

LYNNWOOD EAST BUSINESS PARK

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



INDUSTRIAL/OFFICE FOR LEASE

4,337 SF - 8,637 SF Available

\$1.35/SF Ofc | \$0.65/SF Whse, NNN

FEATURES:

- GL Loading
- 22' Clear Height
- Great Access to I-5, I-405 & Hwy 99
- 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.

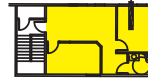
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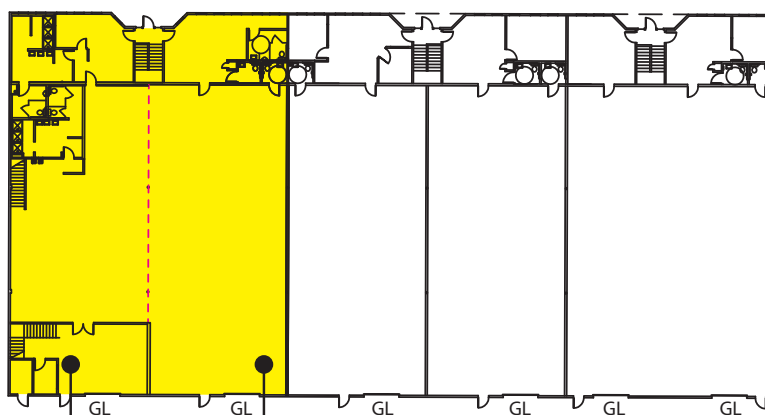
BUILDING B

SECOND FLOOR OFFICES

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



Contiguous: 8,637 SF (1,662 SF ofc)



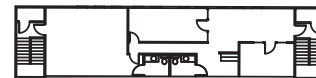
FIRST FLOOR OFFICE/WRHS

Suite B-101
4,300 SF
(918 SF ofc)

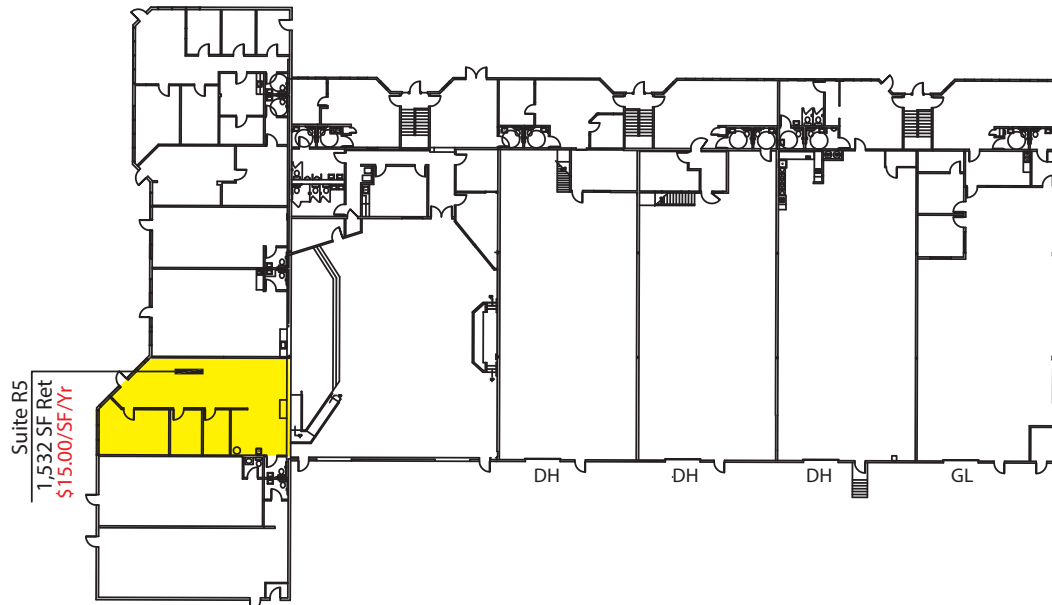
Suite B-102
4,337 SF
(744 SF ofc)

BUILDING A

SECOND FLOOR OFFICES



FIRST FLOOR OFFICE/WRHS



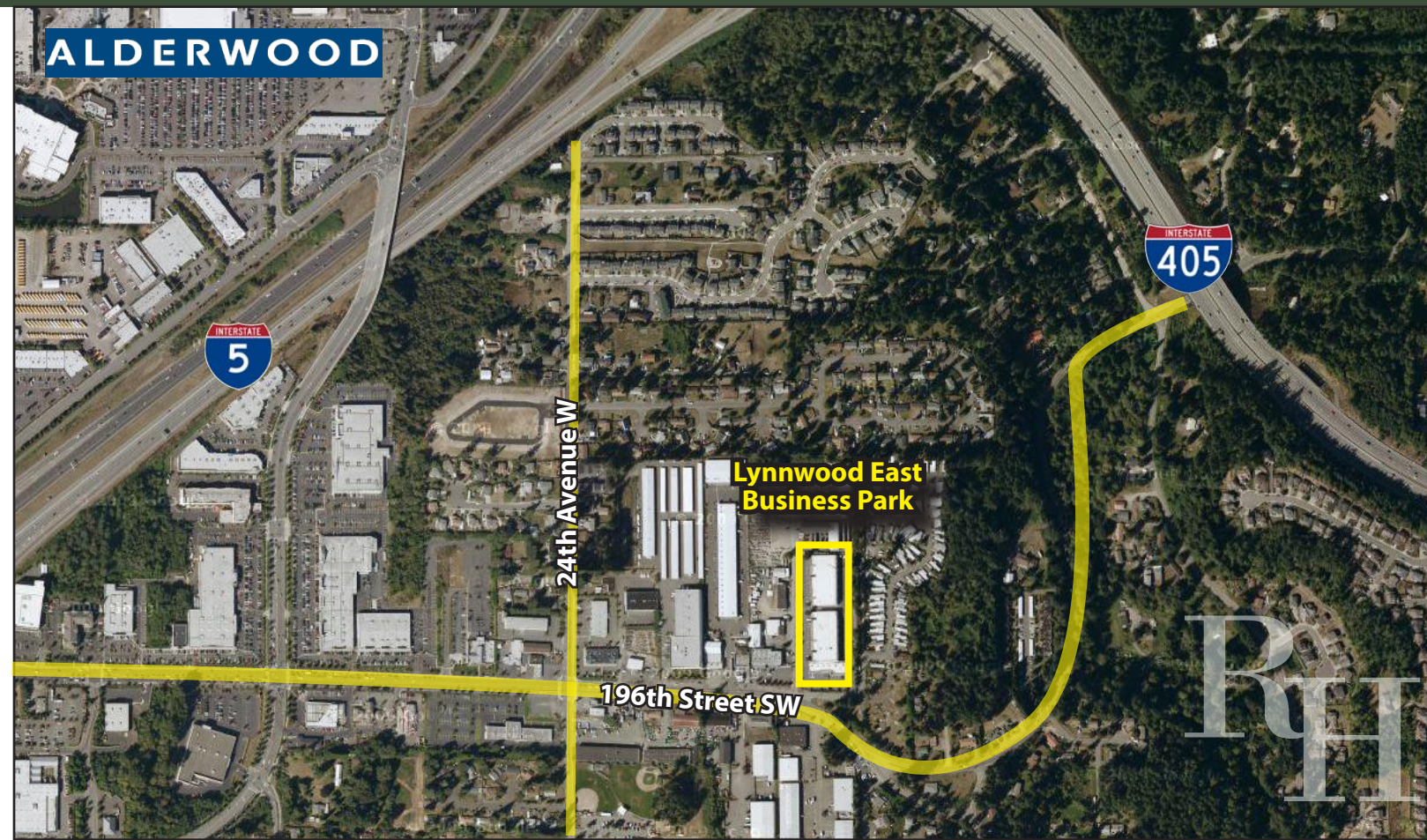
Suite R5
1,532 SF Ret
\$15.00/SF/Yr

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