

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 - 7,478 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.



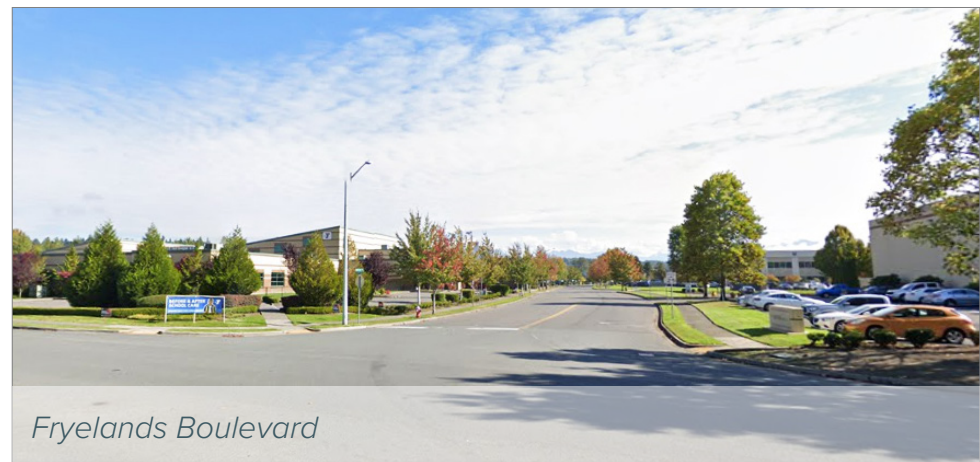
Lakefront building with views and natural light



Lake Tye & Lake Tye Trail



Private balconies views

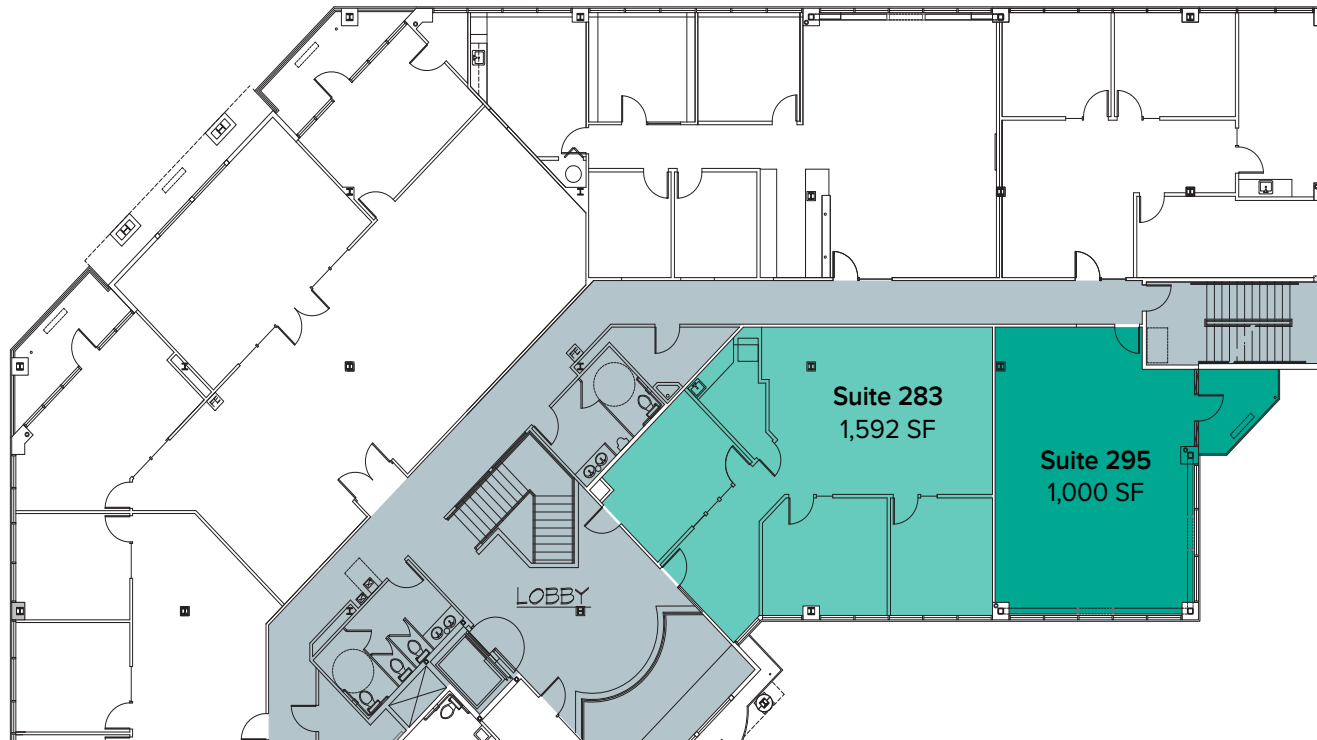


Fryelands Boulevard

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SECOND LEVEL FLOOR PLAN

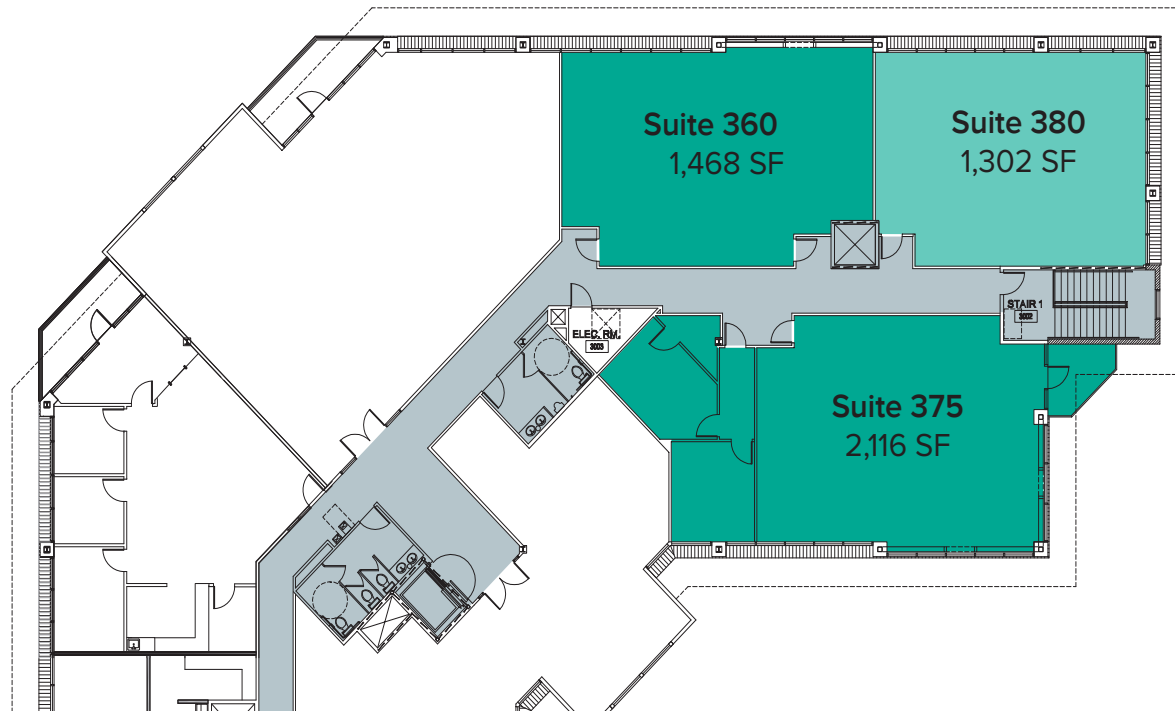
| Suite | Square Feet | Rate | Notes |
|-------|-------------|-----------------|---|
| 283 | 1,592 SF | \$22.50/SF, NNN | Office space with private offices, break room with kitchenette, and open work area. Contiguous with Suites 295, 360, 380, and 375 for a total of 7,478 SF. Available within 90 days notice. |
| 295 | 1,000 SF | \$22.50/SF, NNN | Endcap office space with open work area and private balcony. Contiguous with Suites 283, 360, 380, and 375 for a total of 7,478 SF. Available within 90 days notice. |



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THIRD LEVEL FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------|-----------------|--|
| 360 | 1,468 SF | \$22.50/SF, NNN | Office space with open work area and views of Lake Tye. Contiguous with Suites 283, 295, 380, and 375 for a total of 7,478 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 283, 295, 360, and 380 for a total of 7,478 SF. Available within 90 days notice. |
| 380 | 1,302 SF | \$22.50/SF, NNN | Endcap office space with views of Lake Tye. Contiguous with Suites 283, 295, 360, and 375 for a total of 7,478 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 **Kami Teriyaki**

VENUS salon chair

Paesano's COFFEE & CAFE

Asian Spice Restaurant

Walmart* **LOWE'S** **goodwill** **McDonald's**

GALAXY THEATRES **RED ROBIN** **HARBOR FREIGHT TOOLS**

Fred Meyer **Denny's** **RITE AID**

