

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## SMALL, OFF-LOBBY SUITES 2,090 SF & 2,862 SF Available

**\$17.75/SF, NNN**

### FEATURES:

- High-Image, Class A Office
- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- NNN Expenses: \$8.25/SF  
(includes janitorial)



For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Brian Stewart**

(425) 289-2222

brians@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

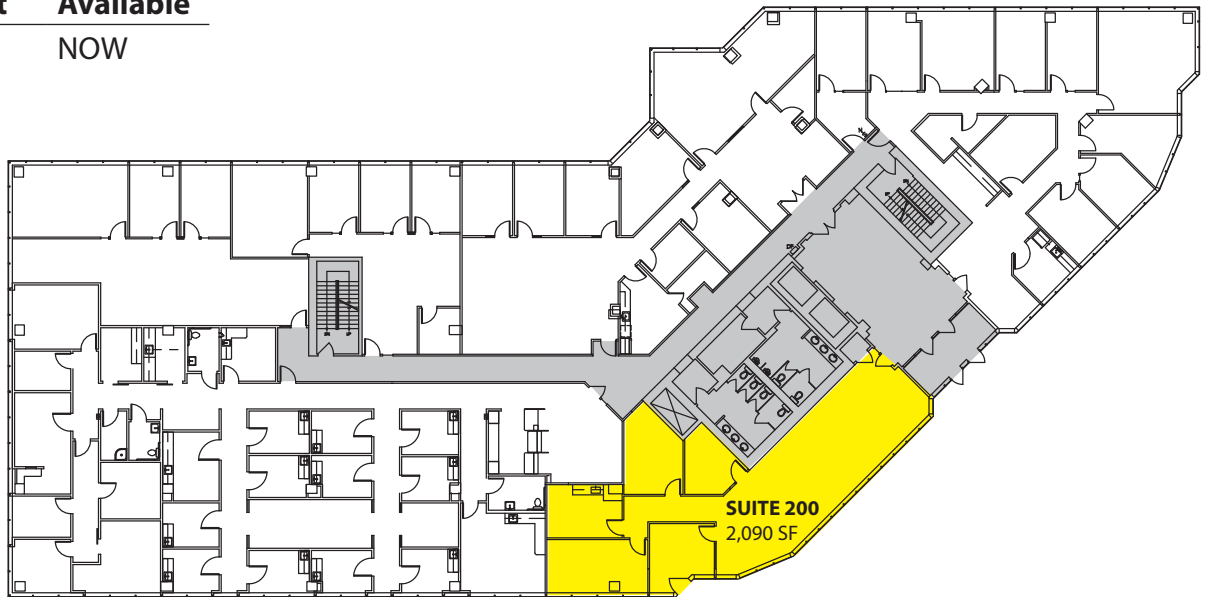
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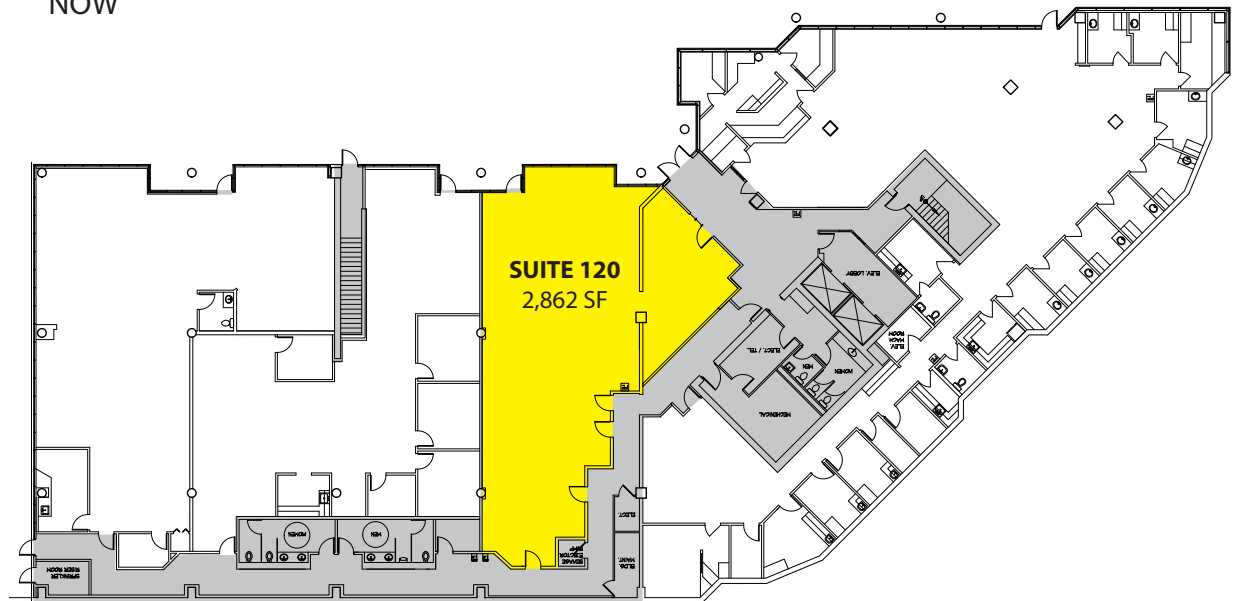
## Second Floor

Suite	Square Feet	Available
200	2,090 SF	NOW



## First Floor

Suite	Square Feet	Available
120	2,862 SF	NOW



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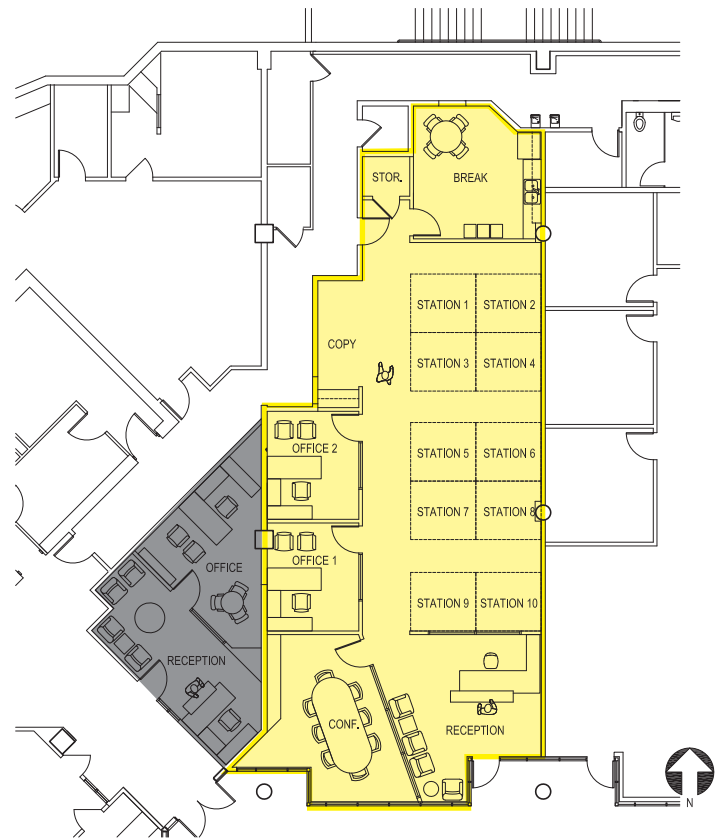
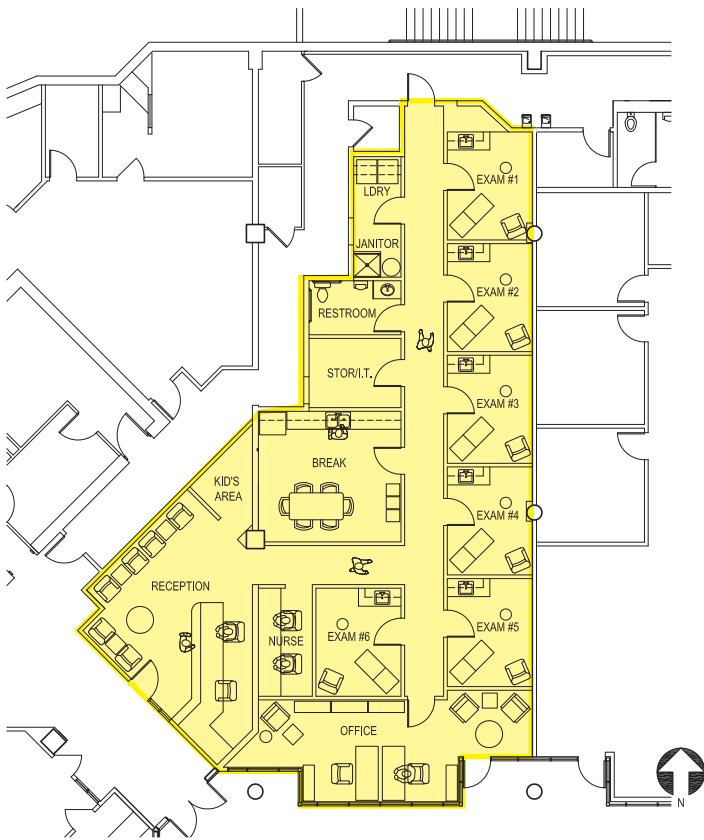
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## Suite 120 Build Out Options

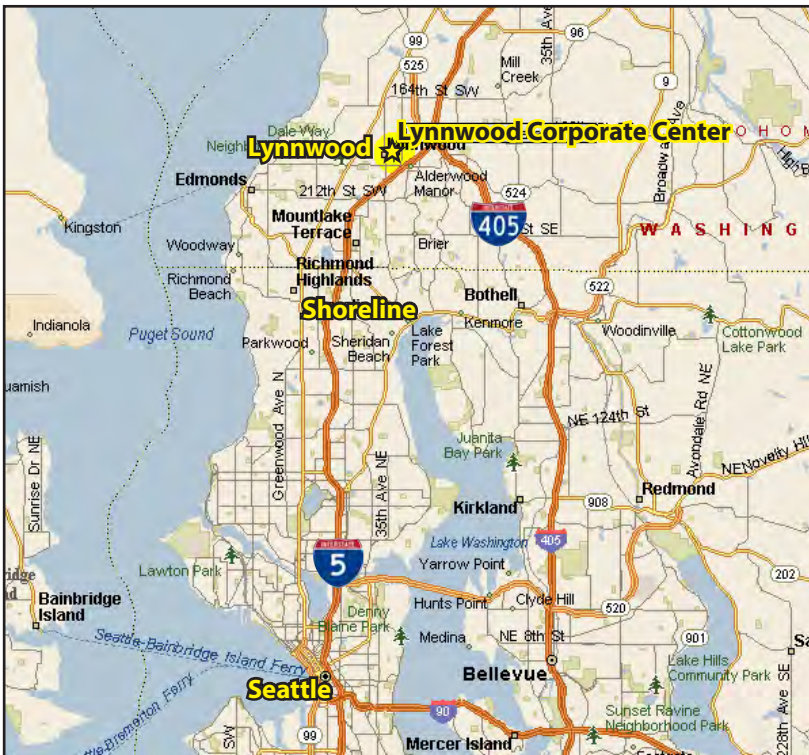
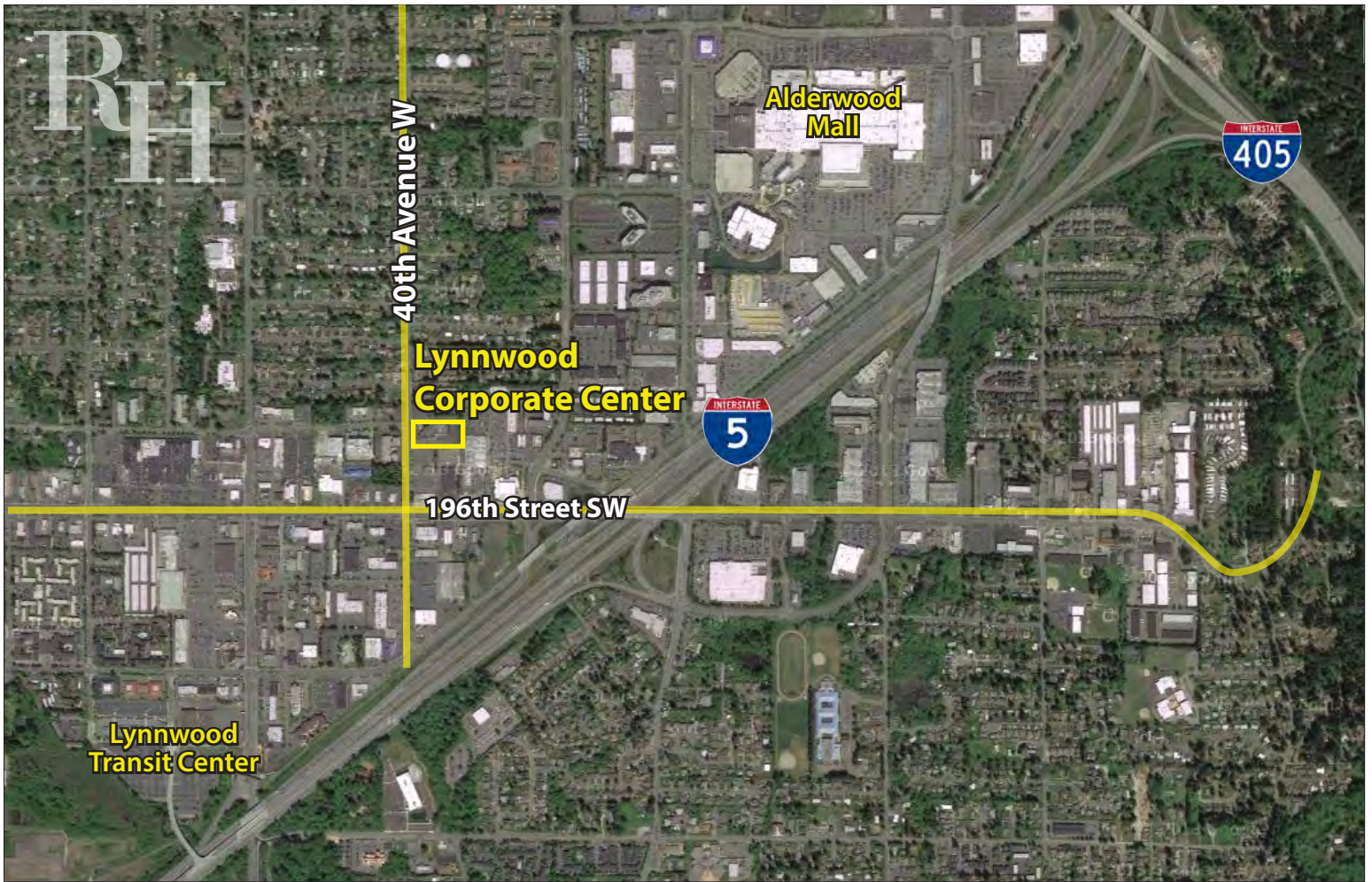
Option A - Medical Build Out: 2,862 SF

Option B - Office Build Out: 2,364 SF



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