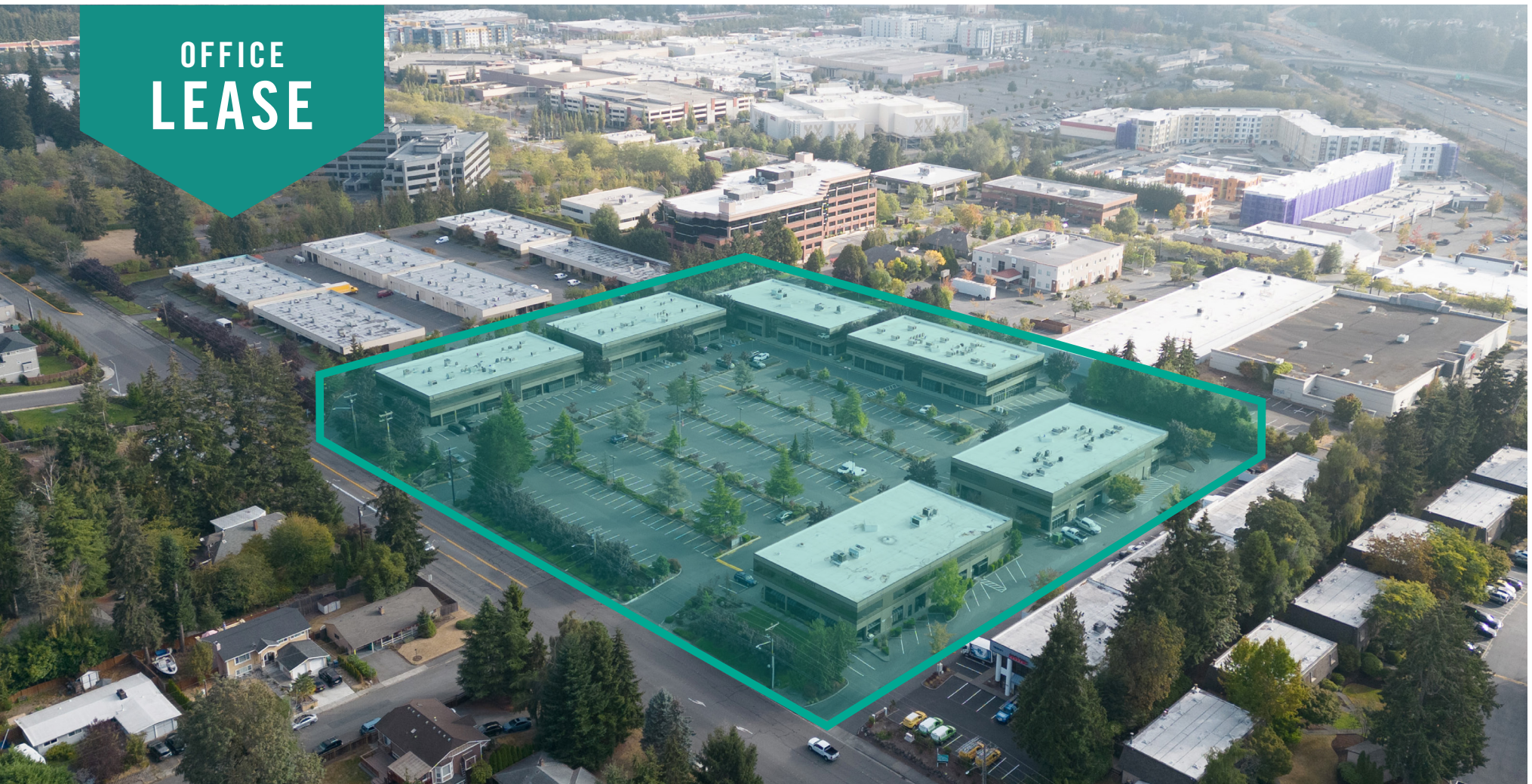


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

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

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Grant Rubenstein

425.289.2220

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PO Box 5003
Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACES

708 SF - 5,312 SF Available



PROPERTY DETAILS:

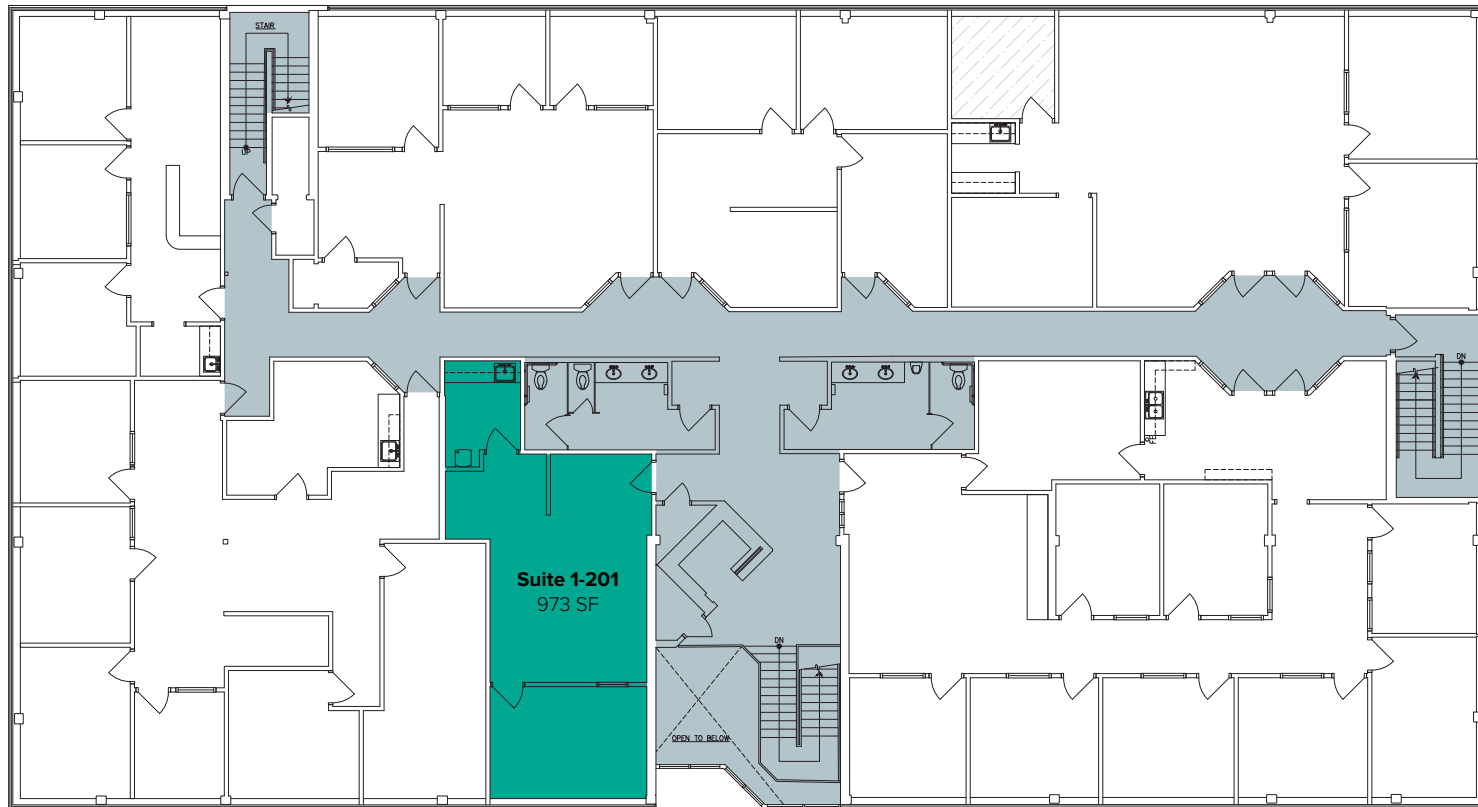
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

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 1 (19101)

Suite	Square Feet	Rate
1-201	973 SF	Call Agents

Second floor office space with 1 private office, break room with kitchenette, and open work area. **Available for Sublease with 30 days' notice.**

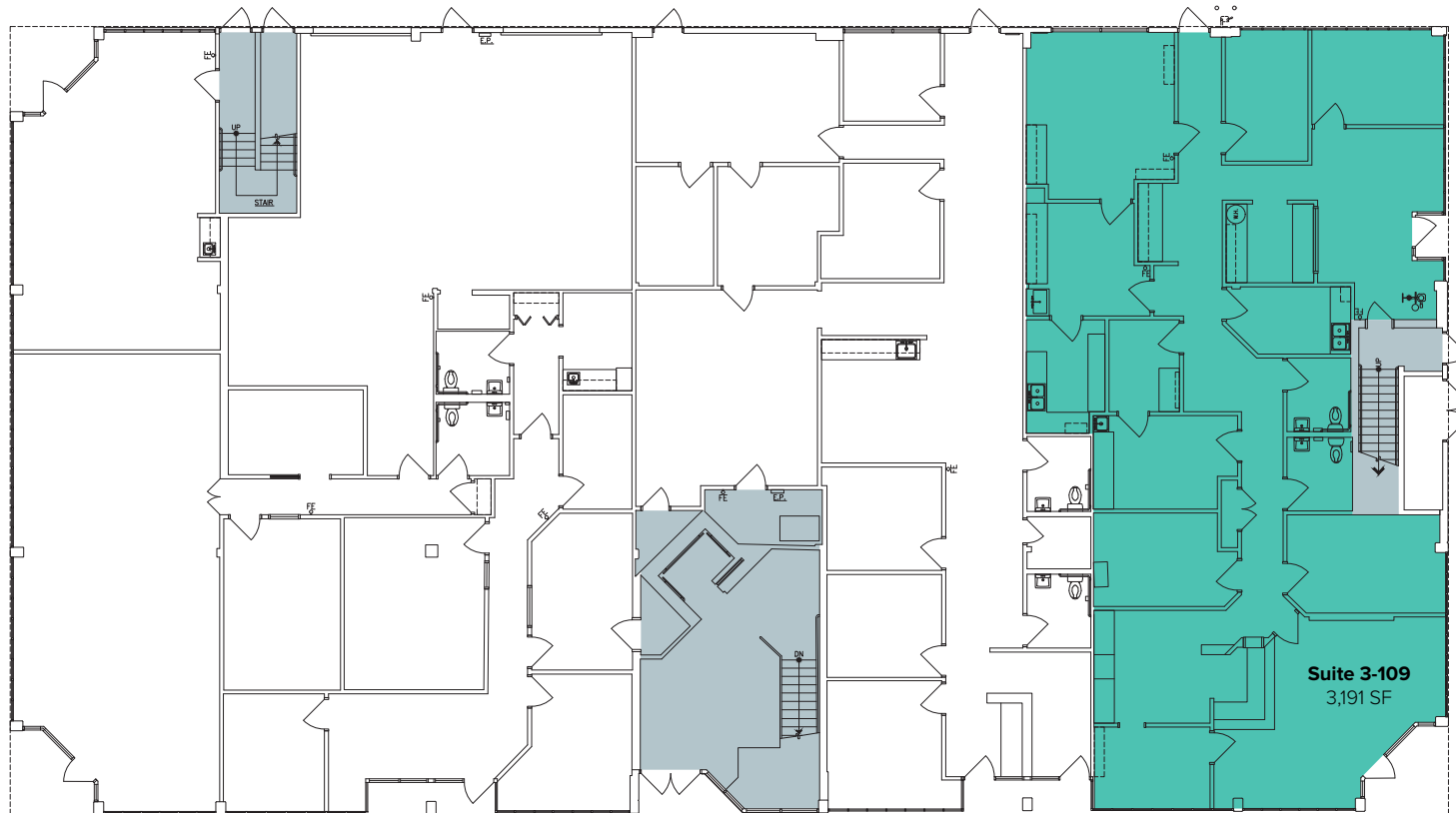


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BUILDING 3 (19109)

Suite	Square Feet	Rate
3-109	3,191 SF	\$26.25/SF, Full Service

Endcap first floor office space with reception, private rooms, break room, 2 restrooms, and front, back, and side entrances. **Available with 30 days' notice.**

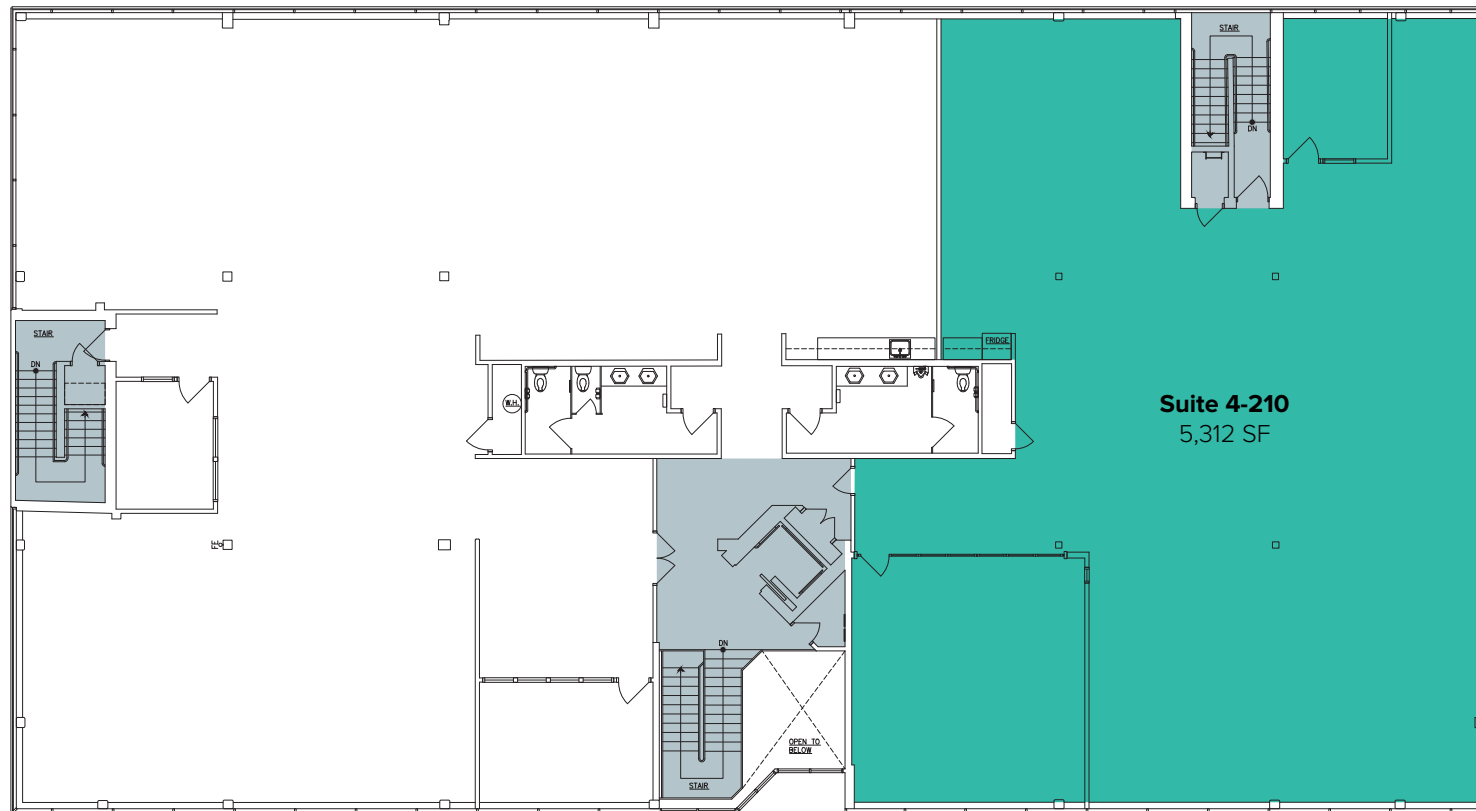


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BUILDING 4 (19203)

Suite	Square Feet	Rate
4-210	5,312 SF	\$26.25/SF, Full Service

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

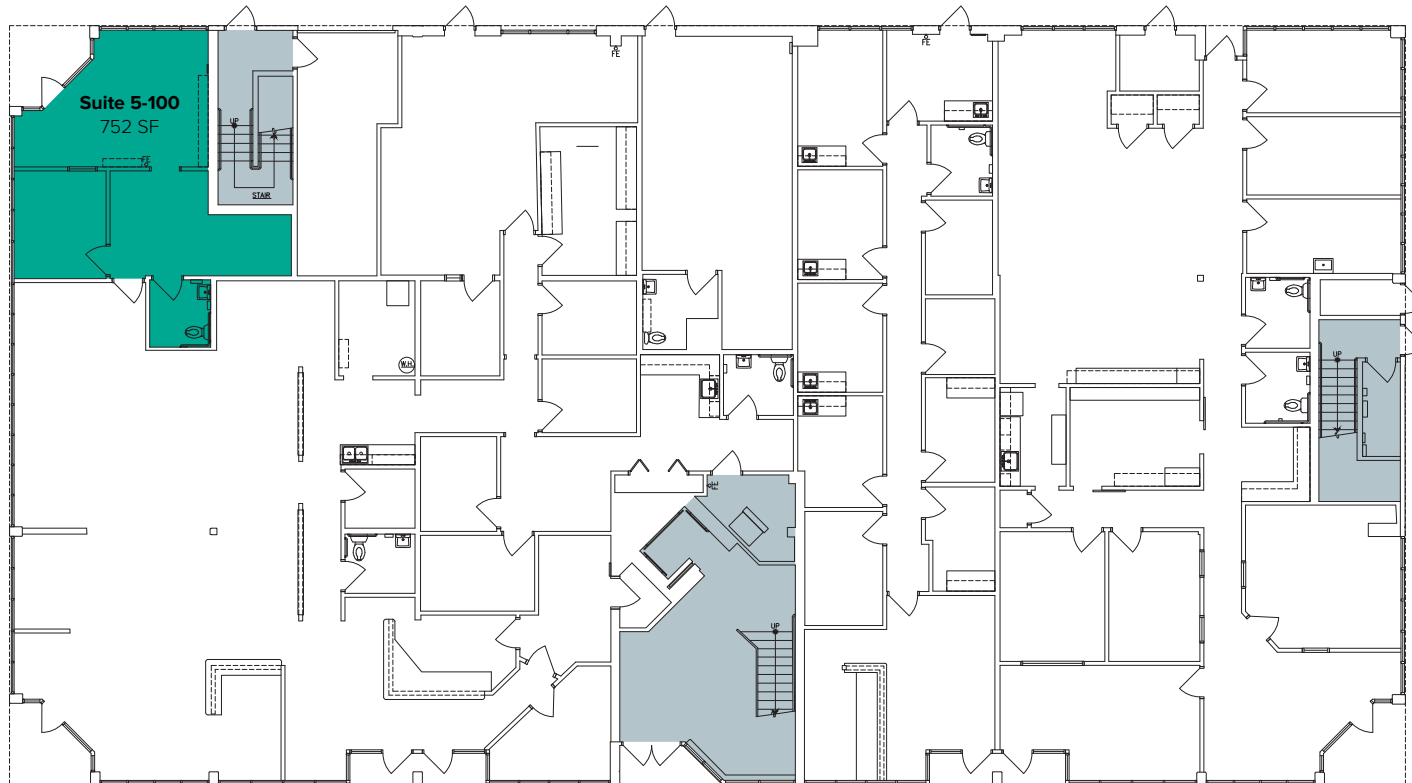


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BUILDING 5 (19217) - FIRST LEVEL FLOOR PLAN

Suite	Square Feet	Rate
5-100	752 SF	\$1,750/Month, Full Service

Corner first floor office with 1 private office, 1 restroom, reception area, and storage room.
Available 12/1/2023.



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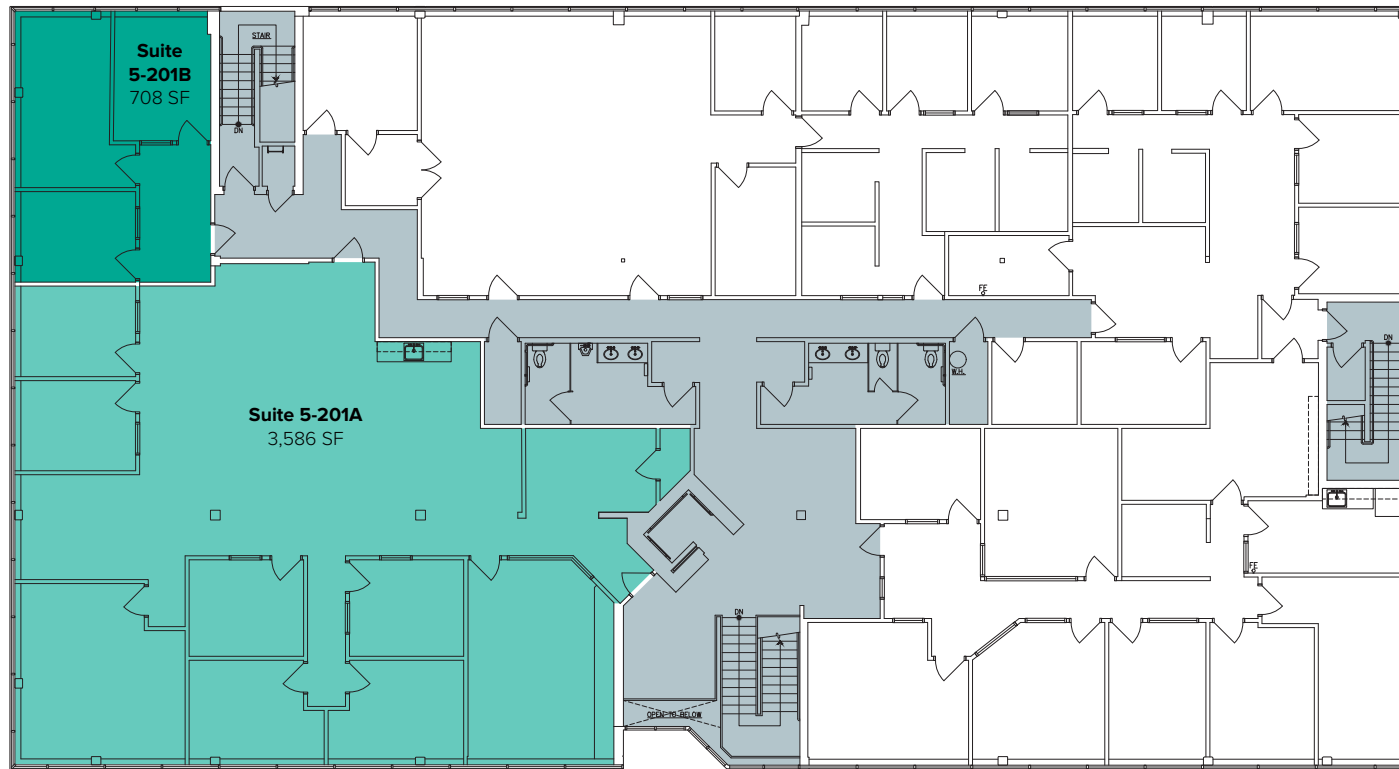
BUILDING 5 (19217) - SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate
5-201A	3,586 SF - 4,294 SF	\$26.25/SF, Full Service

Second floor office with private offices, conference rooms, kitchenette, and open work space. Contiguous with Suite 5-201B for a total of 4,294 SF. **Available Now.**

5-201B	708 SF - 4,294 SF	\$1,700/Month, Full Service
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Small, second floor office with 3 private offices. Contiguous with Suite 5-201A for a total of 4,294 SF. **Available Now.**

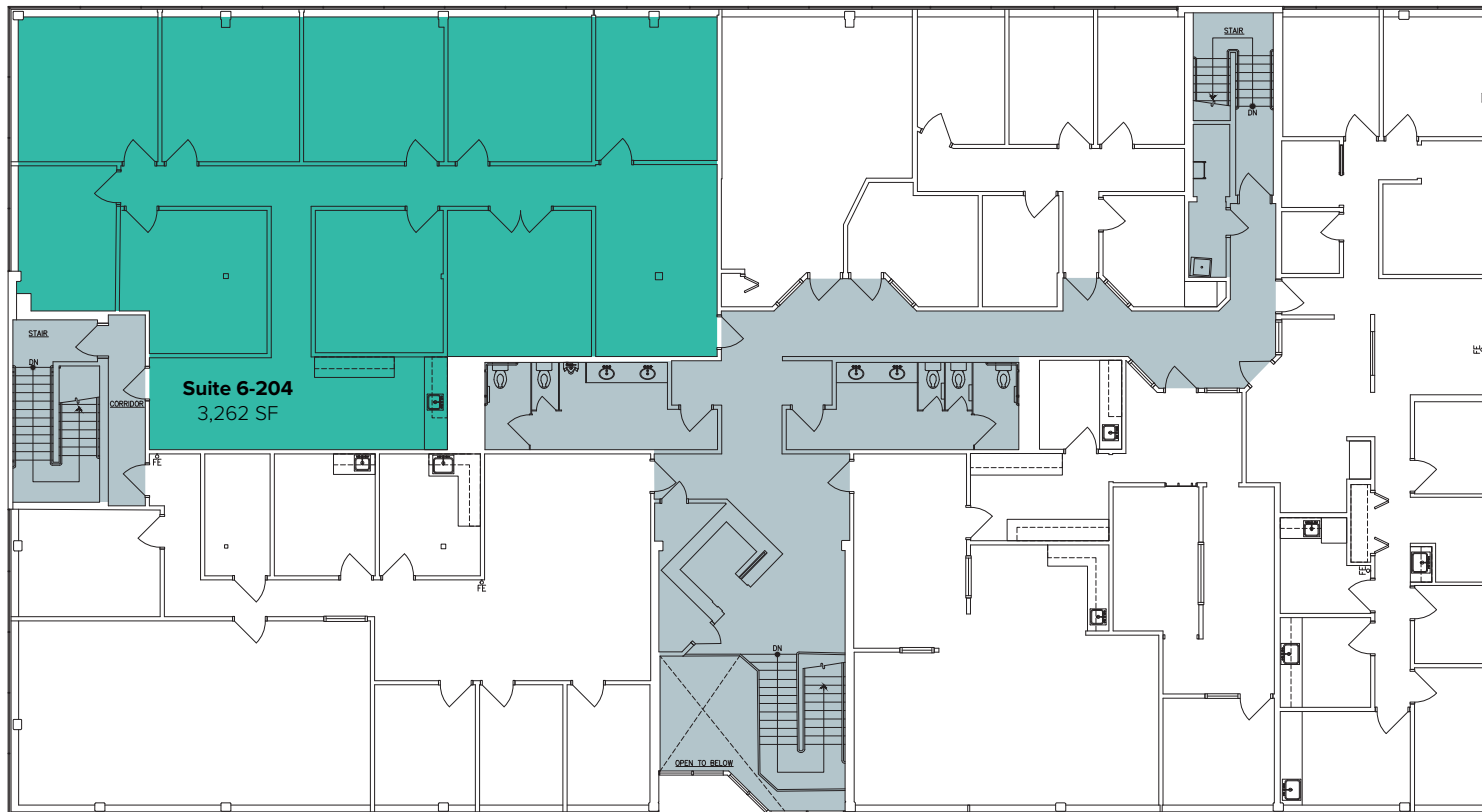


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BUILDING 6 (19221)

Suite	Square Feet	Rate
6-204	3,262 SF	\$26.25/SF, Full Service

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



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SITE PLAN



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LOCATION MAP



LOCATION MAP

