

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:

- **1,000 SF - 5,886 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.



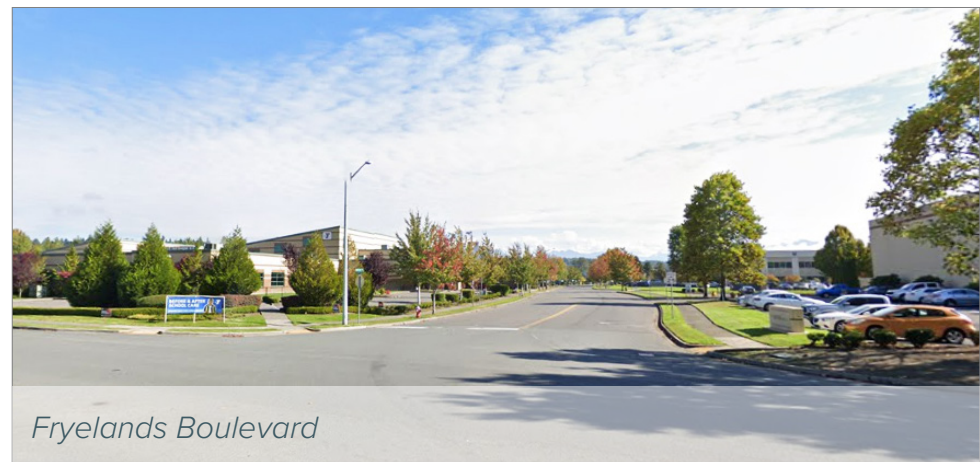
Lakefront building with views and natural light



Lake Tye & Lake Tye Trail



Private balconies views

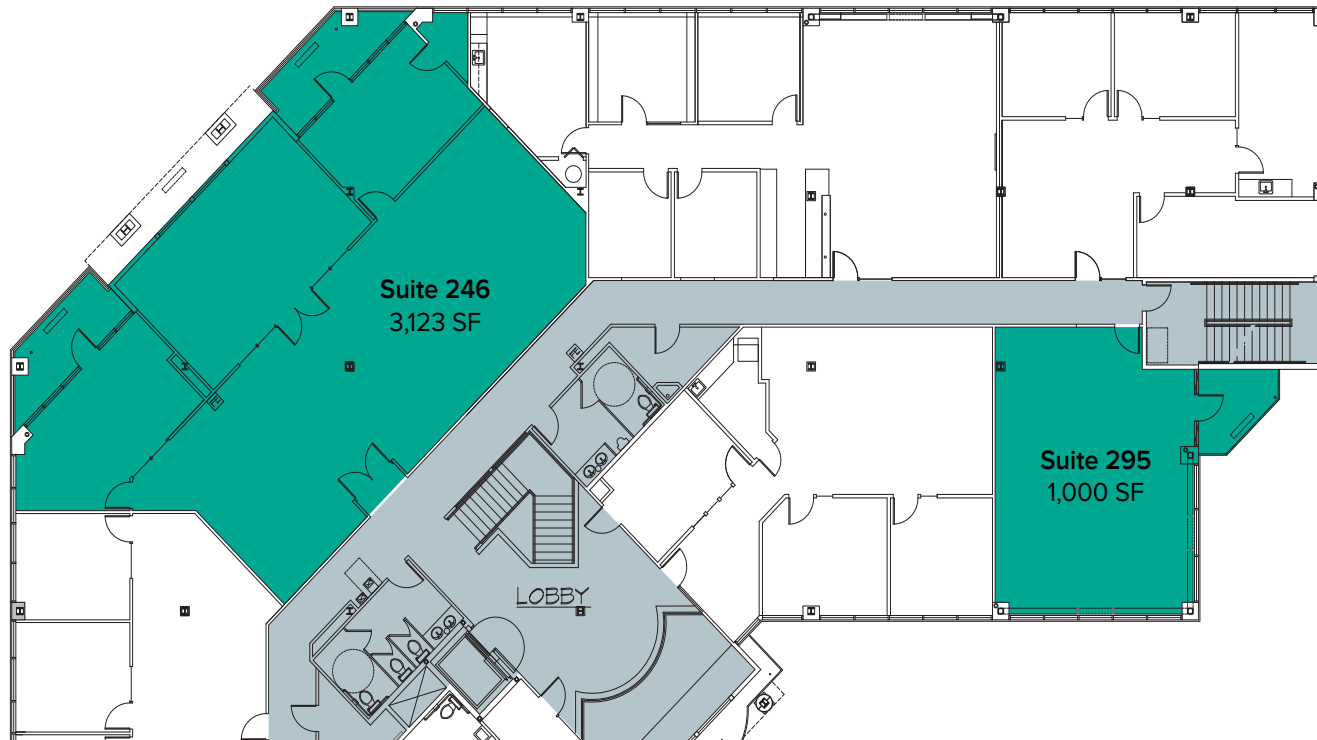


Frylands Boulevard

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SECOND LEVEL FLOOR PLAN

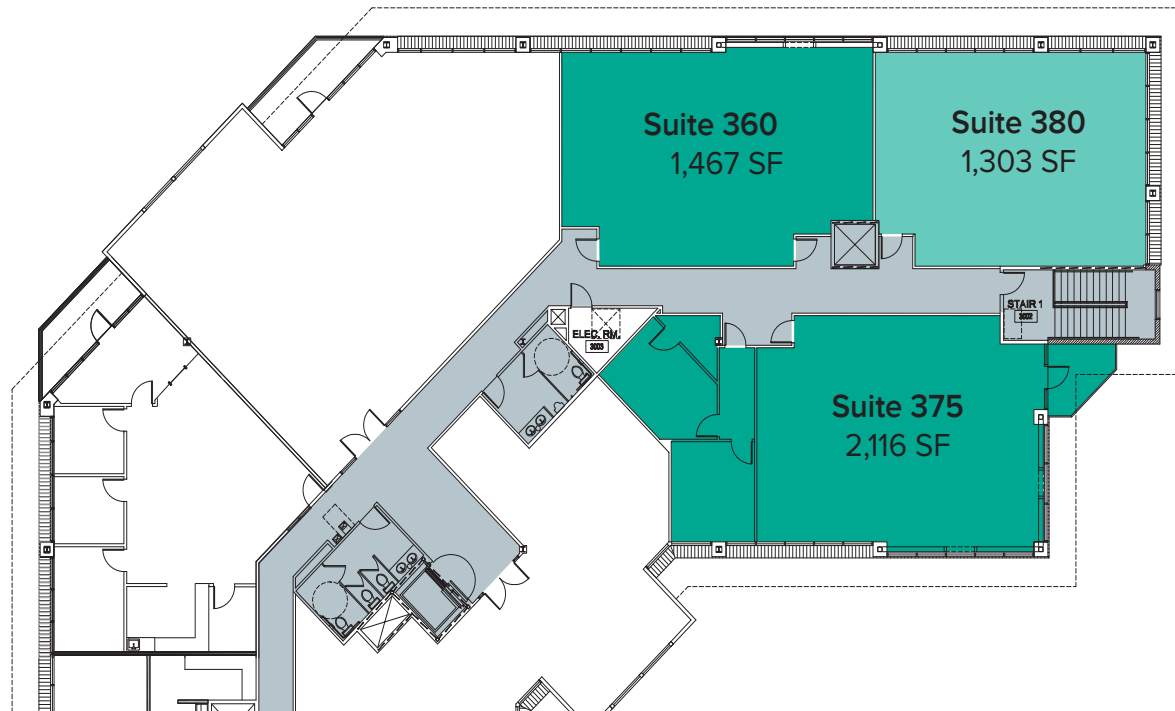
Suite	Square Feet	Rate	Notes
246	3,123 SF	\$22.50/SF, NNN	Large office space with private offices, open work area, and two private balconies with views of Lake Tye. Available within 90 days notice.
295	1,000 SF	\$22.50/SF, NNN	Endcap office space with open work area and private balcony. Contiguous with Suites 360, 380, and 375 for a total of 5,886 SF. Available within 90 days notice.



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THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
360	1,467 SF	\$22.50/SF, NNN	Office space with open work area and views of Lake Tye. Contiguous with Suites 295, 380, and 375 for a total of 5,886 SF. Available within 90 days notice.
375	2,116 SF	\$22.50/SF, NNN	Endcap office space with 2 private offices and private balcony. Contiguous with Suites 295, 360, and 380 for a total of 5,886 SF. Available within 90 days notice.
380	1,303 SF	\$22.50/SF, NNN	Endcap office space with views of Lake Tye. Contiguous with Suites 295, 360, and 375 for a total of 5,886 SF. Available within 90 days notice.



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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

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**