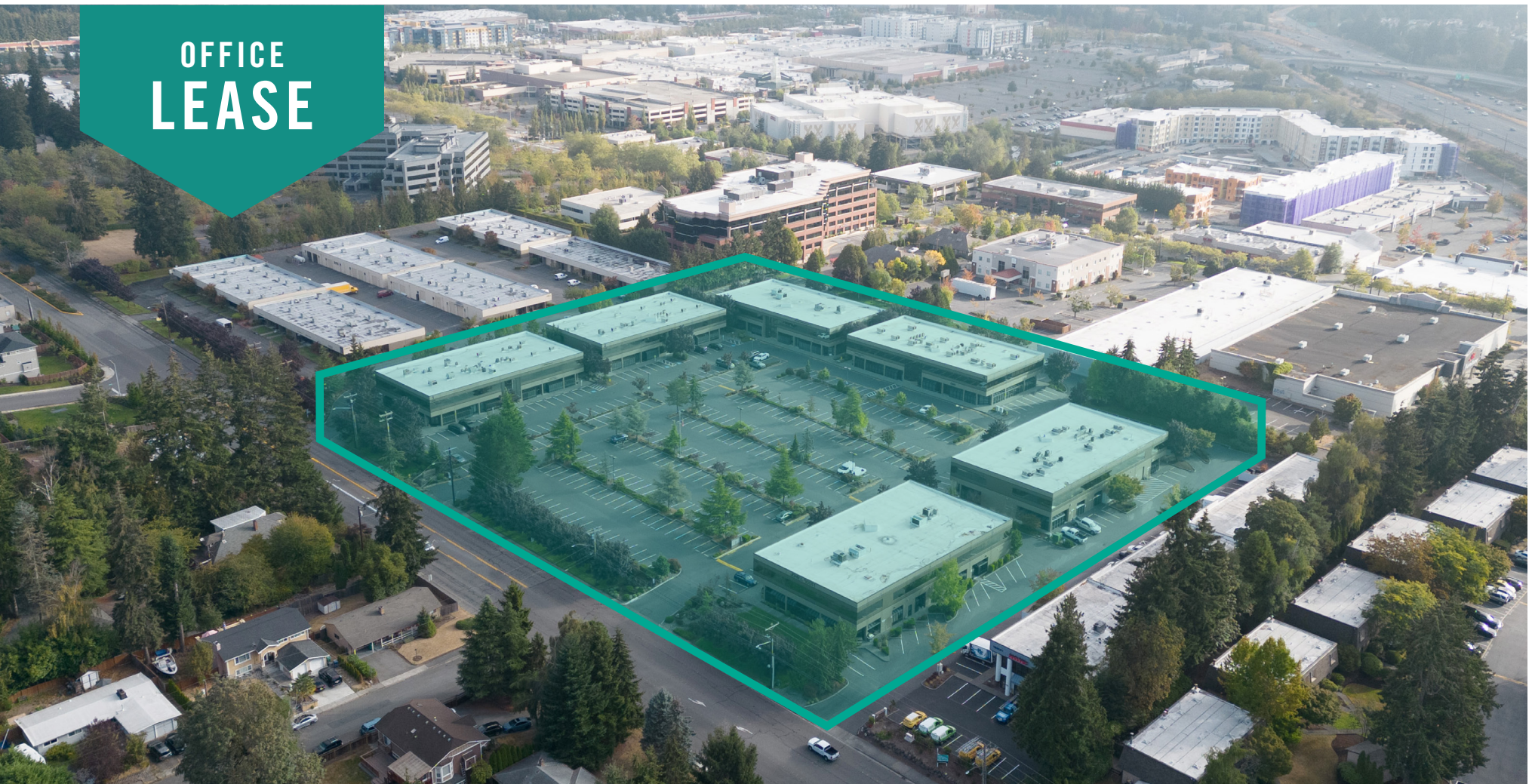


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

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

Brian Stewart

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Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACES

800 SF - 5,312 SF Available

\$25.25/SF, Gross



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

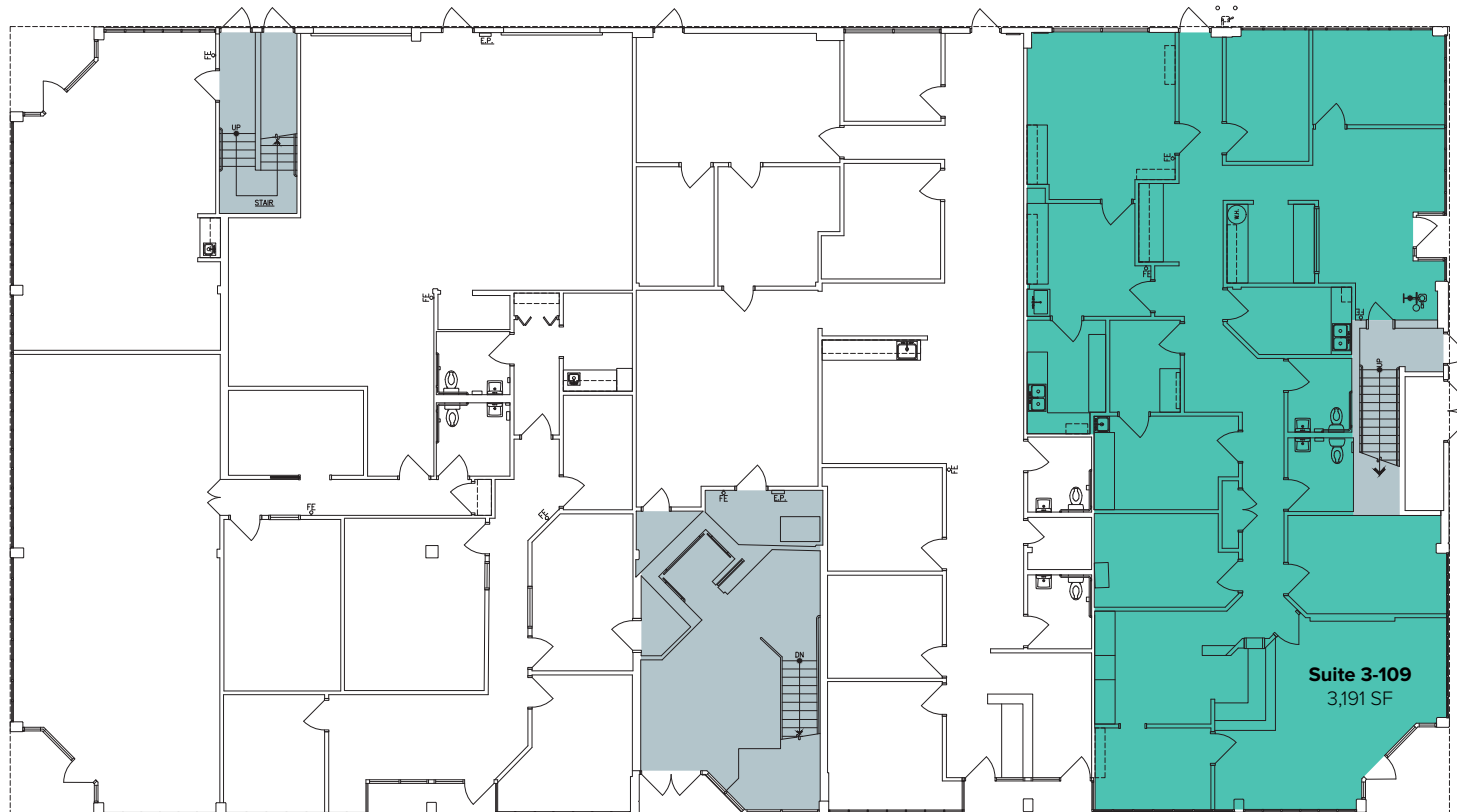
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BUILDING 3 (19109)

FIRST LEVEL FLOOR PLAN

Suite	Square Feet	Rate
3-109	3,191 SF	\$25.25/SF, Gross

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



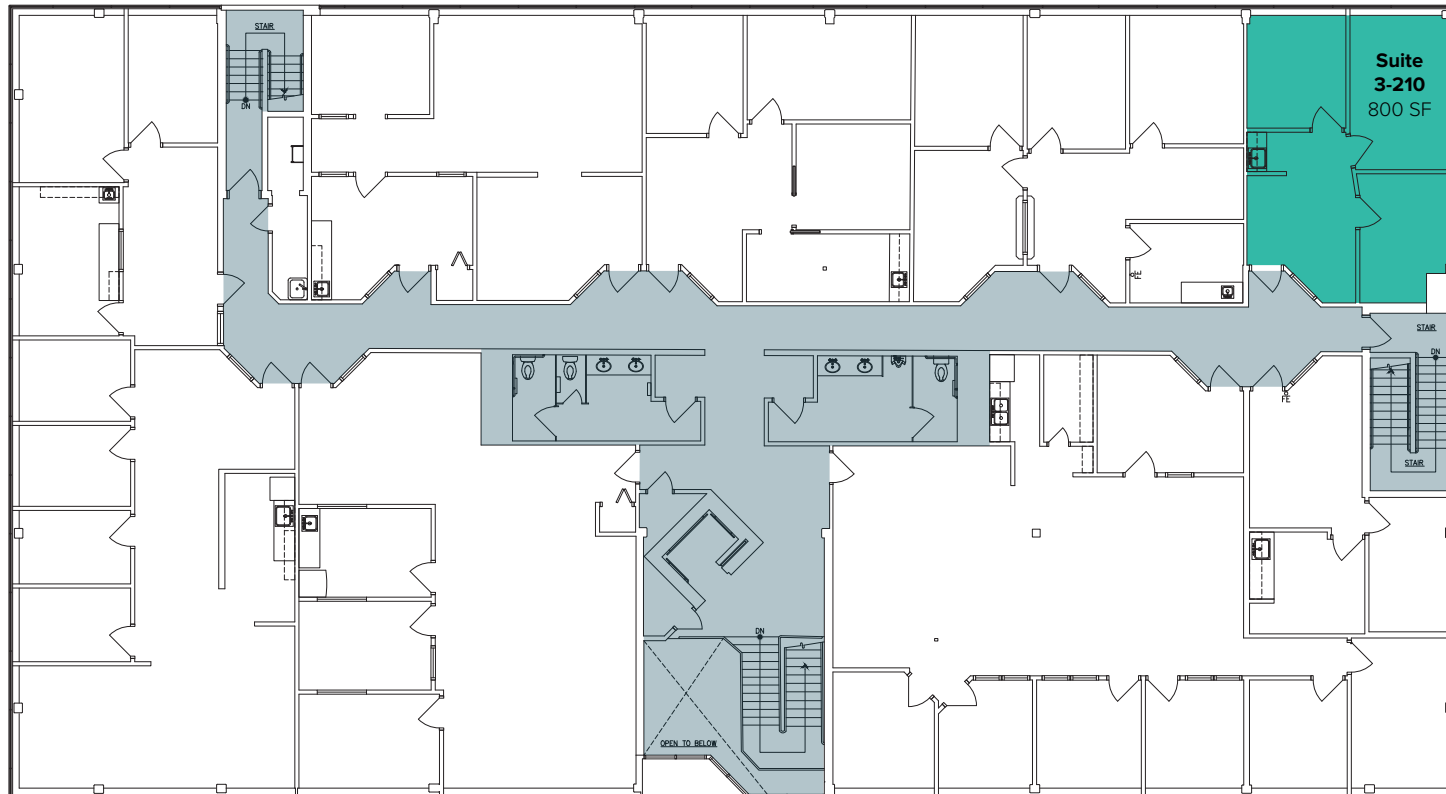
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BUILDING 3 (19109)

SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate
3-210	800 SF	\$25.25/SF, Gross

Endcap, second floor office space with 3 private offices, reception area, kitchenette, and natural lighting. **Available 8/1/2023.**

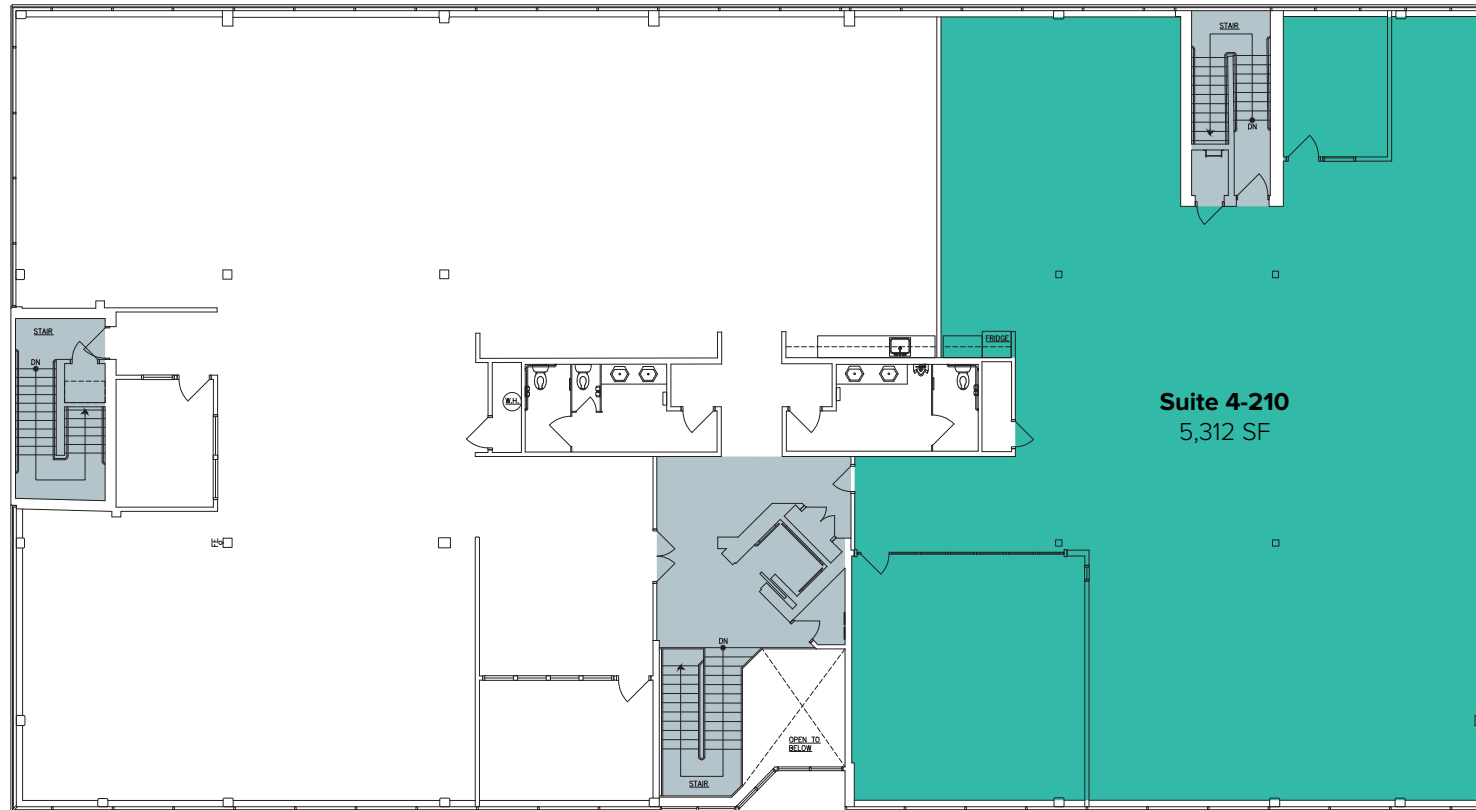


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BUILDING 4 (19203)

Suite	Square Feet	Rate
4-210	5,312 SF	\$25.25/SF, Gross

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

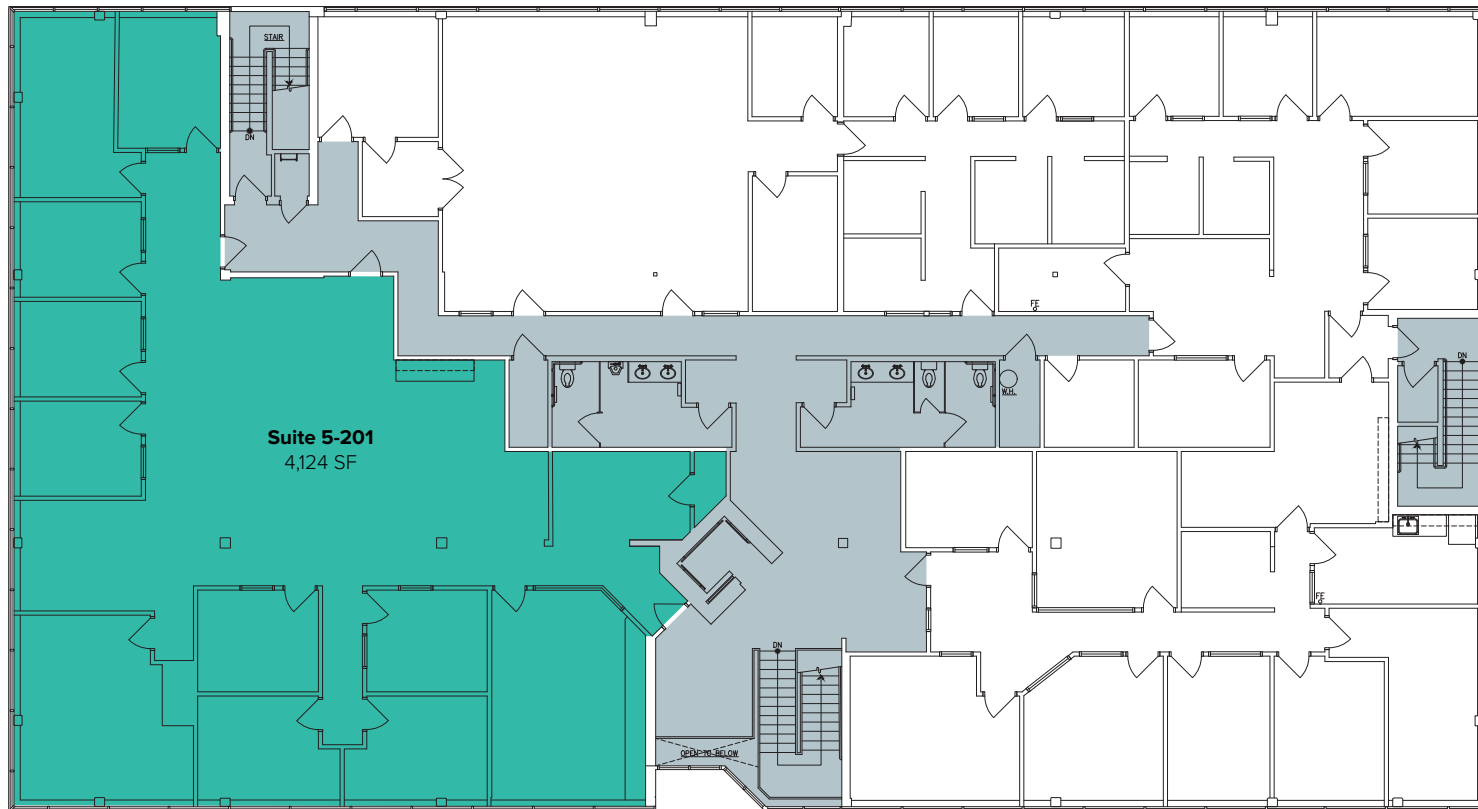


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BUILDING 5 (19217)

Suite	Square Feet	Rate
5-201	4,124 SF	\$25.25/SF, Gross

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

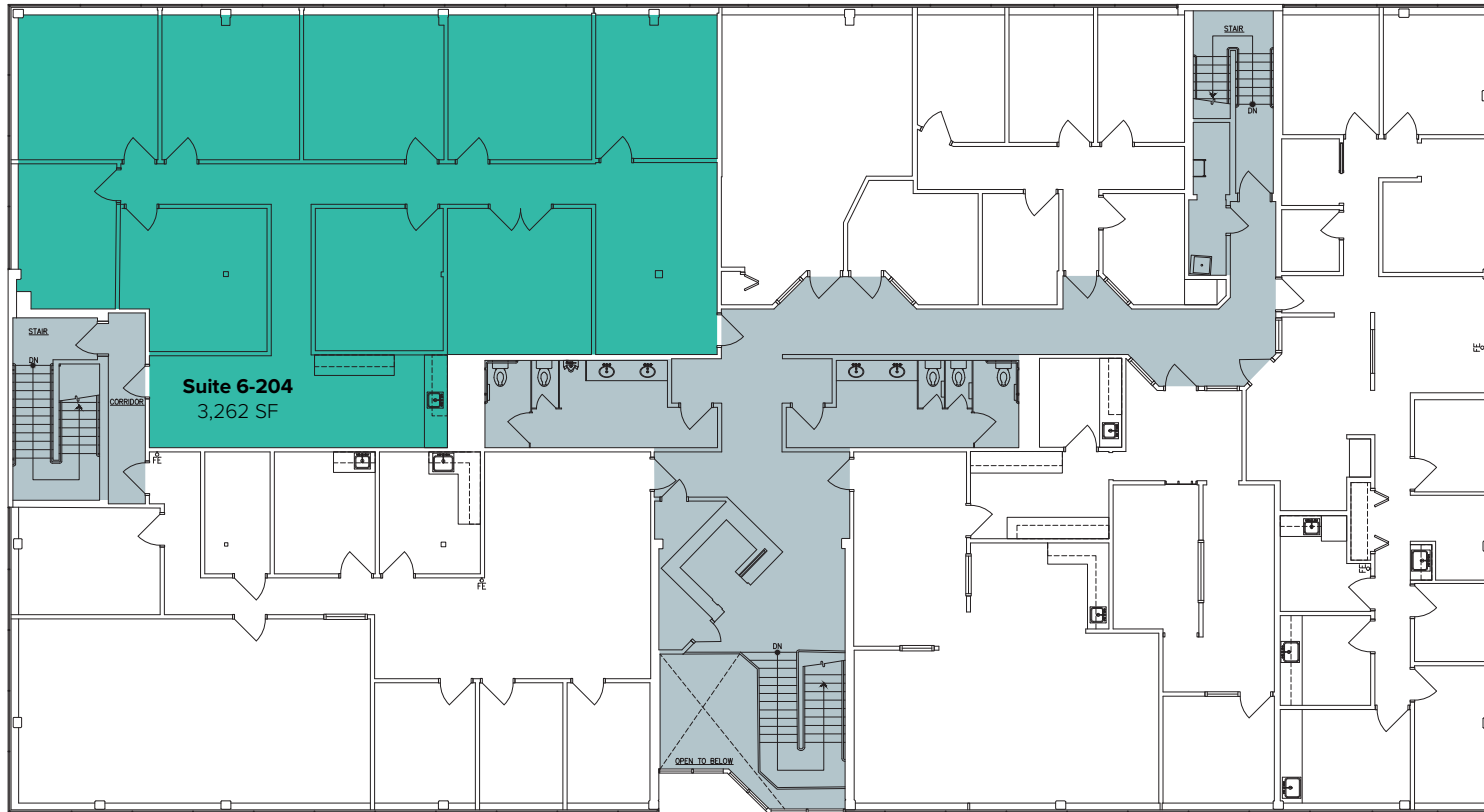


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BUILDING 6 (19221)

Suite	Square Feet	Rate
6-204	3,262 SF	\$25.25/SF, Gross

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



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SITE PLAN



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LOCATION MAP



LOCATION MAP

