

# LYNNWOOD EAST BUSINESS PARK

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



## INDUSTRIAL/OFFICE FOR LEASE

**4,629 SF - 6,078 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](http://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](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.

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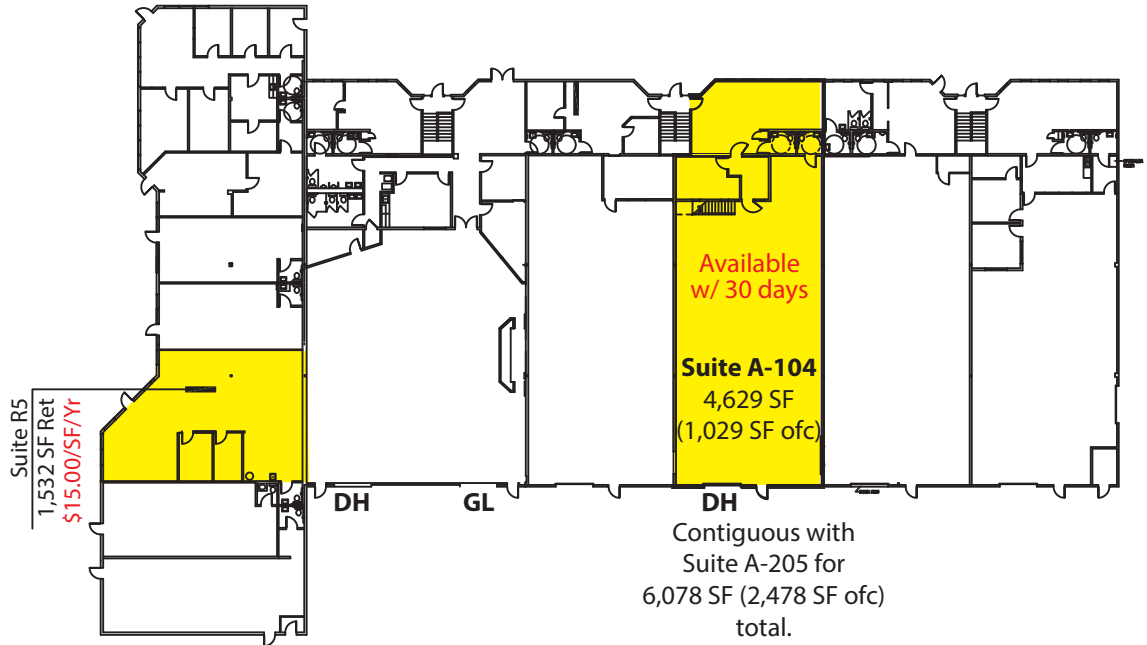
## BUILDING A

SECOND FLOOR OFFICES



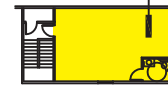
Suite A-205  
1,449 SF Ofc  
\$13.20/SF/Yr

FIRST FLOOR OFFICE/WRHS



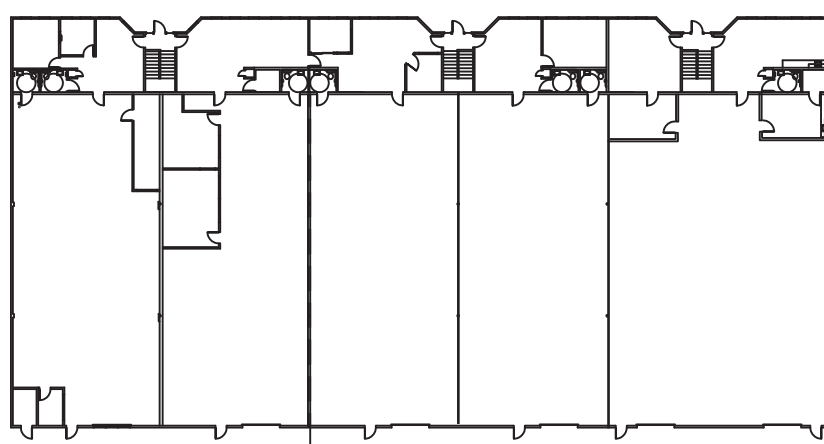
## BUILDING B

SECOND FLOOR OFFICES



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

FIRST FLOOR OFFICE/WRHS

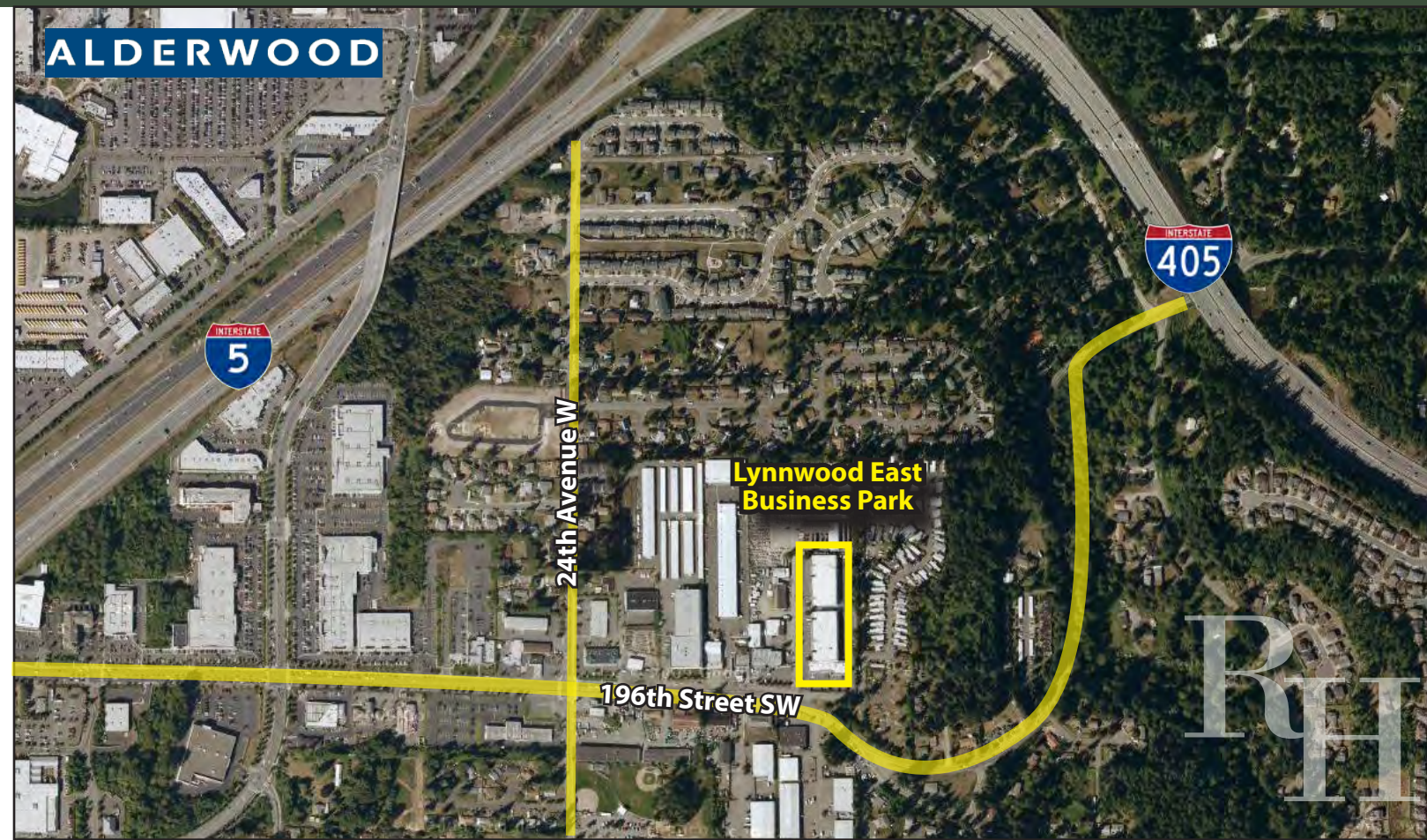


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