

LYNNWOOD EAST BUSINESS PARK

2027-2031 196th Street SW, Lynnwood, WA 98036



INDUSTRIAL/OFFICE FOR LEASE

4,629 SF - 5,353 SF Available

\$1.25/SF Ofc | \$0.65/SF Whse, NNN

FEATURES:

- DH & GL Loading
- 22' Clear Height
- Great Access to I-5, I-405 & Hwy 99
- HVAC in Warehouse (Suite A-101)
- GC Zone Snohomish County: Industrial, Manufacturing, Retail, Auto, Church, Schools, Fitness
- Abundant Parking
- New Roof, Façade, Monument Sign



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Caleb Farnworth, CCIM
(425) 289-2235
calebf@rosenharbottle.com

www.rosenharbottle.com

Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

LYNNWOOD EAST BUSINESS PARK

2027 - 2031 196th Street SW, Lynnwood, WA 98036

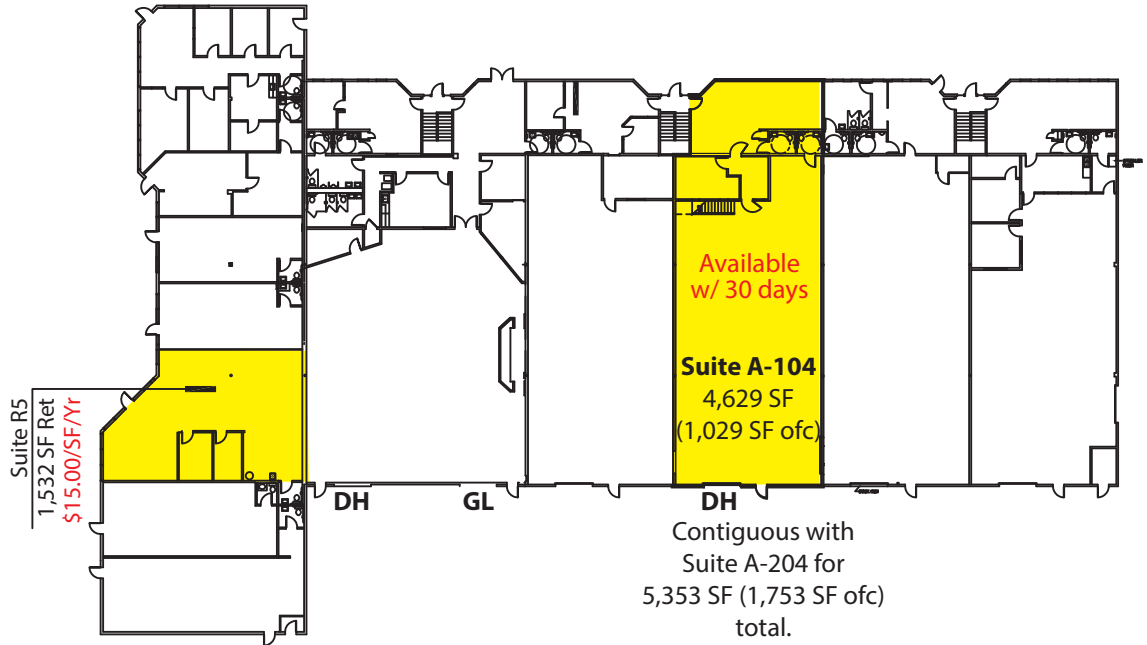
BUILDING A

SECOND FLOOR OFFICES

Suite A-204
724 SF Ofc
\$13.20/SF/Yr



FIRST FLOOR OFFICE/WRHS



Suite R5
1,532 SF Ret
\$15.00/SF/Yr

Available
w/ 30 days
Suite A-104
4,629 SF
(1,029 SF ofc)

Contiguous with
Suite A-204 for
5,353 SF (1,753 SF ofc)
total.

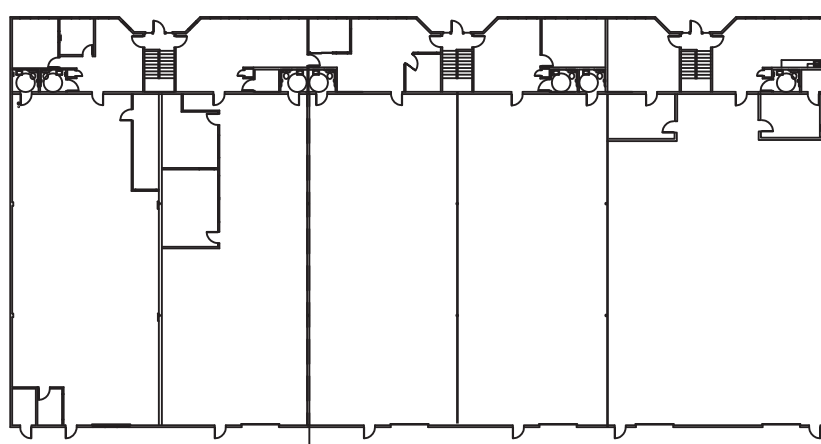
BUILDING B

SECOND FLOOR OFFICES

Suite B-205
737 SF Ofc
\$13.20/SF/Yr



FIRST FLOOR OFFICE/WRHS

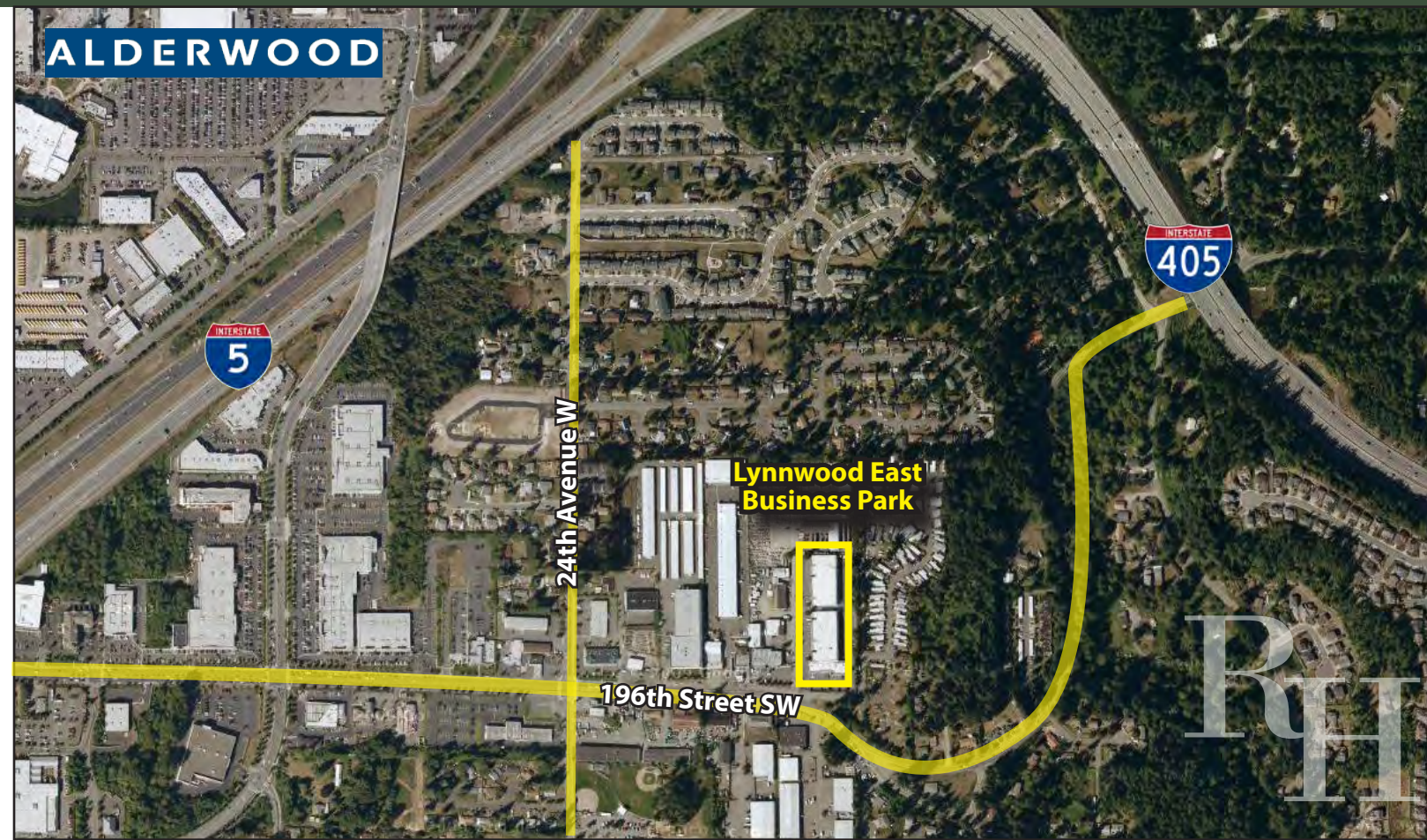


Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

LYNNWOOD EAST BUSINESS PARK

2027 - 2031 196th Street SW, Lynnwood, WA 98036



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Caleb Farnworth, CCIM
(425) 289-2235
calebf@rosenharbottle.com

www.rosenharbottle.com

Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.