

**INDUSTRIAL  
LEASE**



# ALDERWOOD BUSINESS CAMPUS

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

**Brian Stewart**

425.289.2222

brians@rosenharbottle.com

**Grant Rubenstein**

425.289.2220

grant@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





# ENDCAP WAREHOUSE/ OFFICE SPACE AVAILABLE

**3,525 SF Available**

**\$1.50/SF, NNN**

## PROPERTY DETAILS:

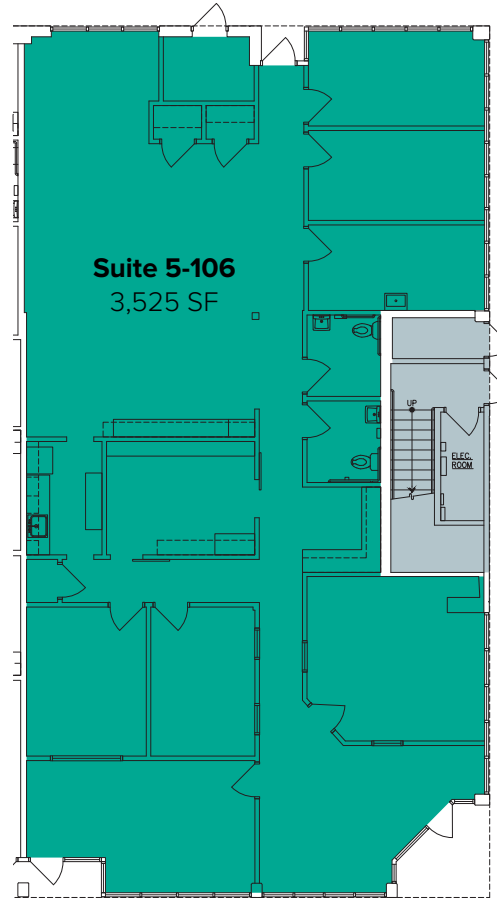
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

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.

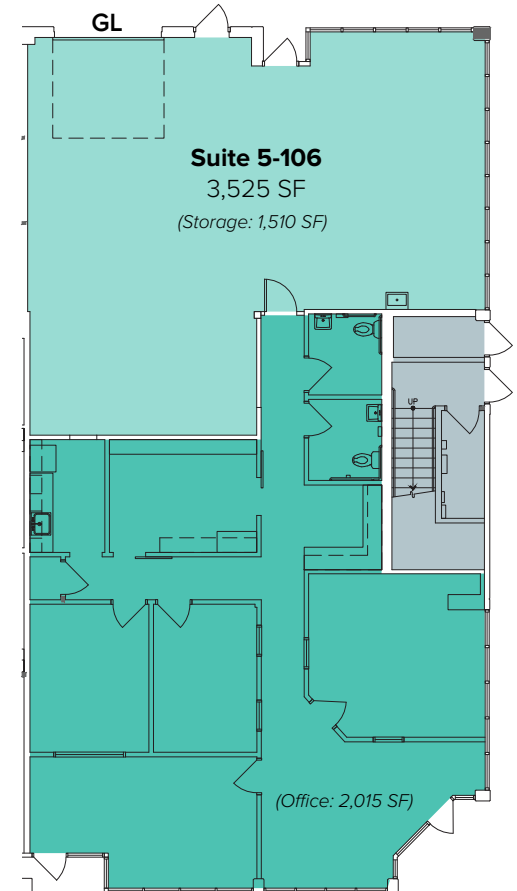
# BUILDING 5 (19217) FLOOR PLAN

## SUITE 5-106 FEATURES

- Available 8/1/2024
- \$1.50/SF, NNN
- 3,525 SF
- First floor office space
- As-Is floor plan:
  - Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area
- Sample floor plan:
  - Office: 2,015 SF
  - Storage: 1,510 SF
  - Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and large storage space with a grade-level loading door



As-Is Floor Plan



Sample Floor Plan

# SITE PLAN



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# LOCATION MAP



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