

OFFICE/MEDICAL
SPACES



LYNNWOOD CORPORATE CENTER

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COMMON AREA REMODEL COMPLETE

1,386 SF - 13,087 SF Available

\$20.00 - \$22.00/SF NNN

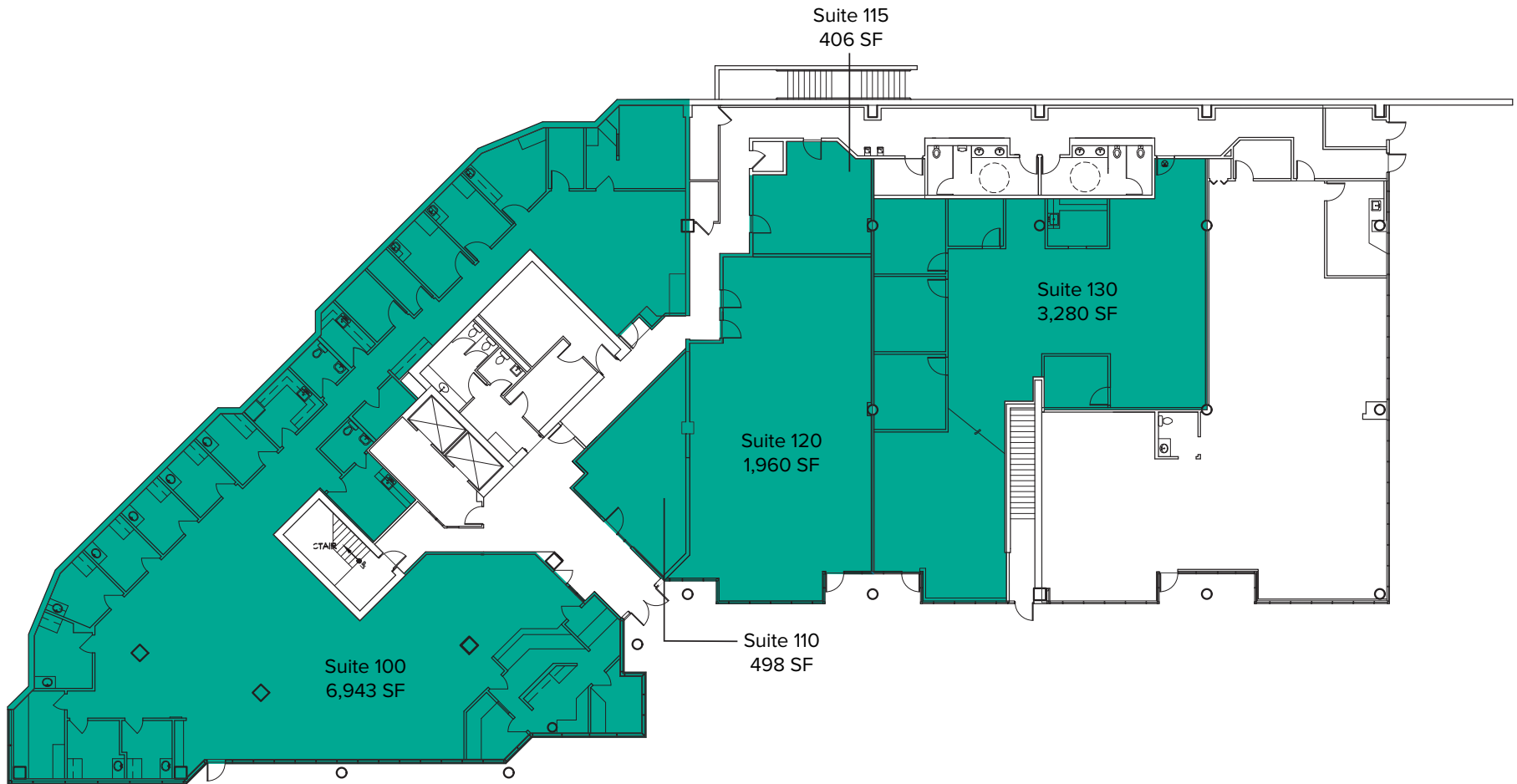
BUILDING FEATURES:

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

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.

FIRST FLOOR

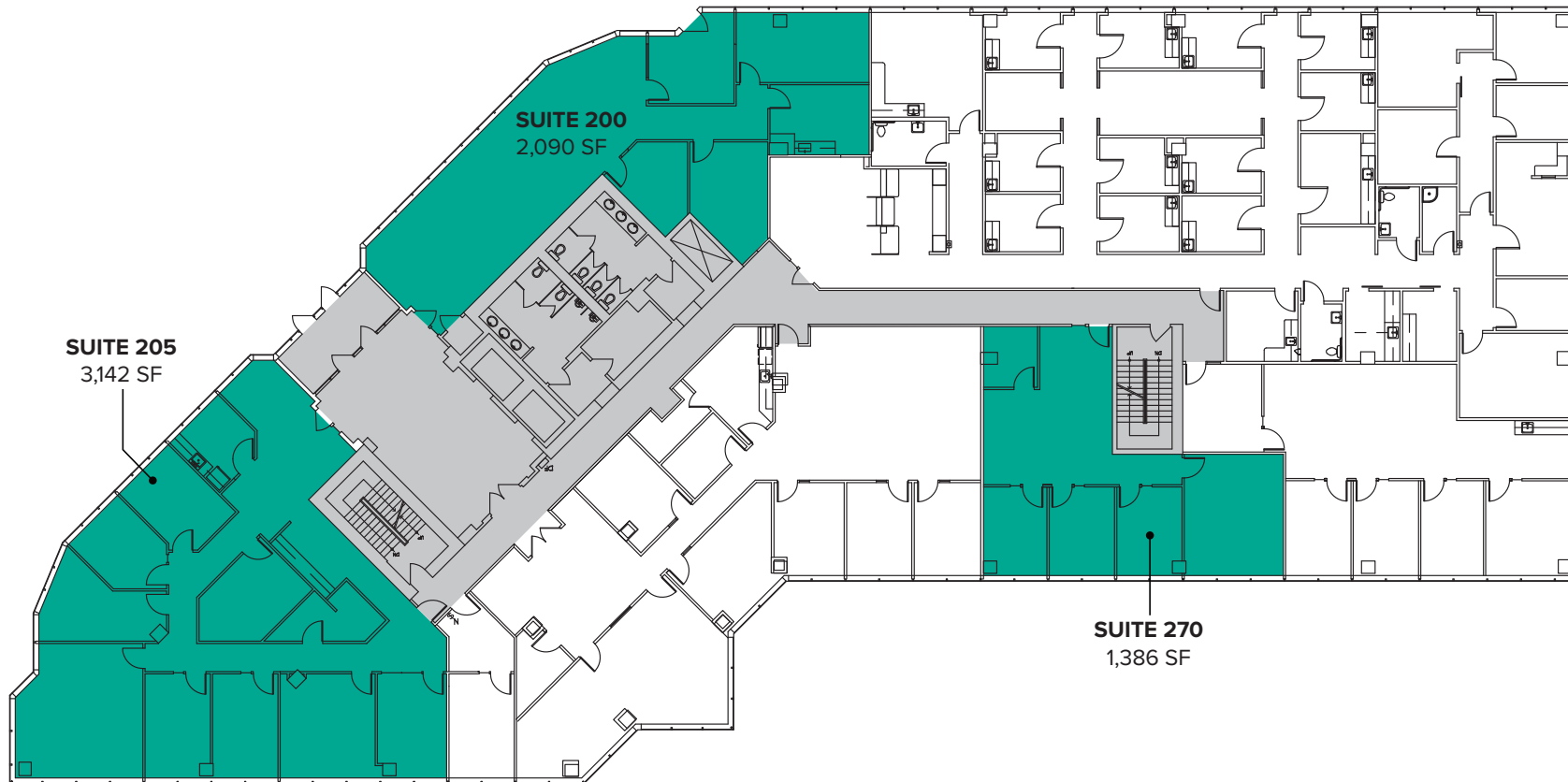
Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suite 110, 115, 120, & 130 for 13,087 SF total.
130	3,280 SF - 13,087 SF	5 POs, kitchenette, reception, and open work area.



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SECOND FLOOR

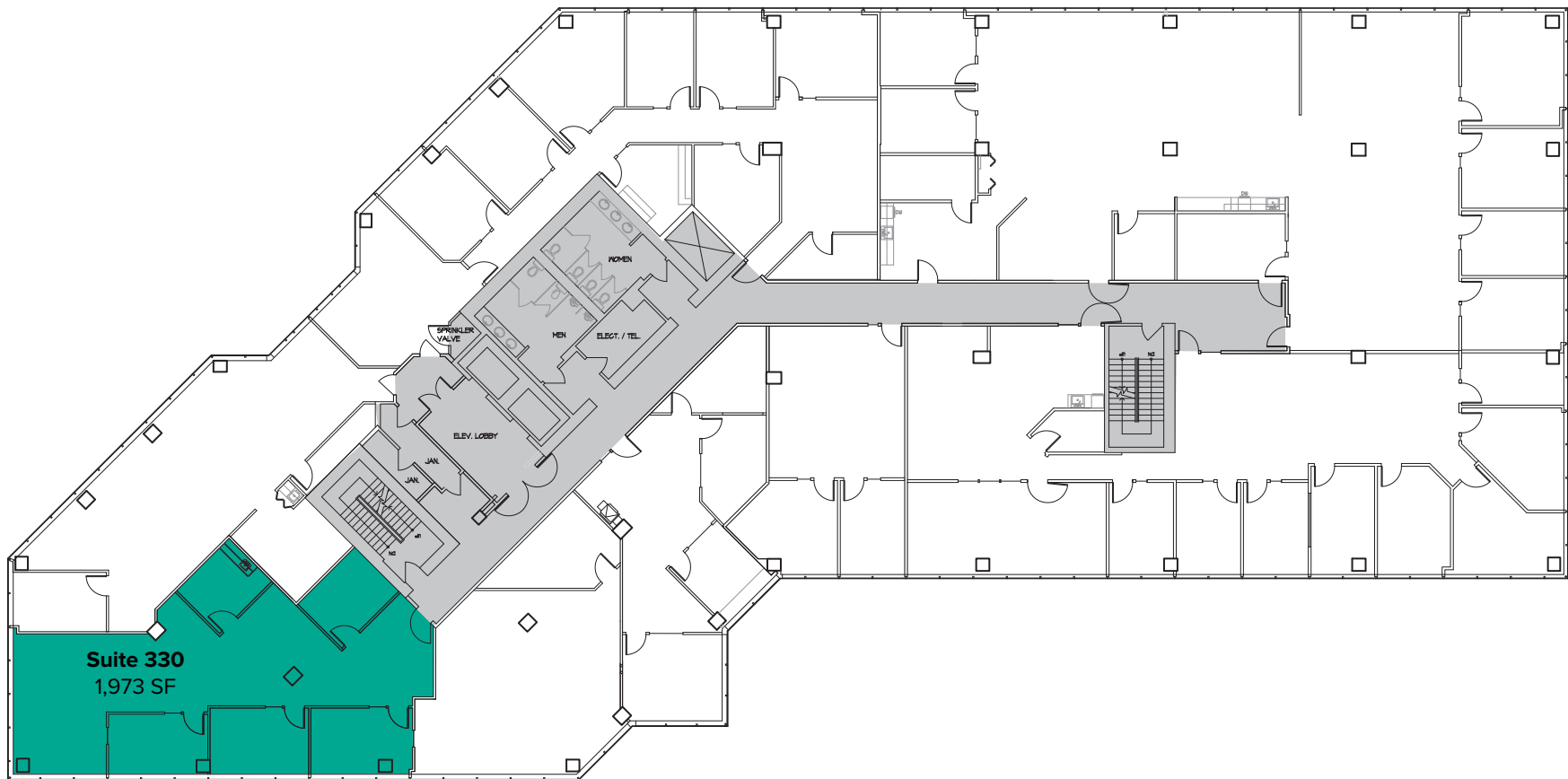
Suite	Square Feet	Notes
200	2,090 SF	3 POs, conference room, and break room. Direct entry and suite entrance through lobby. Available now.
205	3,142 SF	8 POs, conference room, break room, and reception area off main building lobby. Available 1/1/2021.
270	1,386 SF	3 POs, conference room, break room, and open work area. Available now.



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THIRD FLOOR

Suite	Square Feet	Notes
330	1,973 SF	4 POs, kitchenette, and open work area. Available with 30 days' notice.



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FOURTH FLOOR

Suite	Square Feet	Notes
400	~2,500 SF - 3,964 SF	Tenant Improvements available.



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LOCATION MAP

