

OFFICE/MEDICAL  
SPACES



# LYNNWOOD CORPORATE CENTER

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# COMMON AREA REMODEL COMPLETE

**1,667 SF - 13,087 SF Available**

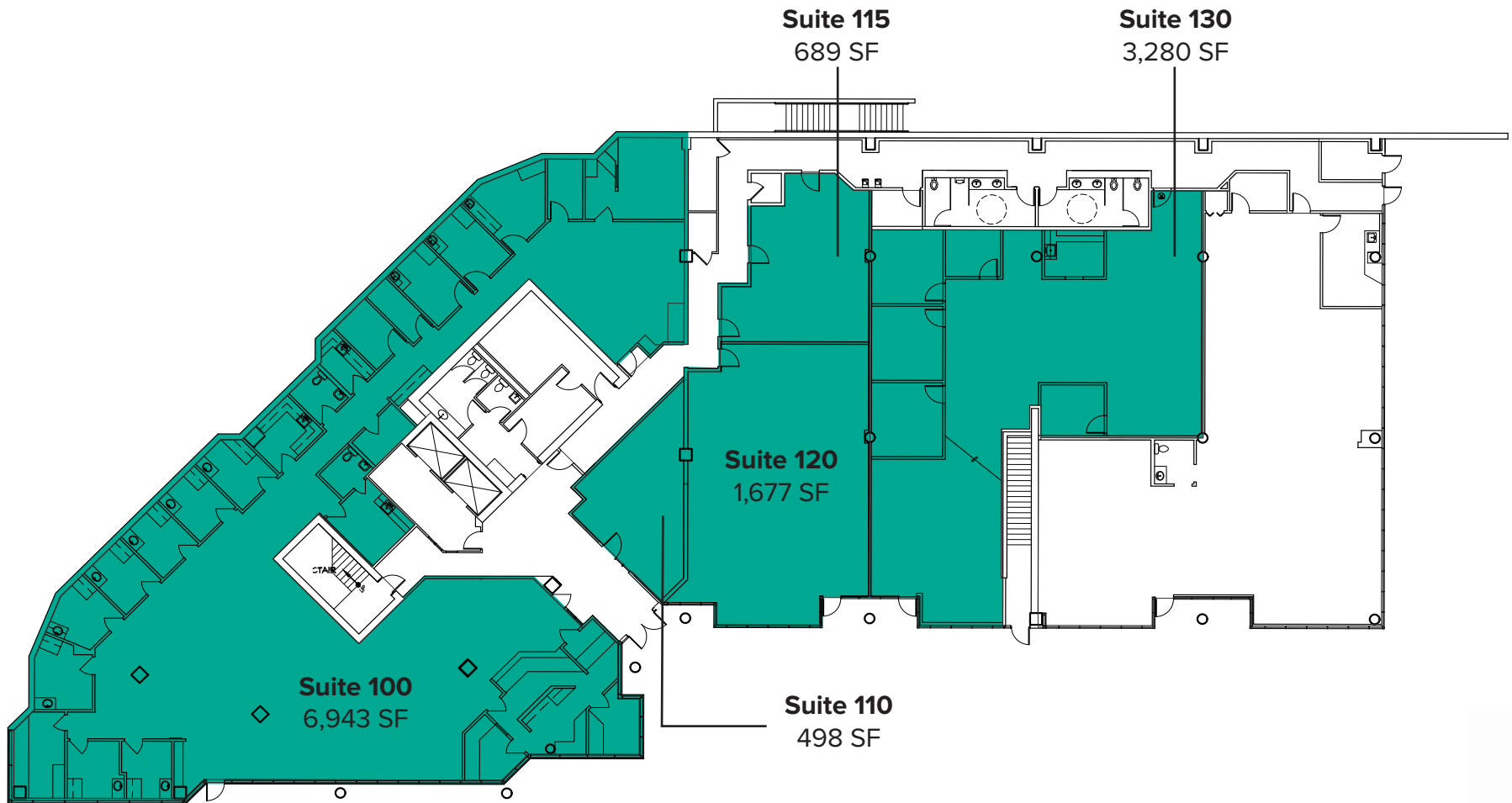
**\$16.50 - \$19.50/SF NNN**

## 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

# FIRST FLOOR

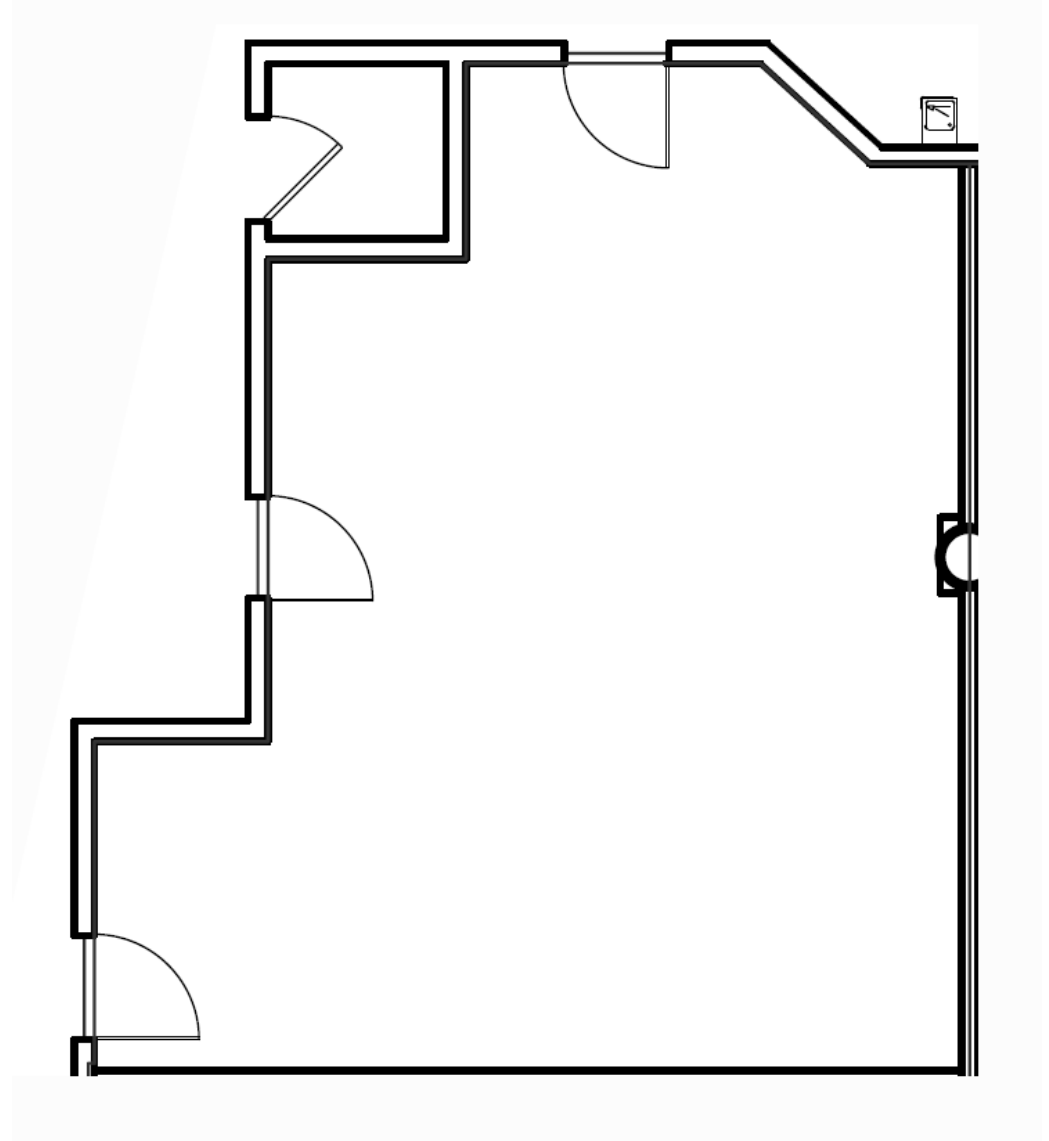
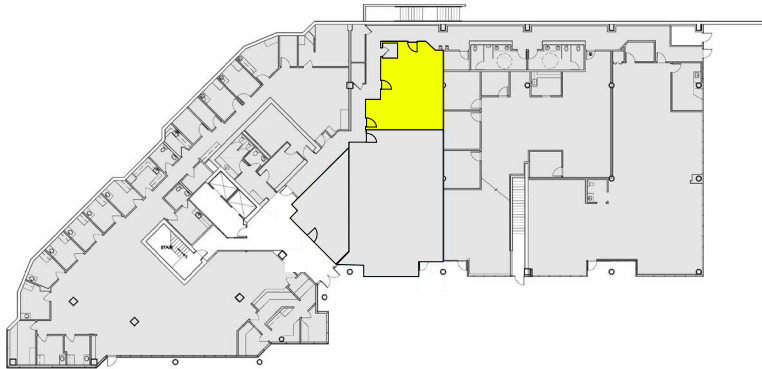
Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suite 110, 115, 120, & 130 for 13,087 SF total
130	3,280 SF - 13,087 SF	



# SUITE 115

## DETAILS:

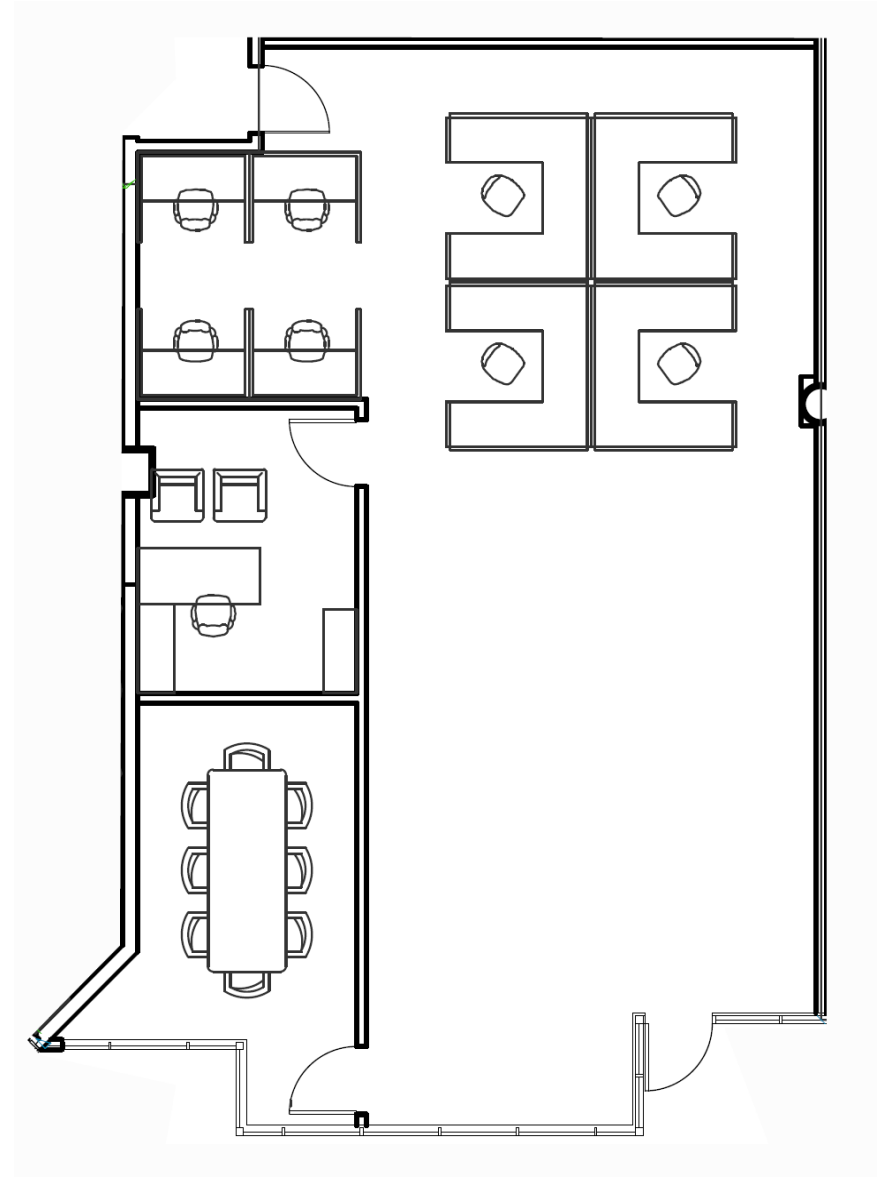
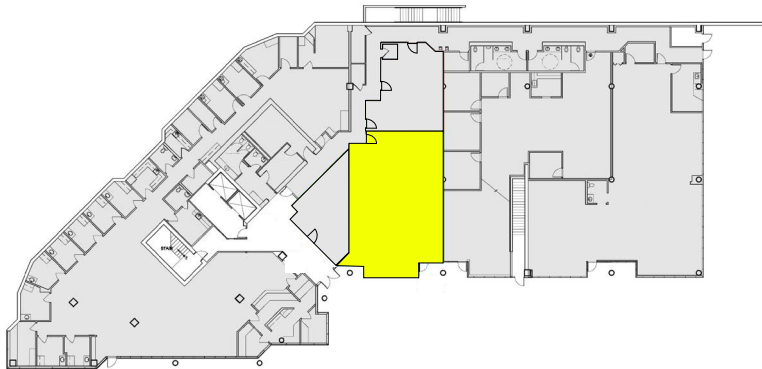
- 689 SF
- Ground Level Storage Space
- Contiguous with Suite 120 for 2,366 SF Total
- \$861/Month, Gross
- **Available Now**



# SUITE 120

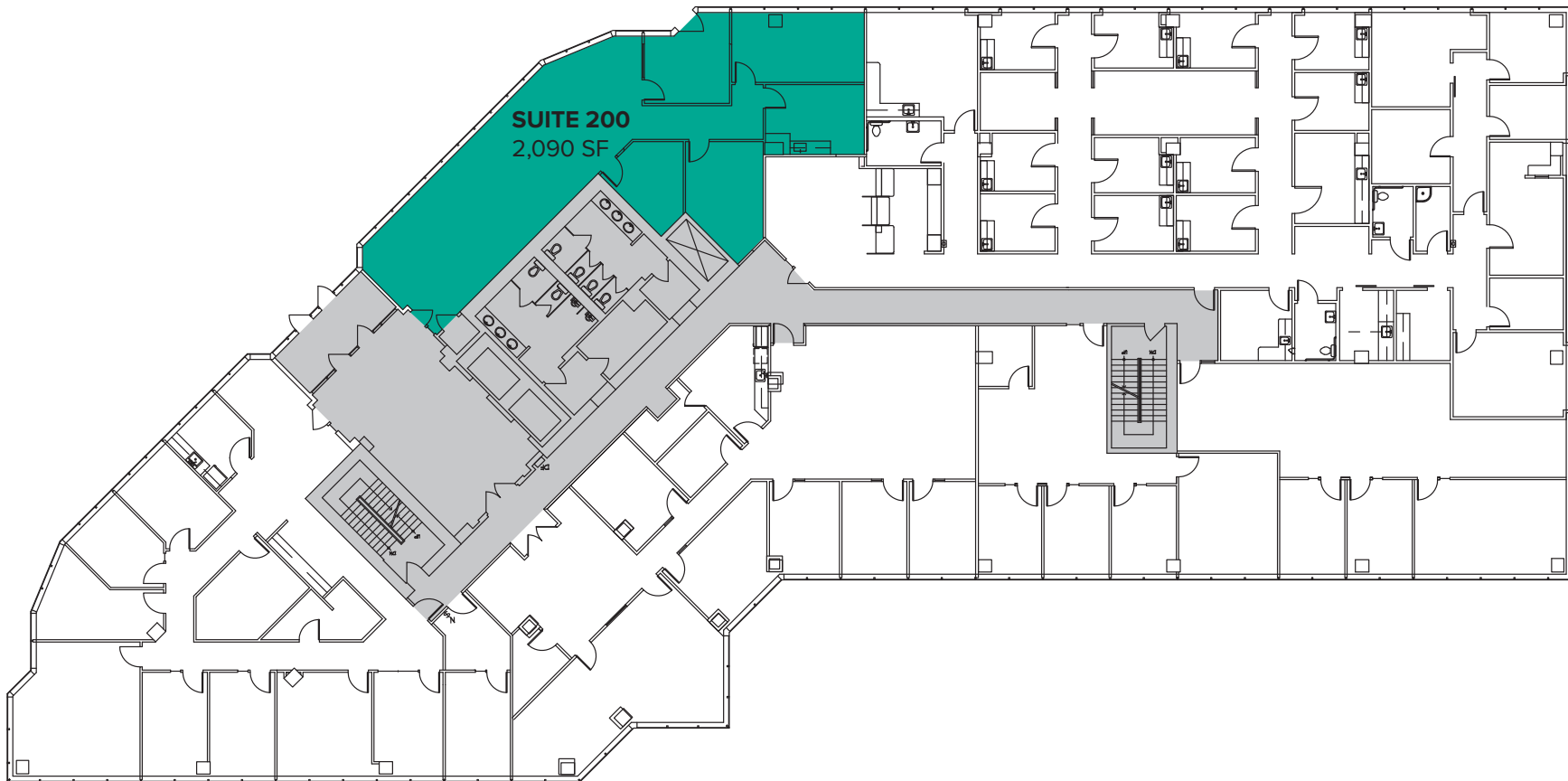
## DETAILS:

- 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 115 for 2,366 SF Total
- **Available Now**



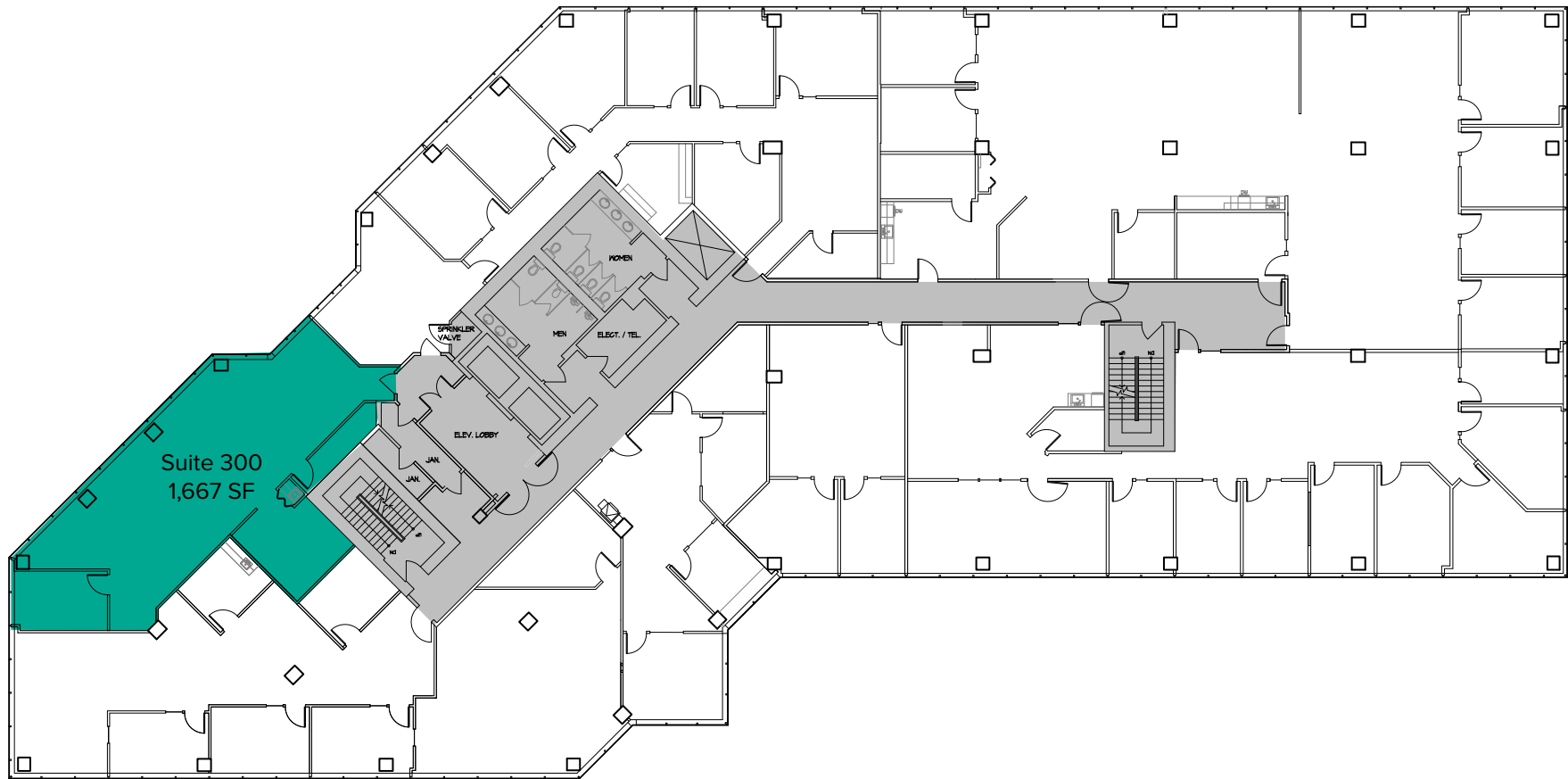
# SECOND FLOOR

Suite	Square Feet	Notes
200	2,090 SF	3 POs, conference room, and kitchenette. Suite entrance through lobby. Available 7/1/19.



# THIRD FLOOR

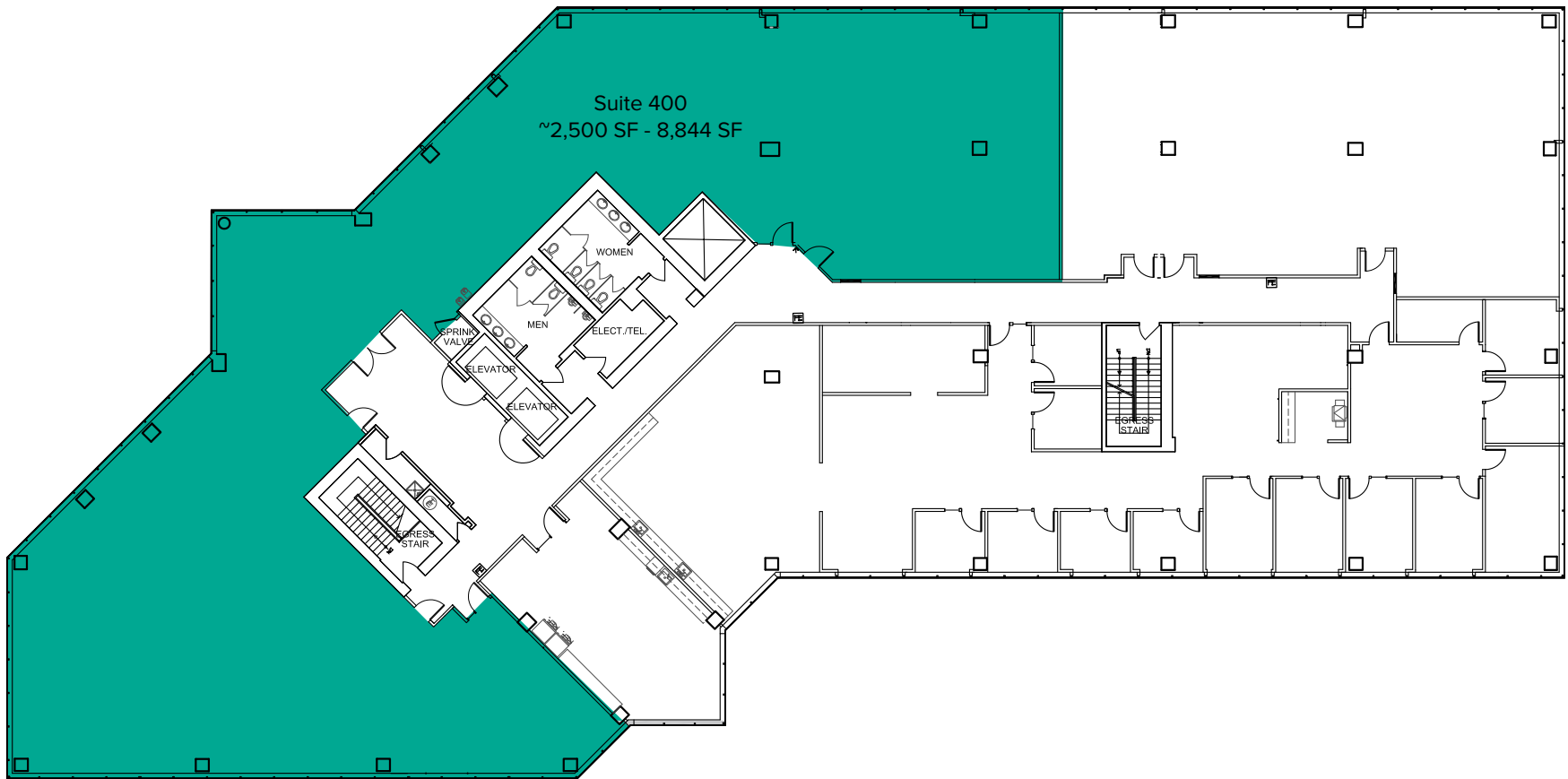
Suite	Square Feet	Notes
300	1,667 SF	Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available.





# FOURTH FLOOR

Suite	Square Feet	Notes
400	~2,500 SF - 8,844 SF	Tenant Improvements and building signage available.





# LOCATION MAP

