

# LYNNWOOD BUSINESS CENTER

19231 36th Avenue W, Lynnwood, WA 98036

**CAN'T BEAT LOCATION!**



**Creative Office / Tech / Flex /  
Light Lab & Assembly**

**1,879 SF - 3,079 SF Available**

**\$11.50 - \$17.50/SF, NNN**

## **FEATURES:**

- First Floor with Two Glass Store Fronts
- Building Signage
- Efficient Square Floor Plate
- Floor to Ceiling Windows - Great Natural Light
- Quick Access to I-5, I-405 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Comcast & Frontier High-Speed Internet Available

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



For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Caleb Farnworth, CCIM**  
(425) 289-2235  
[calebf@rosenharbottle.com](mailto:calebf@rosenharbottle.com)

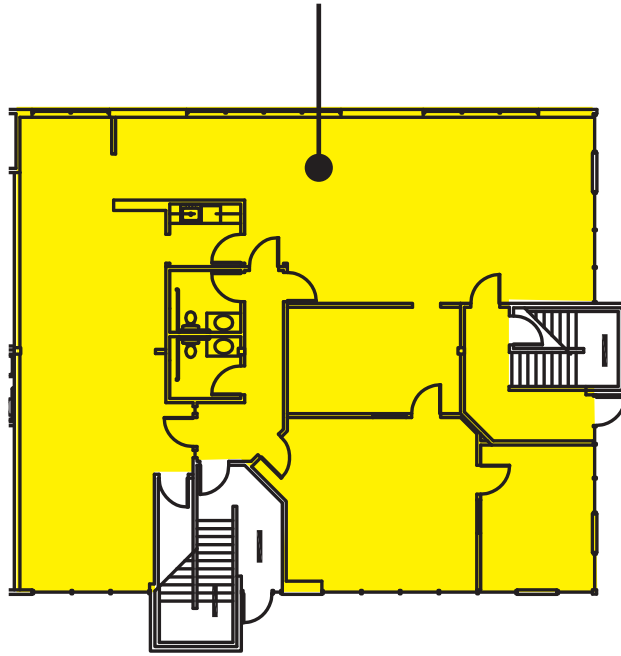
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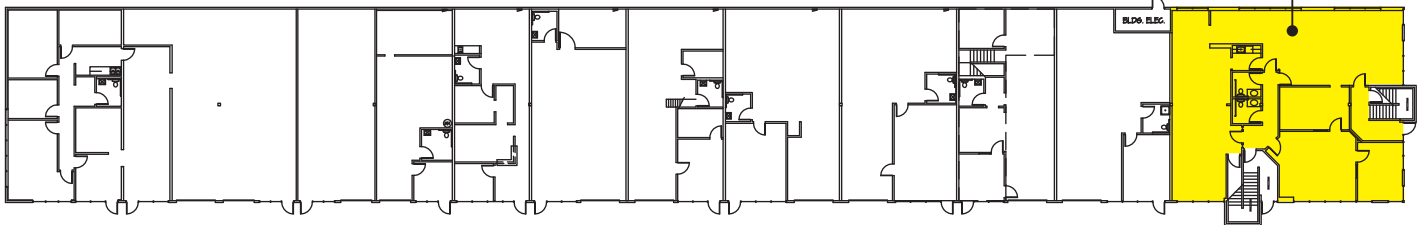
## FLOOR PLAN

**Suite B/D**  
1,879 SF - 3,079 SF



## SITE PLAN

**Suite B/D**  
1,879 SF - 3,079 SF

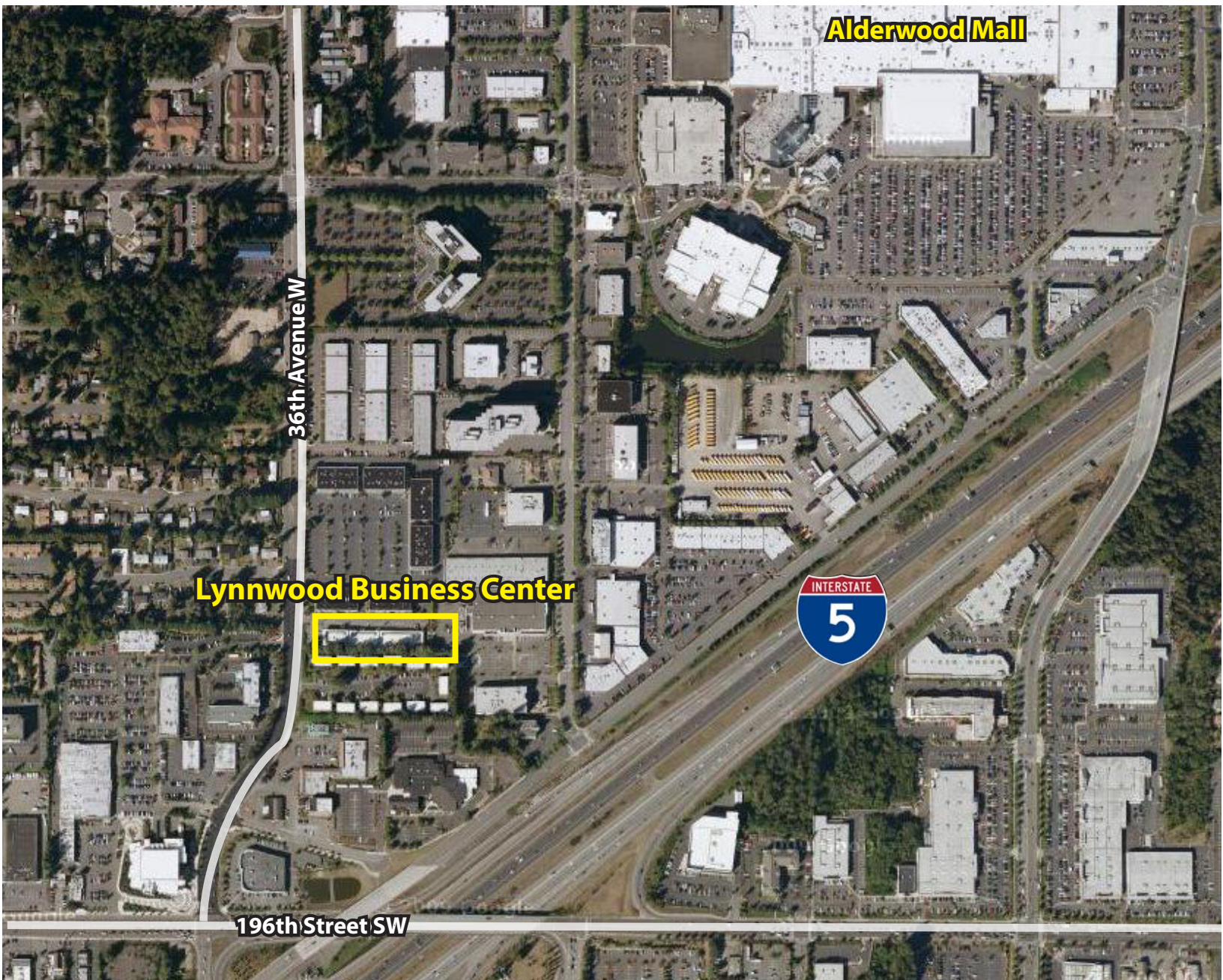


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