

LYNNWOOD CORPORATE CENTER

COMMON AREA REMODEL COMPLETE



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RH ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE



FEATURES:

- Extensive Windowline
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

Suite	Square Feet	Rate
100	6,943 SF - 9,807 SF	\$15.00/SF, NNN
110	498 SF - 2,864 SF	\$1,328/Month, Gross
115	689 SF - 2,864 SF	\$861/Month, Gross
120	1,677 SF - 2,864 SF	\$15.00/SF, NNN
Contiguous with Suite 110 and 115 for 2,864 SF total		
300	1,667 SF	\$19.50/SF, NNN
400	~2,500 SF - 12,710 SF	\$19.50/SF, NNN

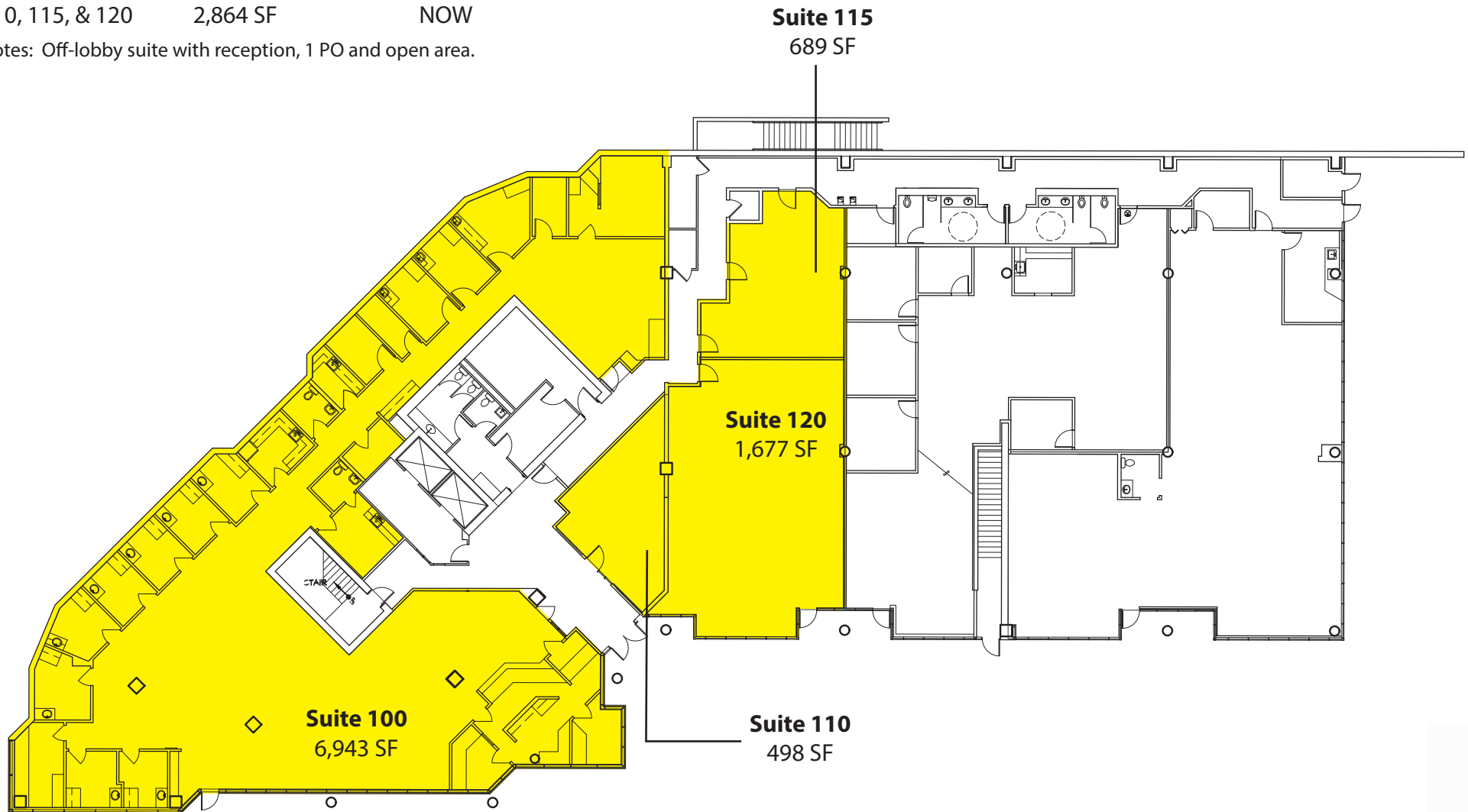
Suite	Square Feet	Available
100	6,943 SF	NOW

Notes: Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage.

Contiguous with Suite 110, 115 & 120 for 9,807 SF total (\$15.00/SF, NNN)

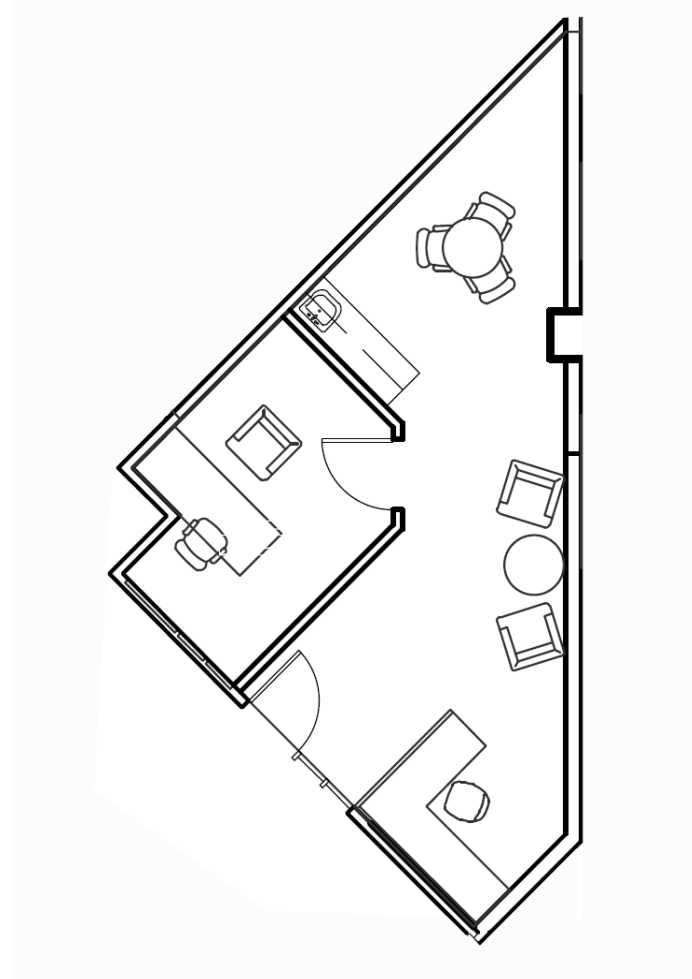
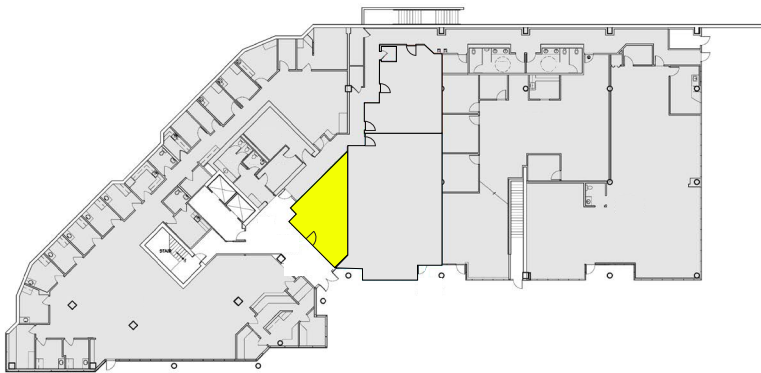
110, 115, & 120	2,864 SF	NOW
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Notes: Off-lobby suite with reception, 1 PO and open area.



Suite	Square Feet	Available
110	498 SF	NOW

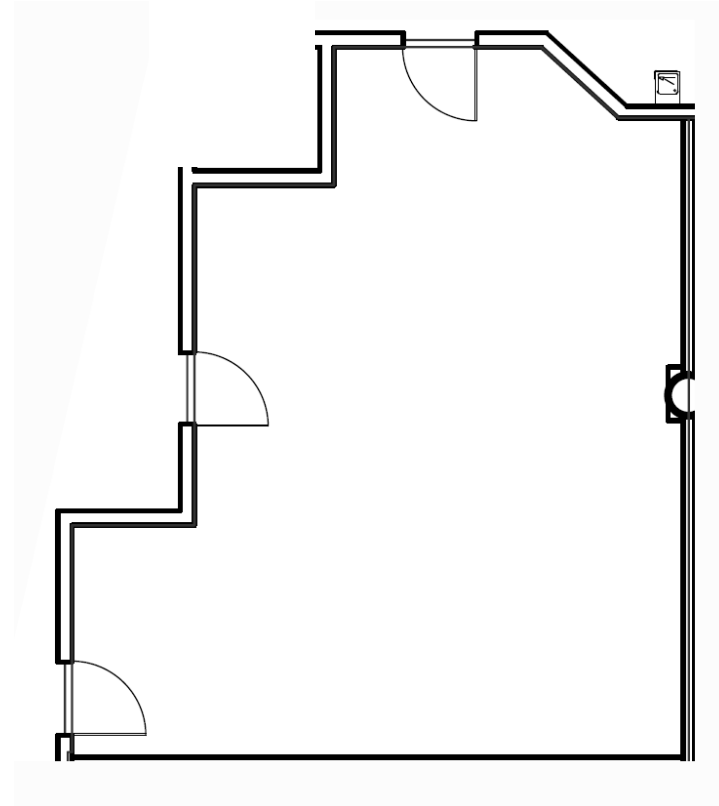
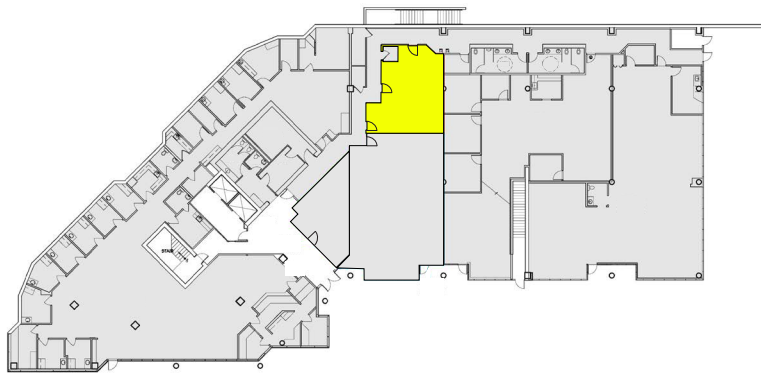
Notes: Entrance off of First Floor Lobby (\$1,328/Month, Gross)



Sample Floor Plan

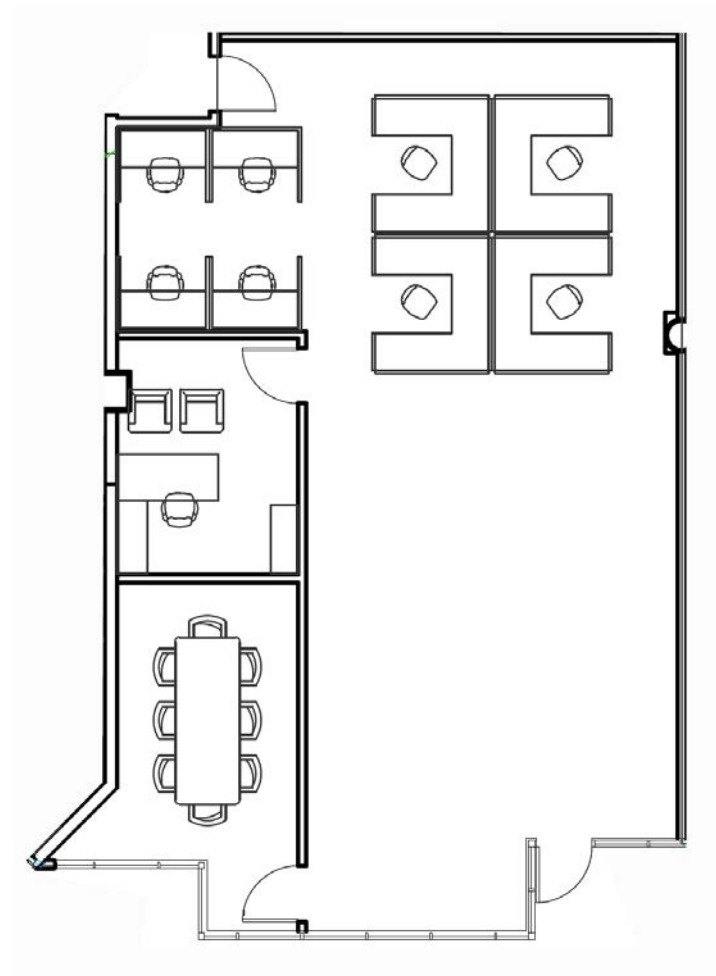
Suite	Square Feet	Available
115	689 SF	NOW

Notes: Ground level storage space. (\$861.00/Month, Gross)

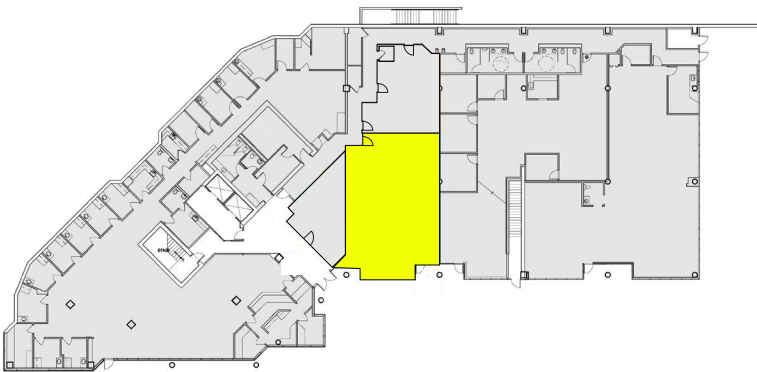


Suite	Square Feet	Available
120	1,677 SF	NOW

Notes: Direct exterior entry to suite. Floor plan shows potential build out with 1 conference, 1 PO, open area, and room for reception.

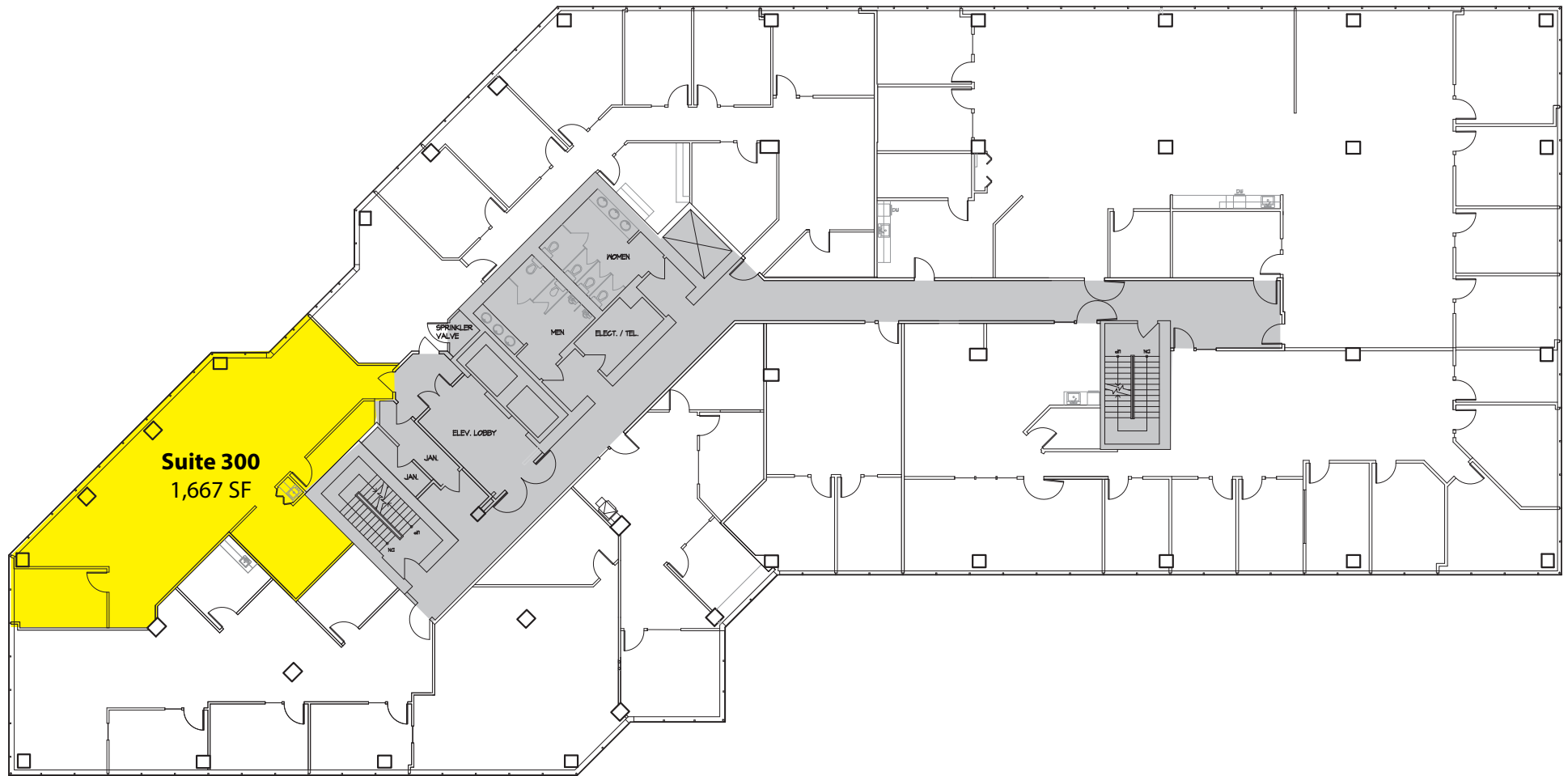


Sample Floor Plan



Suite	Square Feet	Available
300	1,667 SF	NOW

Notes: Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available.



Suite	Square Feet	Available
400	~2,500-12,710 SF	60 days

Notes: Tenant Improvements and building signage available.

