

LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



HIGH-IMAGE, CLASS A OFFICE

291 SF - 3,112 SF Available

\$17.75/SF, NNN

FEATURES:

- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center
- ~5,000 SF - 19,636 SF Available for Sublease



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

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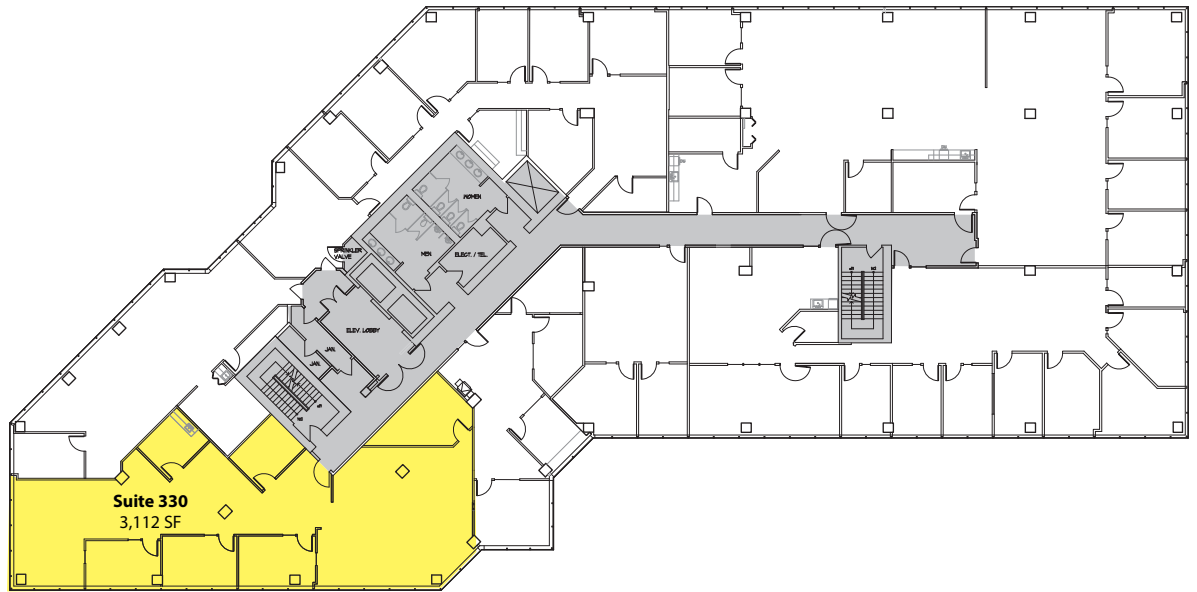
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19401 40th Avenue W, Lynnwood, WA 98036

Third Floor

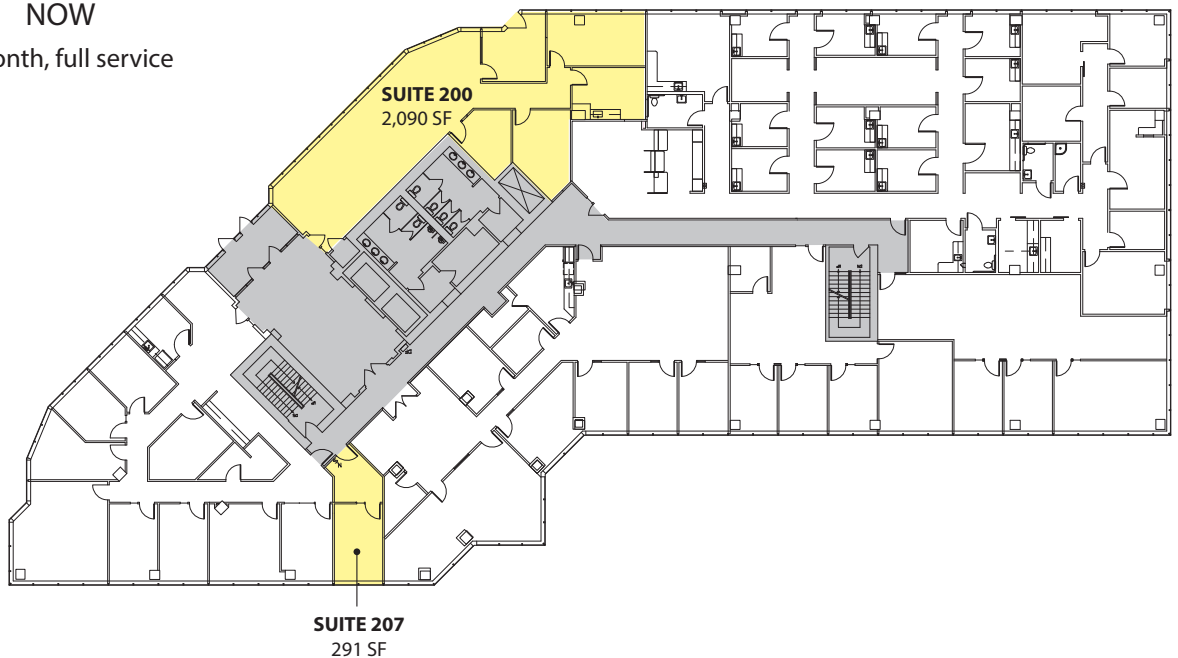
Suite	Square Feet	Available
330	3,112 SF	3/1/2017



Second Floor

Suite	Square Feet	Available
200	2,090 SF	NOW
207	291 SF	NOW

Notes: Suite 207 is \$840/month, full service

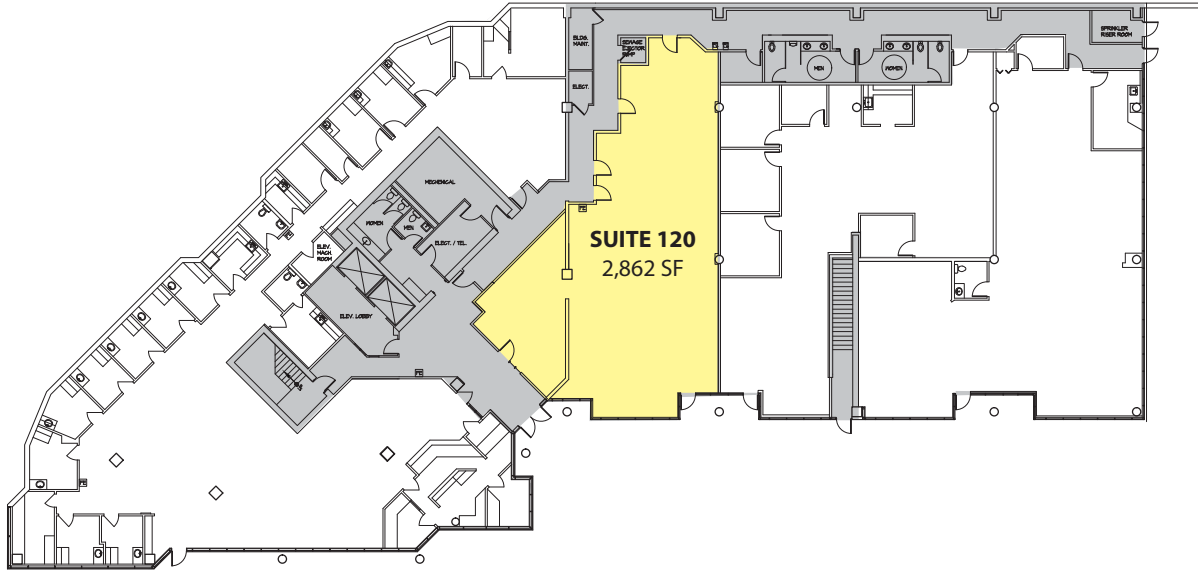


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First Floor

Suite	Square Feet	Available
120	2,862 SF	NOW

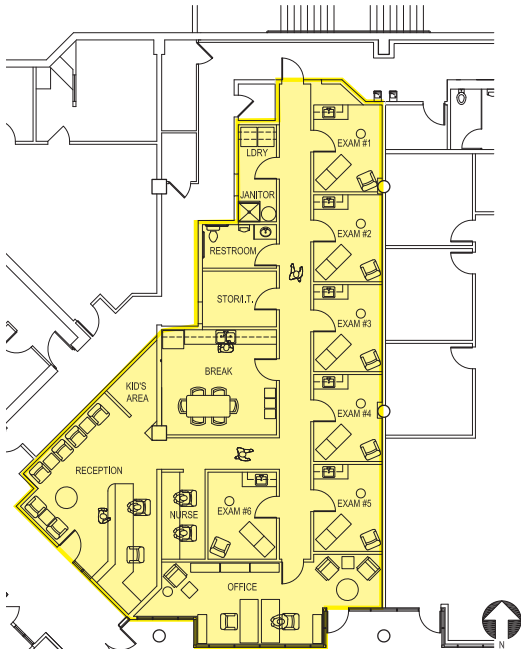


Suite 120 Build Out Options

Medical Build Out

Option A

2,862 SF



Office Build Out

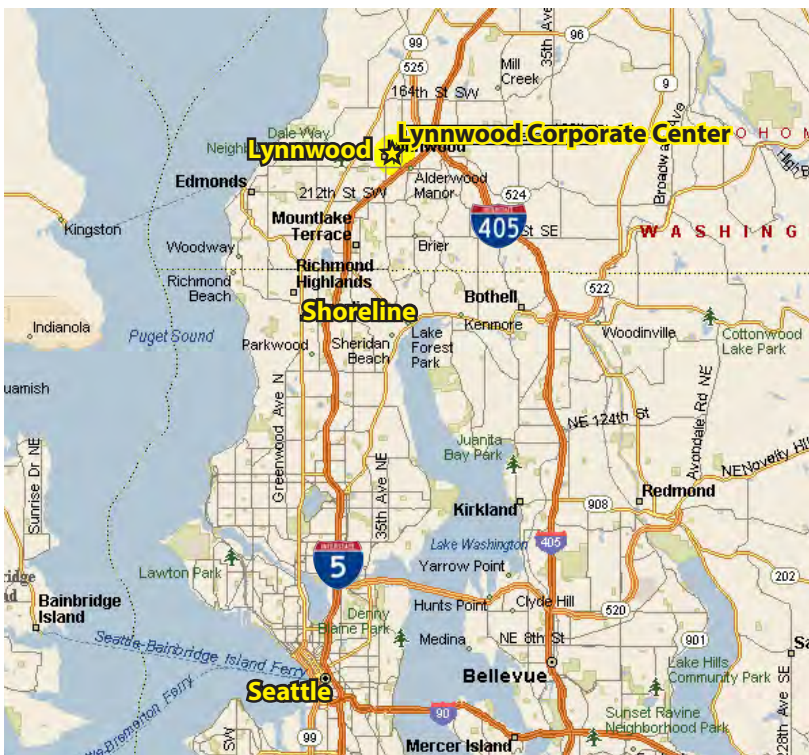
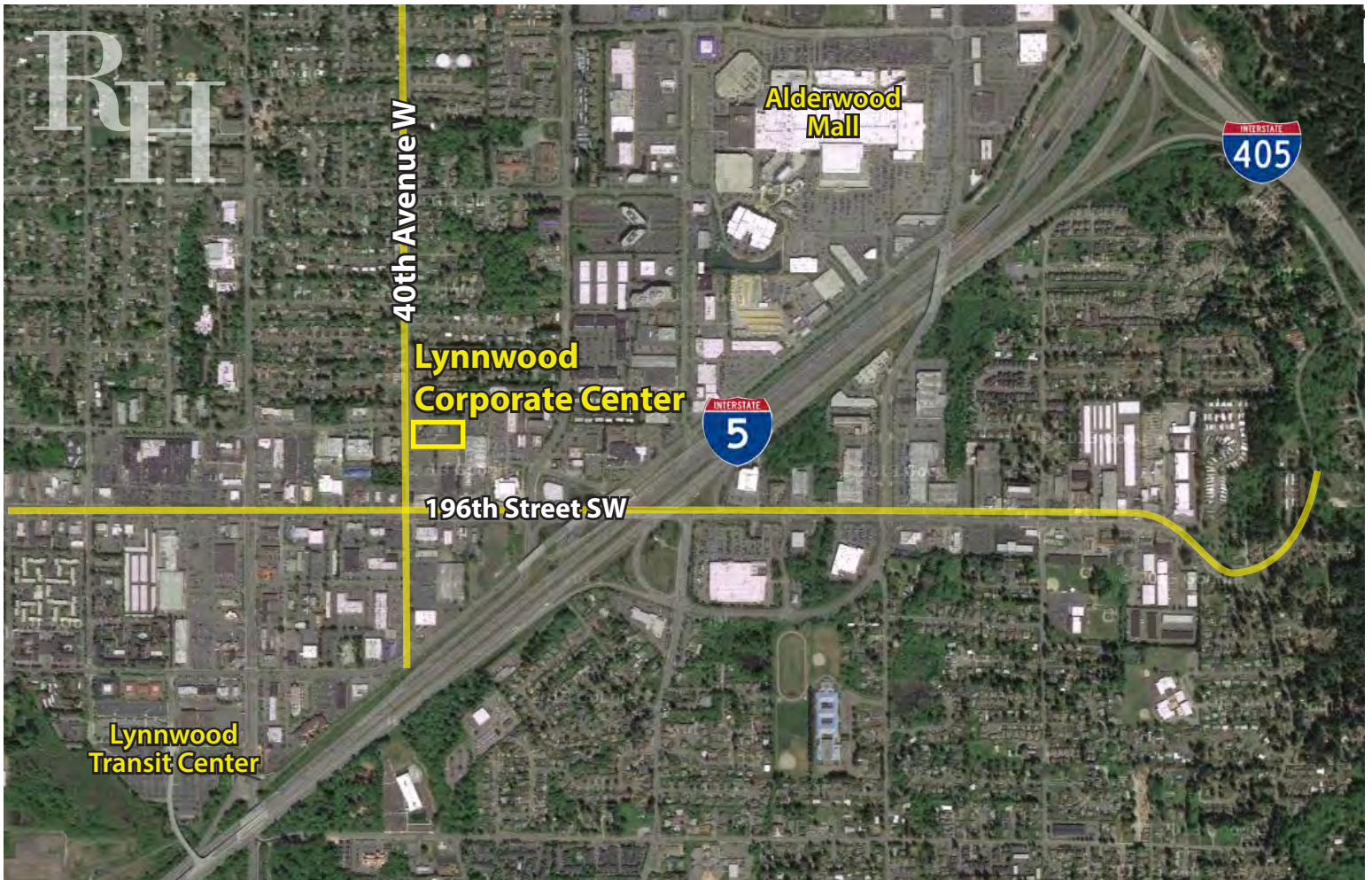
Option B

2,364 SF



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