

OFFICE/MEDICAL
SPACES



LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Connor Feuerberg

425.279.7943

connor@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





COMMON AREA REMODEL COMPLETE

498 SF - 13,087 SF Available

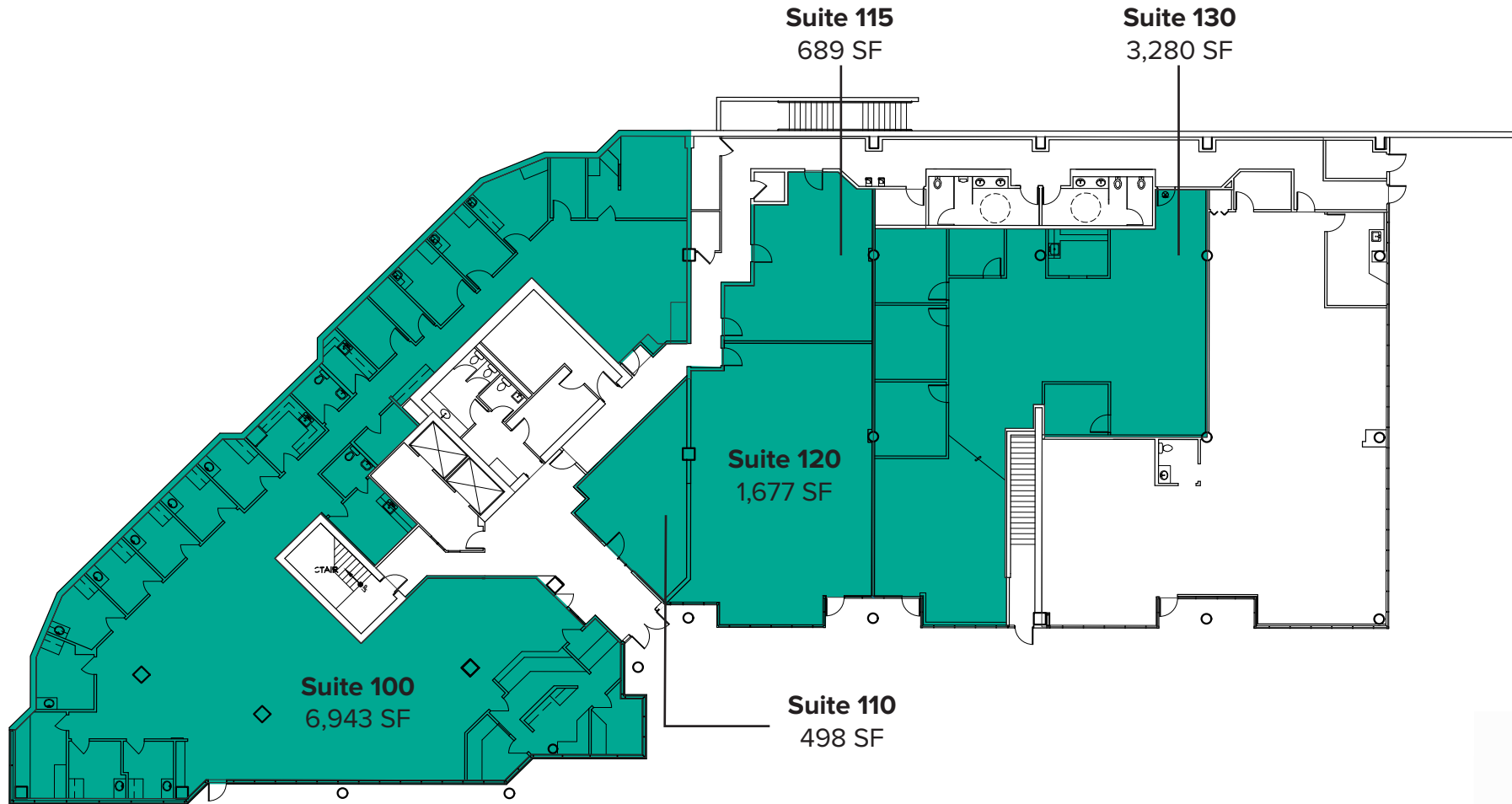
\$16.50 - \$19.50/SF NNN

BUILDING FEATURES:

- Extensive Windowline
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

FIRST FLOOR

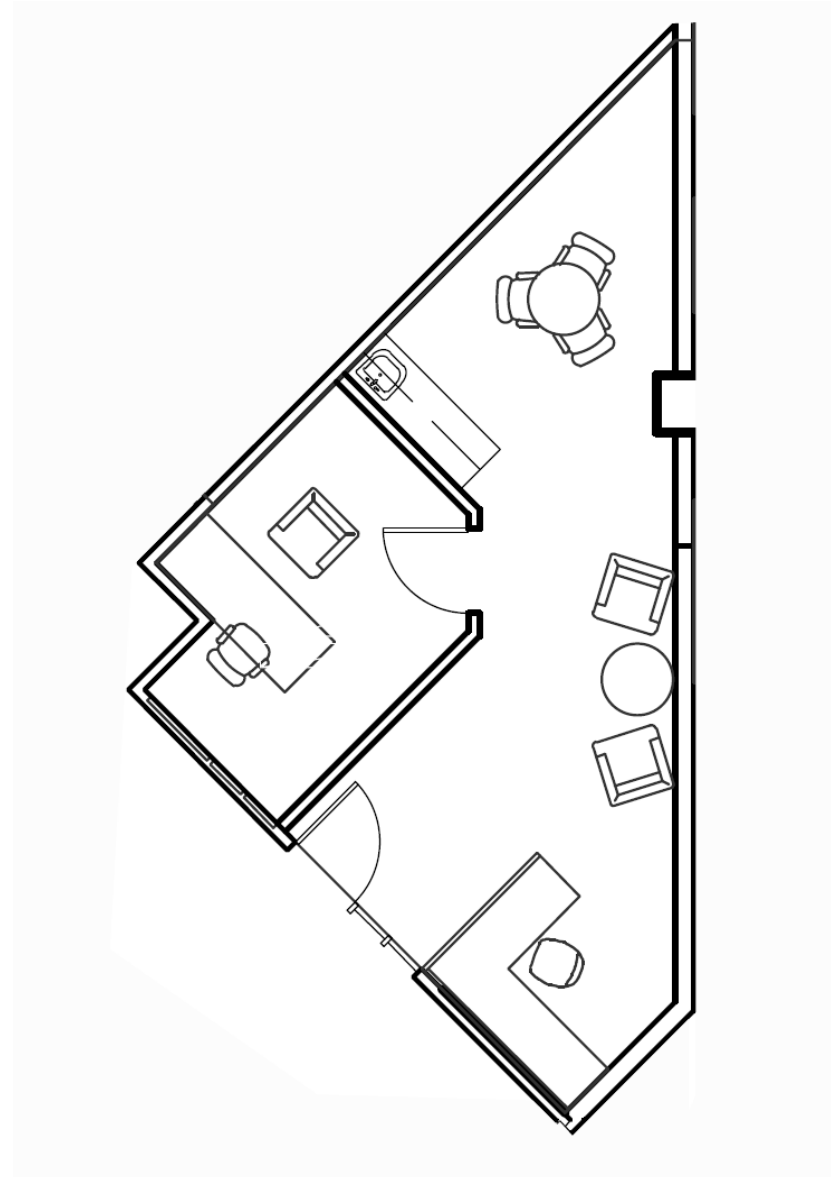
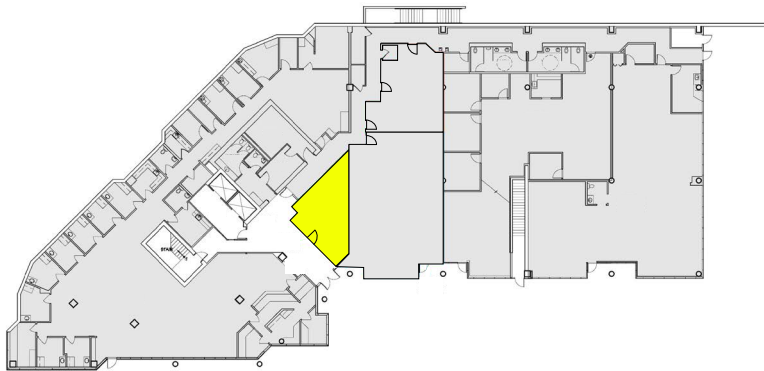
Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suite 110, 115, 120, & 130 for 13,087 SF total
130	3,280 SF - 13,087 SF	



SUITE 110

DETAILS:

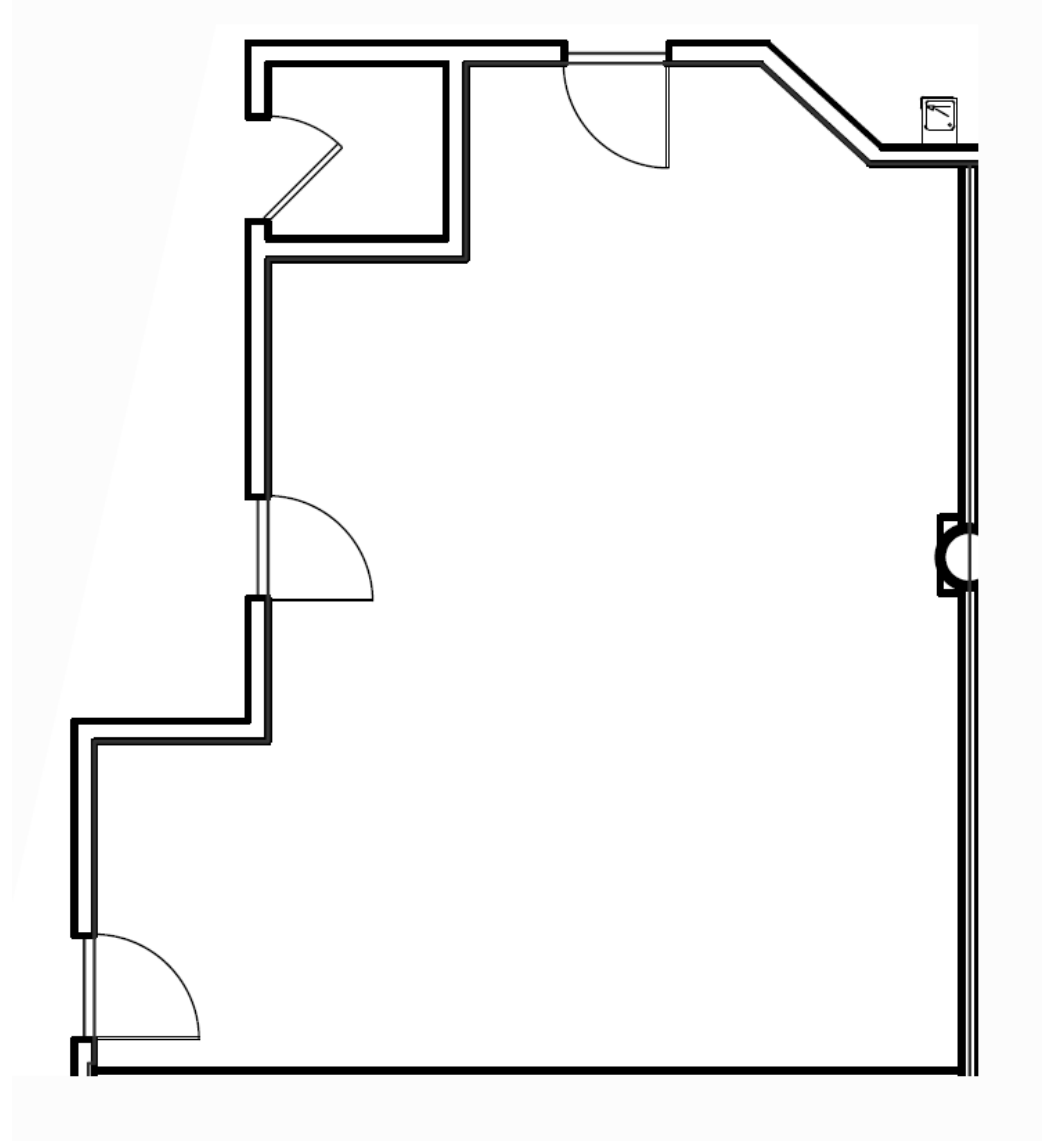
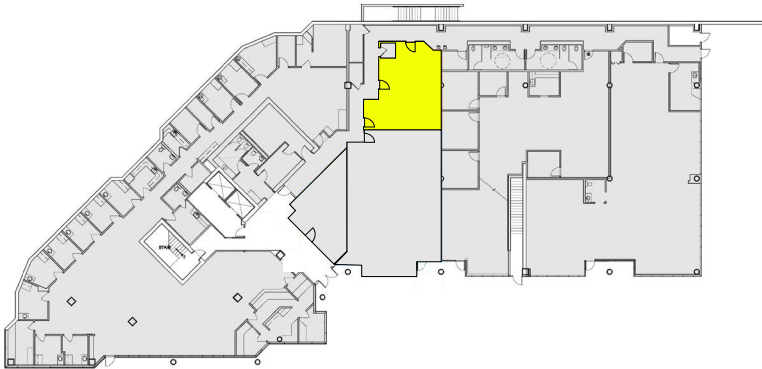
- 498 SF
- Class A Office
- Entrance off of the first floor lobby
- Contiguous with Suite 115 & 120 for 2,864 SF Total
- \$1,328/Month, Gross
- **Available Now**



SUITE 115

DETAILS:

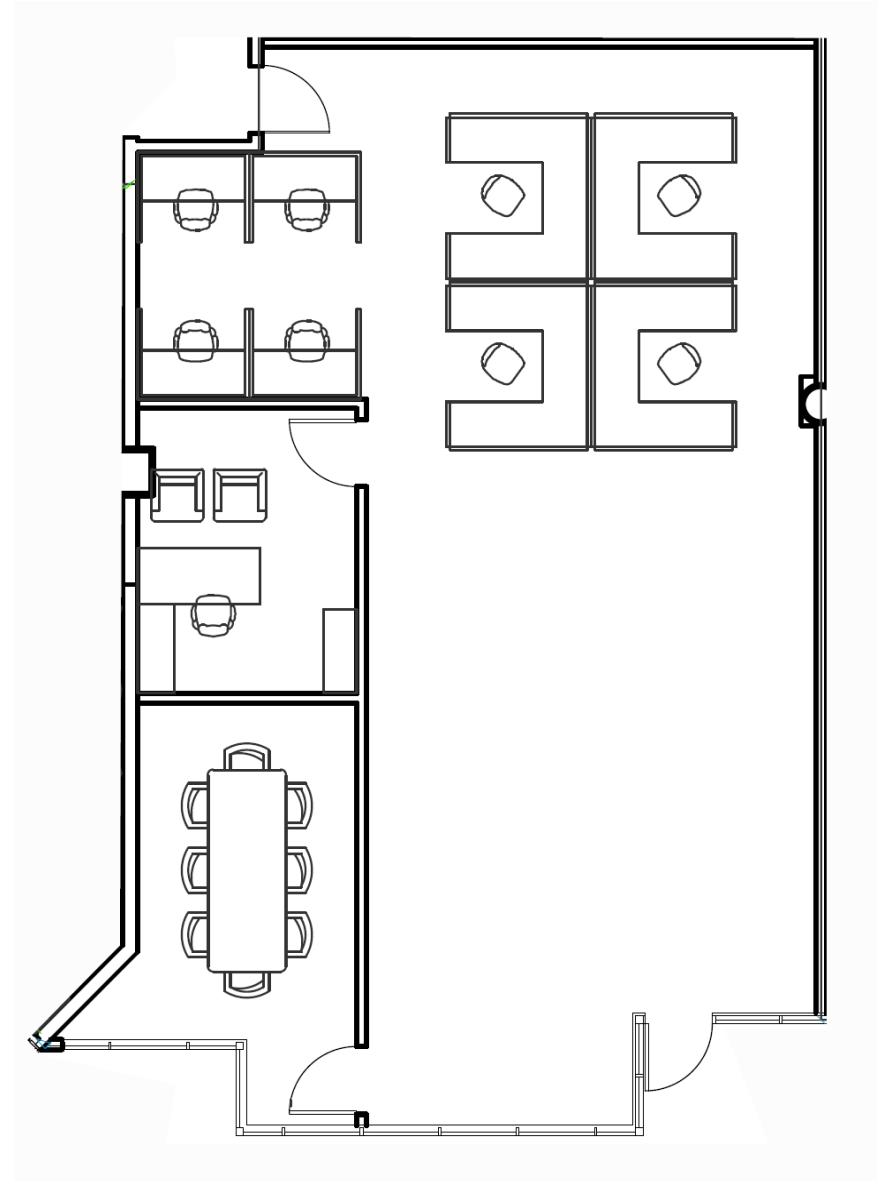
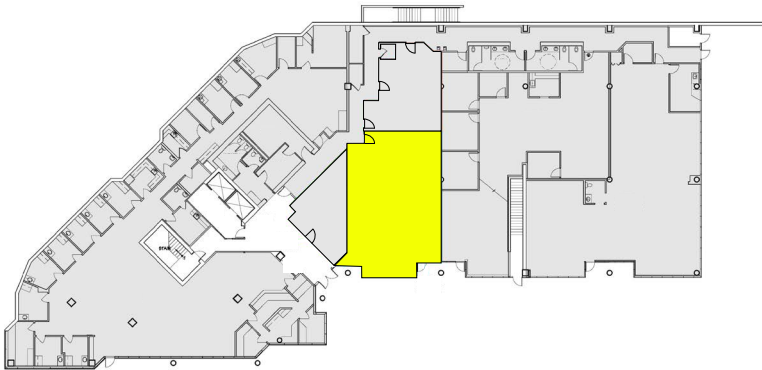
- 689 SF
- Ground Level Storage Space
- Contiguous with Suite 110 & 115 for 2,864 SF Total
- \$861/Month, Gross
- **Available Now**



SUITE 120

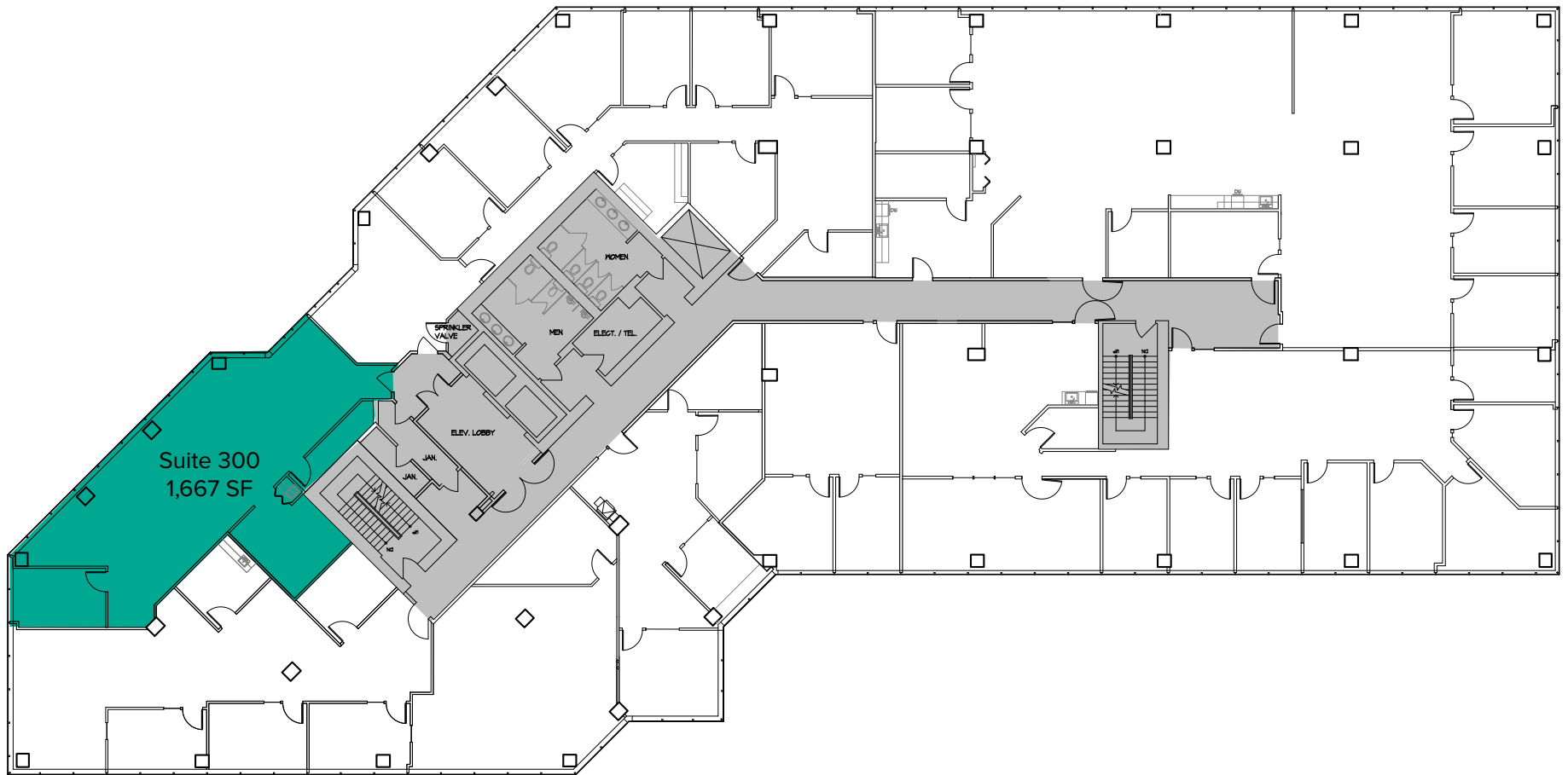
DETAILS:

- 1,677 SF
- Class A Office
- Direct exterior entry to suite
- Floor plan shows potential build out with 1 conference, 1 PO, Open Area, and room for Reception
- Contiguous with Suite 110 & 115 for 2,864 SF Total
- **Available Now**



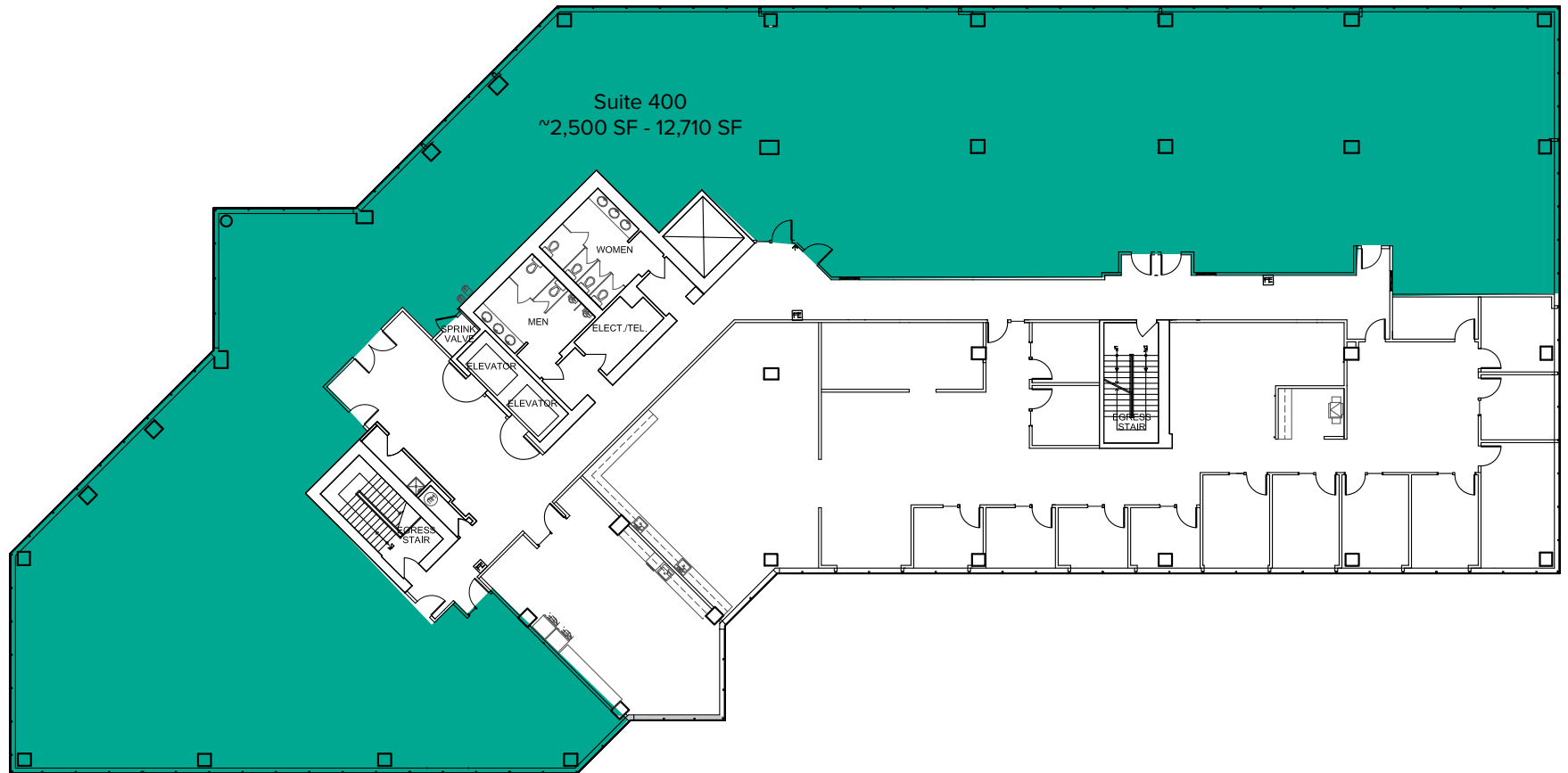
THIRD FLOOR

Suite	Square Feet	Notes
300	1,667 SF	Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available.



FOURTH FLOOR

Suite	Square Feet	Notes
400	~2,500 SF - 12,710 SF	Tenant Improvements and building signage available.



LOCATION MAP

