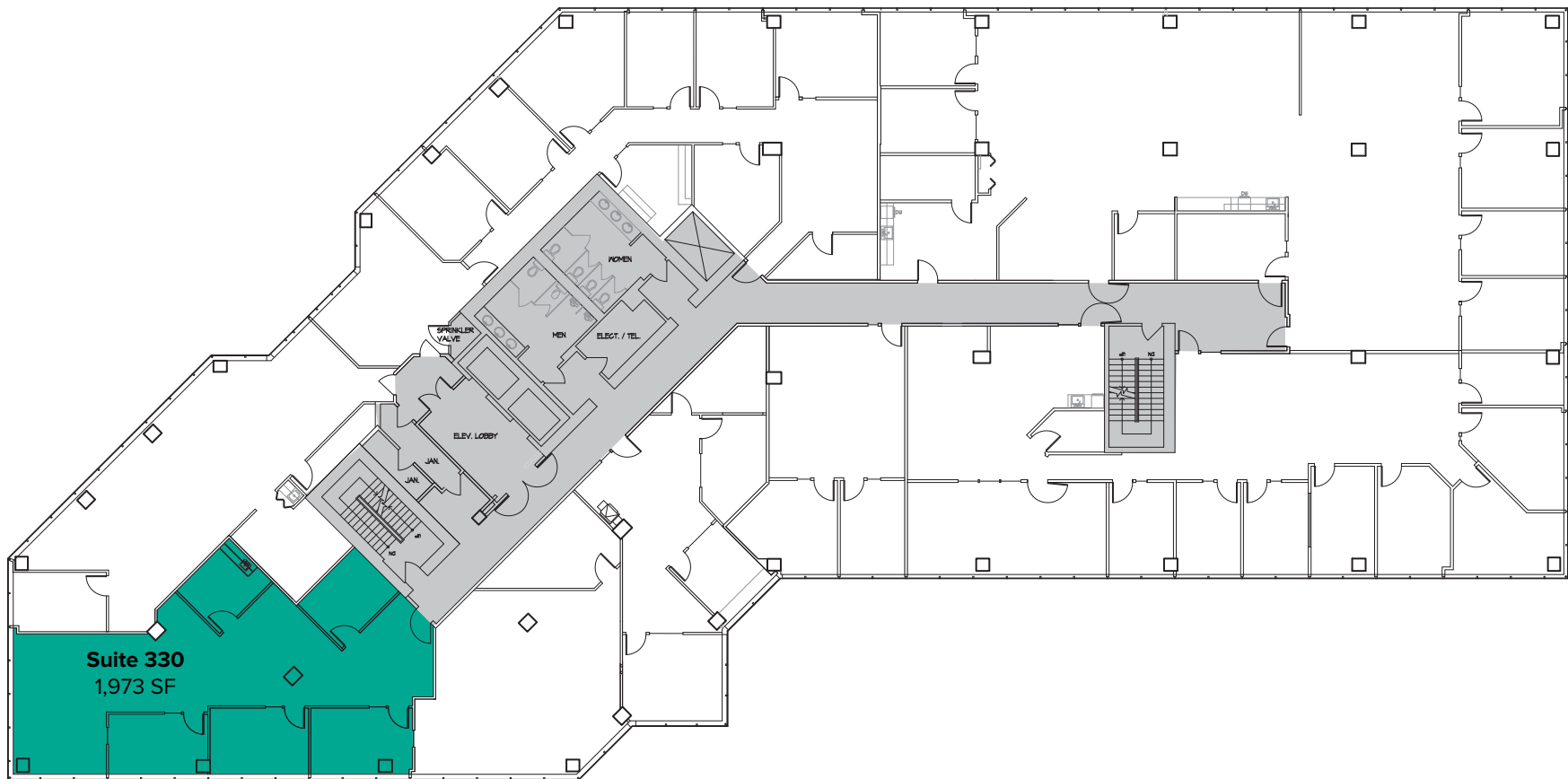
Suite	Square Feet	Rate	Notes
205	3,142 SF	\$22.00/SF, NNN	8 POs, conference room, break room, and reception area off main building lobby. Available now.
270	1,386 SF	\$22.00/SF, NNN	3 POs, conference room, break room, and open work area. Available now.



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.

THIRD FLOOR

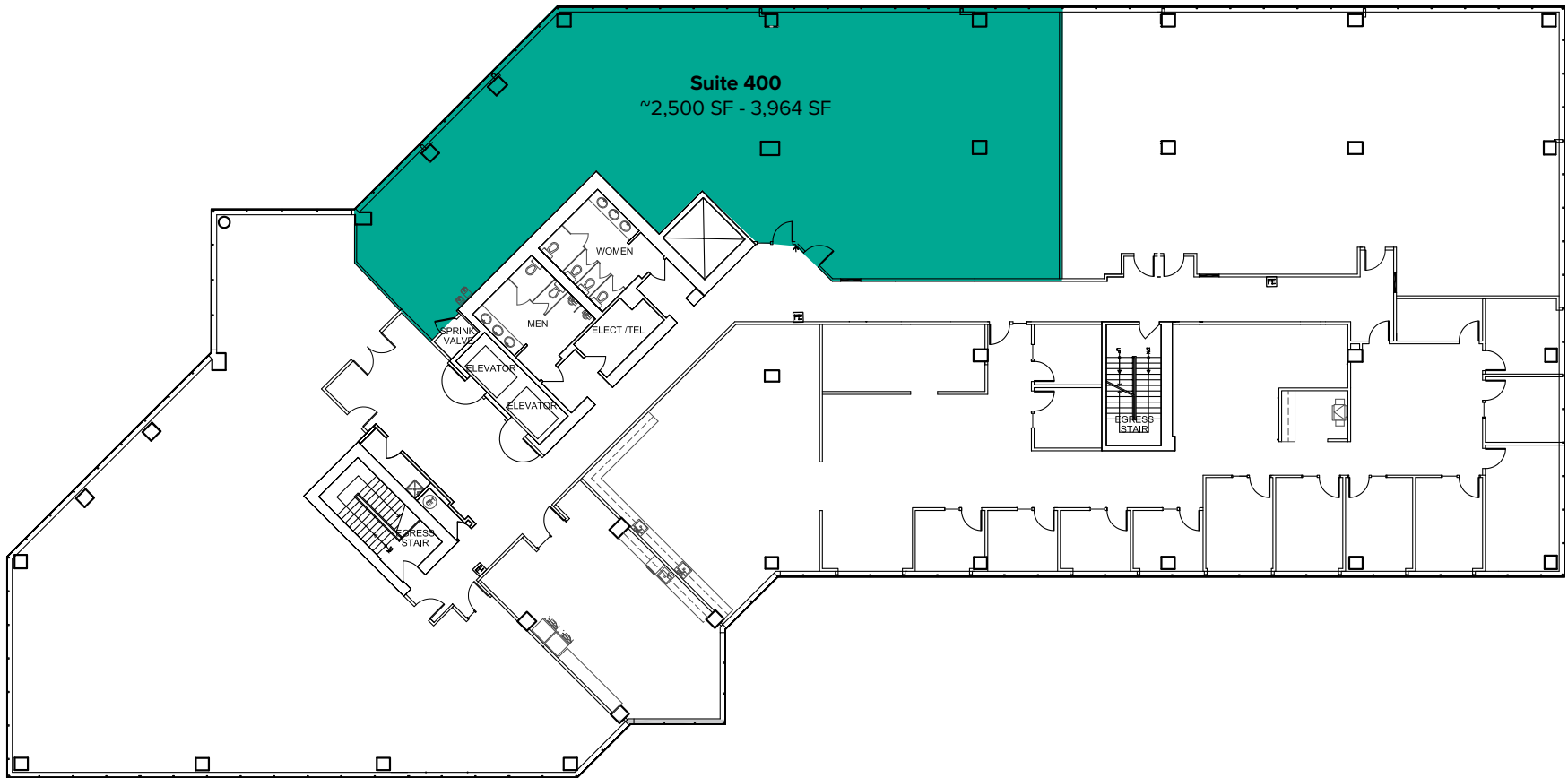
Suite	Square Feet	Rate	Notes
330	1,973 SF	\$22.00/SF, NNN	4 POs, kitchenette, and open work area. Available with 30 days' notice.



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.

FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	~2,500 SF - 3,964 SF	\$22.00/SF, NNN	Tenant Improvements available.



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.

LOCATION MAP

