

**WAREHOUSE  
LEASE**



# **LYNNWOOD EAST BUSINESS PARK, Building B**

**2031 196th Street SW | Lynnwood, WA**

**Caleb Farnworth, CCIM**

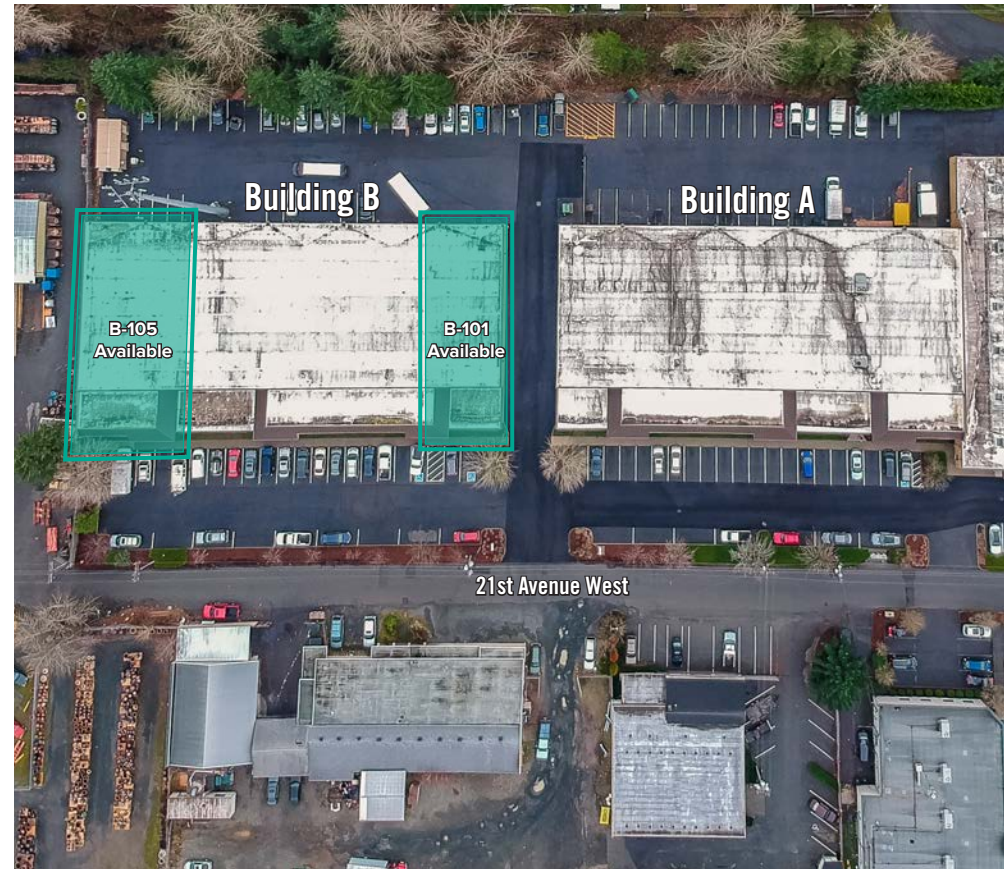
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# WAREHOUSE/OFFICE NEAR I-5 & I-405 INTERSECTION

**4,300 SF - 6,495 SF Available**

## FEATURES:

- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available
- Immediate Access to I-5, I-405, and SR-525

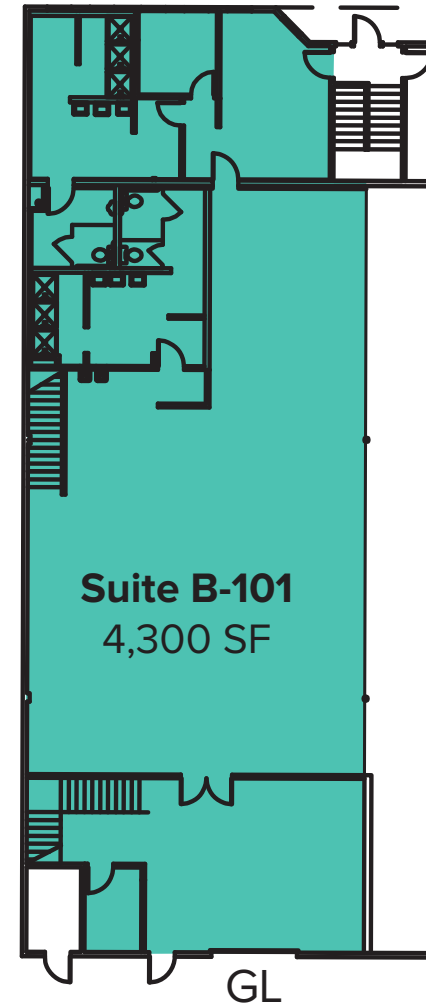
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# B-101 FLOOR PLAN

## FEATURES

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- **Available 7/1/2021**
- **4,300 SF**
- **\$4,300/Month, NNN**
- Former Gym Use
- 2 Locker Rooms with Restrooms
- 1 Private Room
- Reception Area
- Clear Span Warehouse
- 1 Grade-Level Door

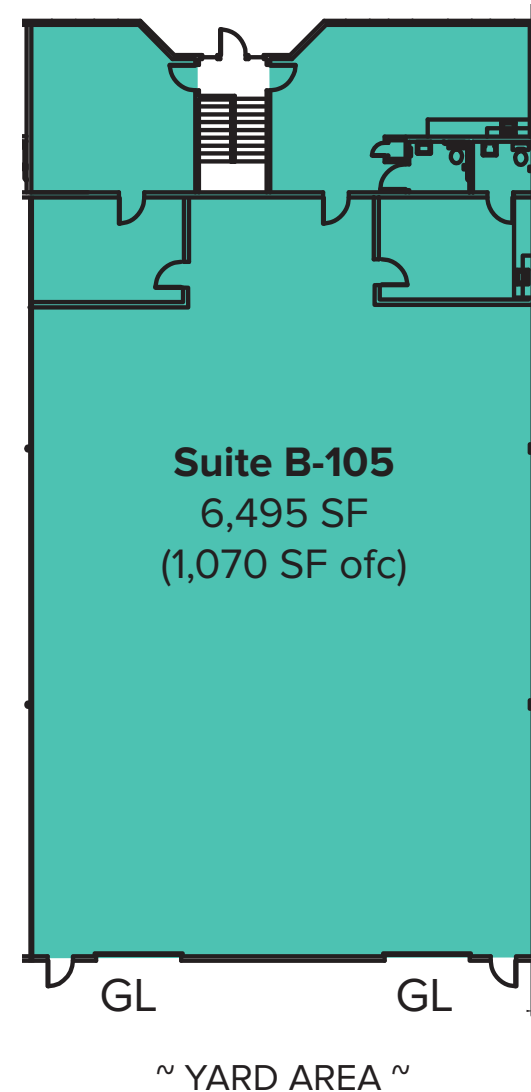


# B-105 FLOOR PLAN

## FEATURES

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- **Available Now**
- **6,495 SF (1,070 SF ofc)**
- **\$6,495/Month, NNN**
- 2 Private Offices
- Break Room with Kitchenette
- 2 Restrooms
- Clear Span Warehouse
- 2 Grade-Level Doors
- Potential for Fenced Yard Area



# LOCATION MAP



## DRIVE TIMES:

I-5: 2 Min.

I-405: 3 Min.

Alderwood Mall: 4 Min.

Seattle: 21 Min.

Bellevue: 20 Min.