

**INDUSTRIAL  
LEASE**



# ALDERWOOD BUSINESS CAMPUS

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# ENDCAP WAREHOUSE/ OFFICE SPACE AVAILABLE

**3,191 SF (1,946 SF ofc)**

**\$1.60/SF, NNN**

## PROPERTY DETAILS:

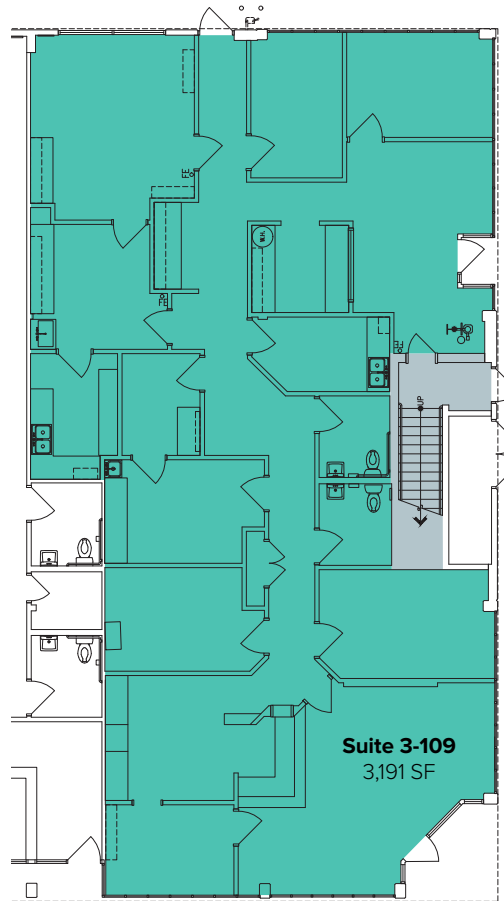
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

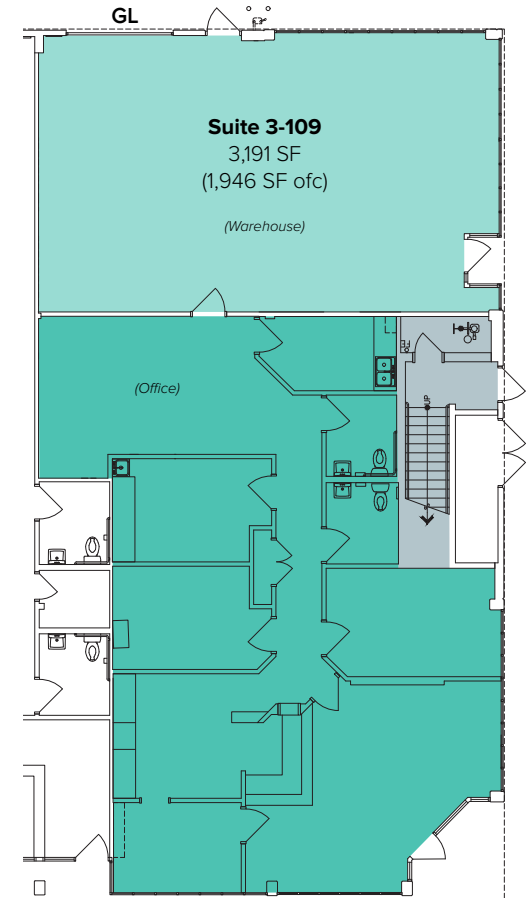
# BUILDING 3 (19109) FLOOR PLAN

## SUITE 3-109 FEATURES

- Available now
- \$1.60/SF, NNN
- As-Is floor plan: 3,191 SF
- Sample floor plan: 3,191SF (1,946 SF ofc)
  - Landlord ready to convert 1,245 SF to warehouse with grade-level loading door
- Reception area
- Private offices
- Break area with kitchenette
- 2 restrooms
- Direct front & back entrances



As-Is Floor Plan



Sample Floor Plan

# SITE PLAN



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# LOCATION MAP



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