

LYNNWOOD CORPORATE CENTER

COMMON AREA REMODEL COMPLETE



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RH ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE



498 SF - 12,710 SF Available

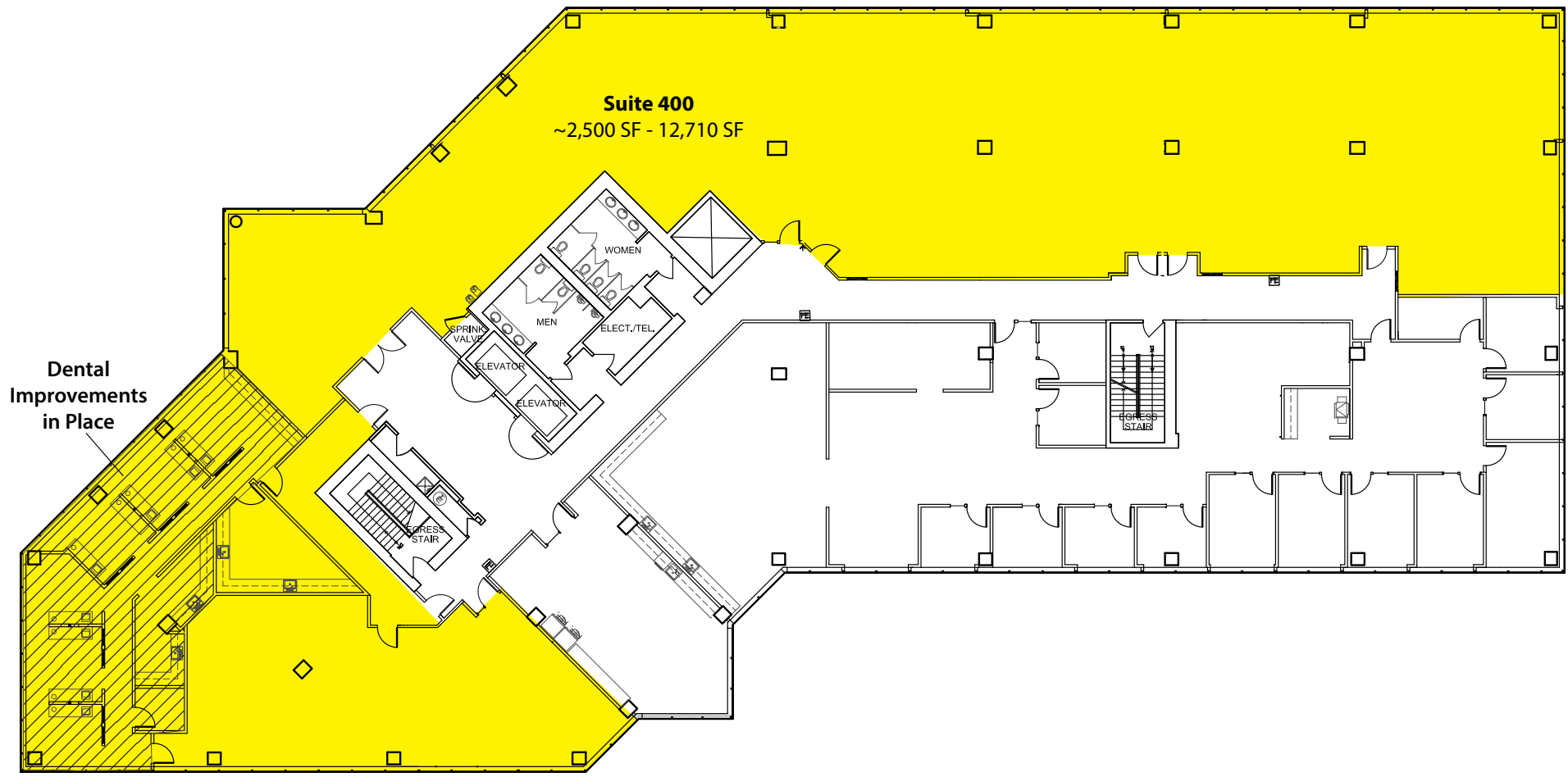
\$15.00 - \$19.50/SF, NNN

FEATURES:

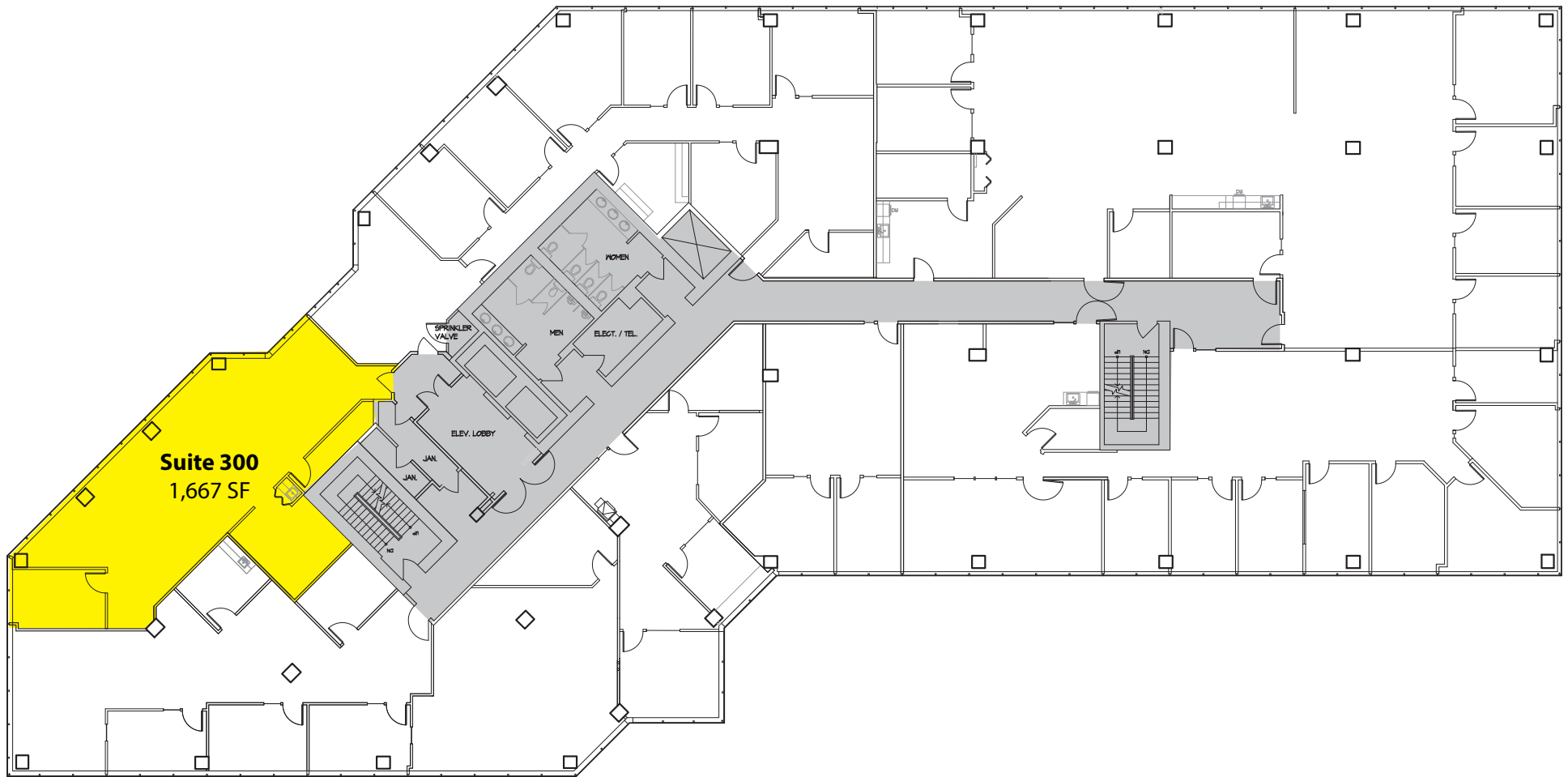
- Extensive Windowline
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

Suite	Square Feet
100	6,943 SF - 9,807 SF 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 120 for 9,805 SF total (\$15.00/SF, NNN)
110	498 SF Notes: Entrance off of First Floor Lobby (\$1,328/Month, Gross)
120	1,677 SF - 9,807 SF Notes: Off-lobby suite with reception, 1 PO and open area. Contiguous with Suite 100 & 110 for 9,807 SF total (\$15.00/SF, NNN)
300	1,667 SF Notes: Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available (\$19.50/SF, NNN)
400	2,500 SF - 12,710 SF Notes: Tenant Improvements and building signage available. Approximately 3,000 SF currently builtout with dental improvements (\$19.50/SF, NNN)

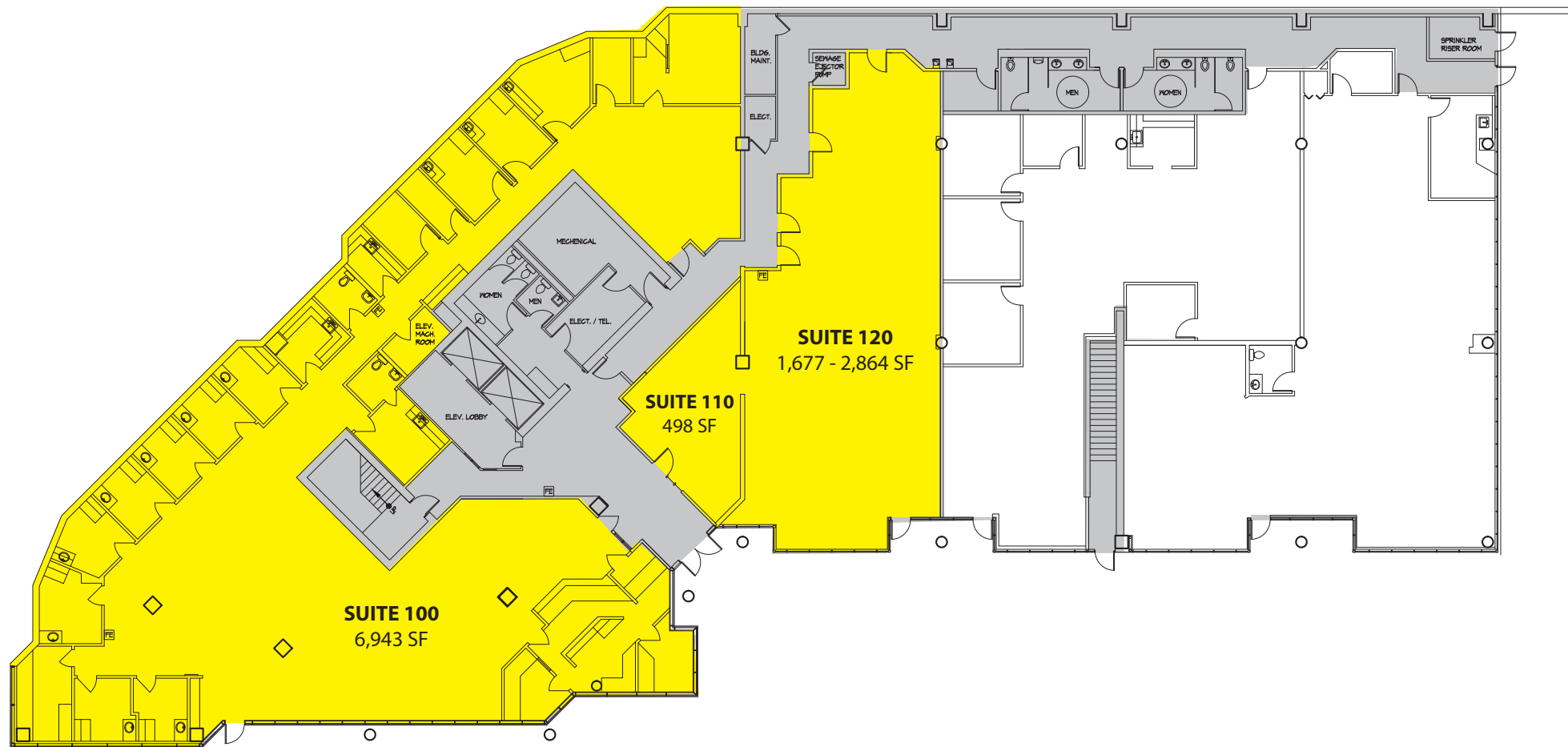
Suite	Square Feet	Available
400	~2,500-12,710 SF	60 days



Suite	Square Feet	Available
300	1,667 SF	NOW



Suite	Square Feet	Available
100	6,943 SF	NOW
110	498 SF	NOW
120	1,677 SF - 2,864 SF	NOW
Contiguous	9,807 SF	



Amenities & Features

- Full medical improvements in place
- Direct Entry & Separate Back Entrance
- Many exam rooms with plumbing
- Reception and waiting room
- Lab room
- Kitchenette and break room
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area



