

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## CLASS A OFFICE/MEDICAL SPACE

1,667 SF - 13,085 SF Available

\$18.50/SF, NNN

### FEATURES:

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



For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Brian Stewart**

(425) 289-2222

brians@rosenharbottle.com

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

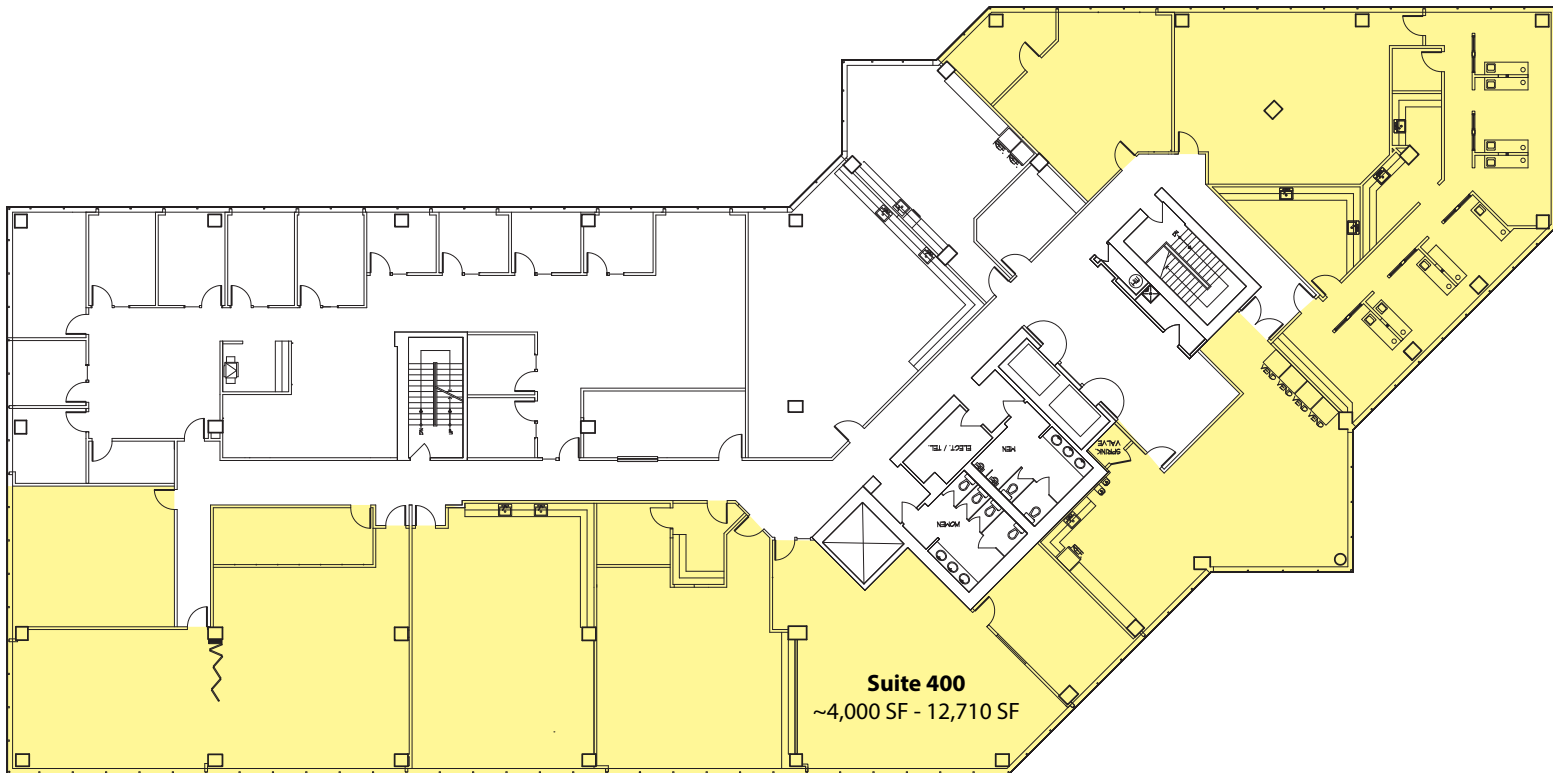
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## Fourth Floor

Suite	Square Feet	Available
400	~4,000-12,710 SF	60 days



- Building Signage Available -

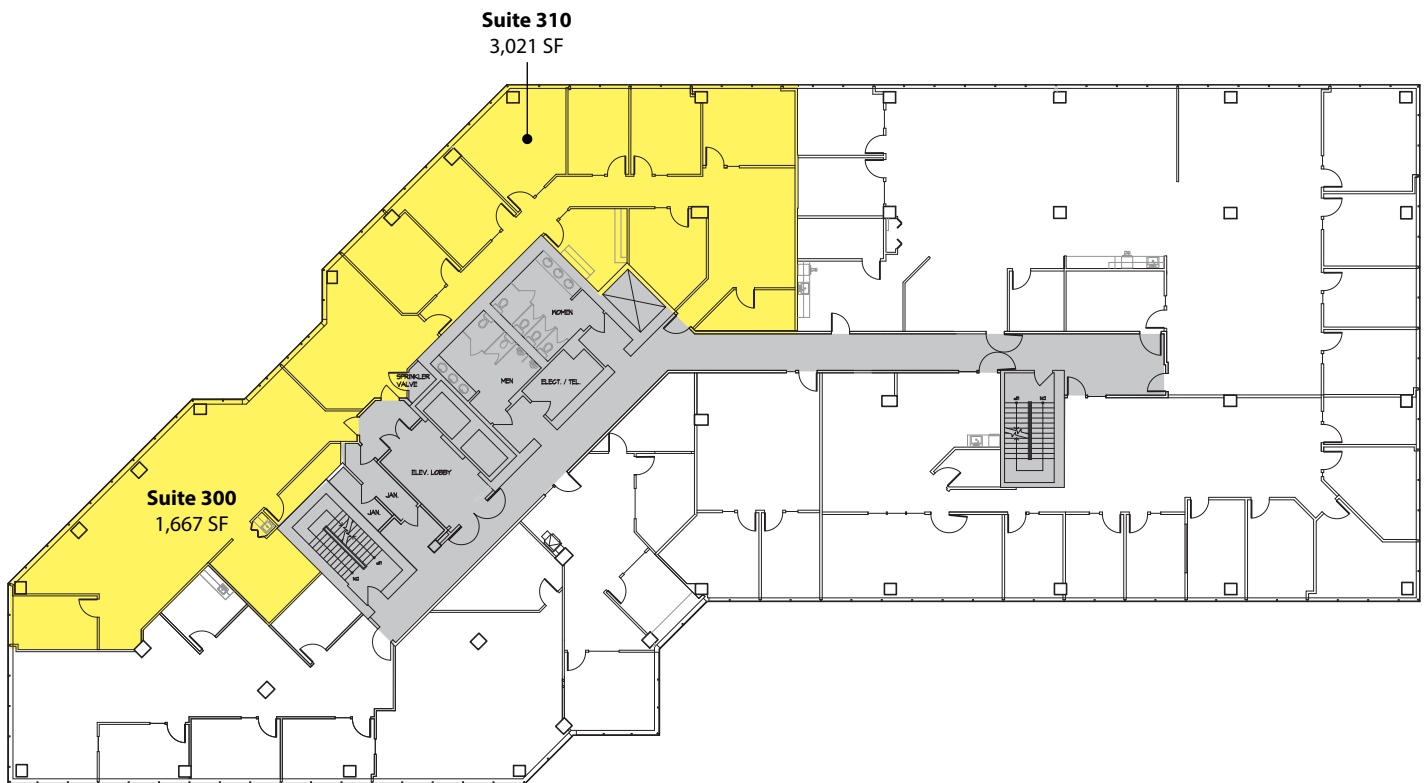


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## Third Floor

Suite	Square Feet	Available
300	1,667 SF	Now
310	3,021 SF	7/1/2018
Contiguous	4,688 SF	

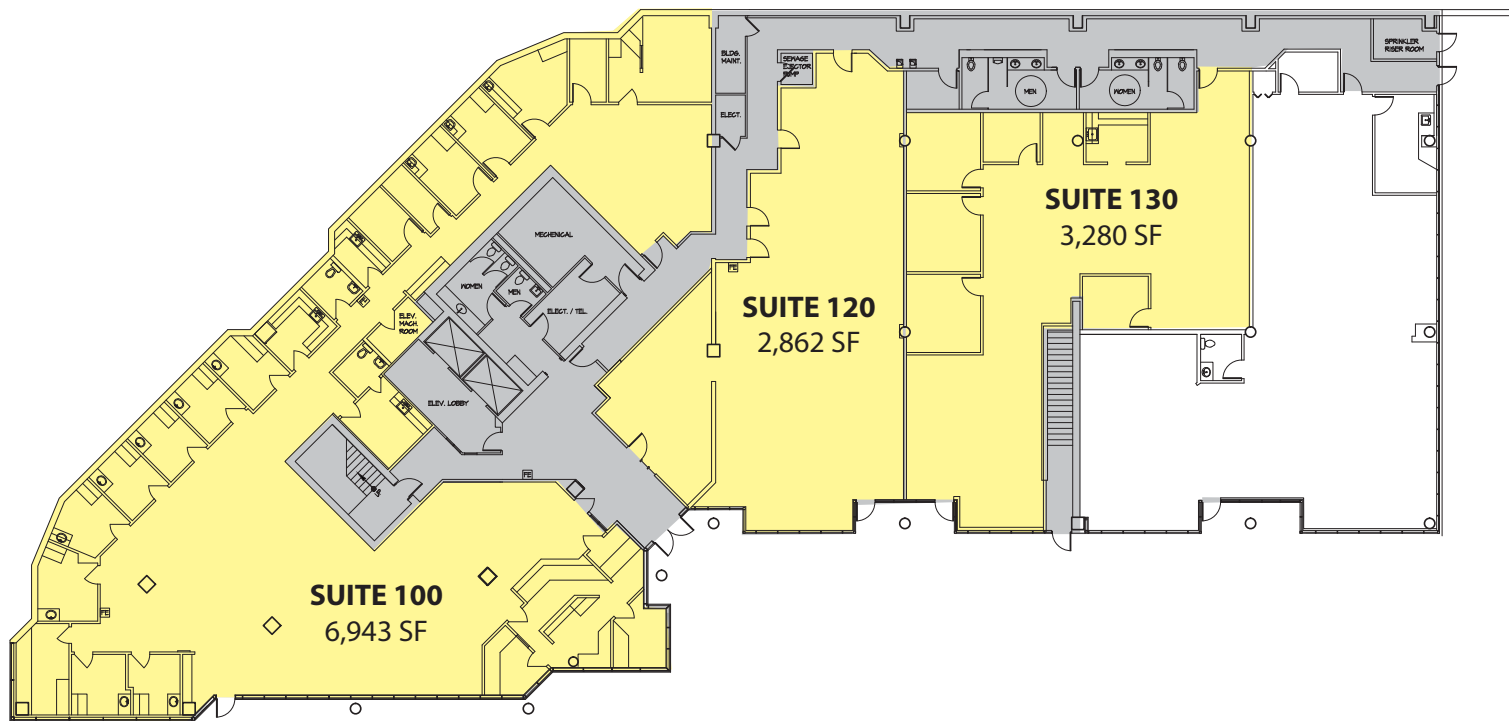


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## First Floor

Suite	Square Feet	Available
100	6,943 SF	NOW
120	2,862 SF	NOW
130	3,280	8/1/18
Contiguous	6,142 SF - 13,085 SF	



## Suite 100: 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 breakroom
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area



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Direct Entrance & Signage



Reception & Lobby



Exam Room

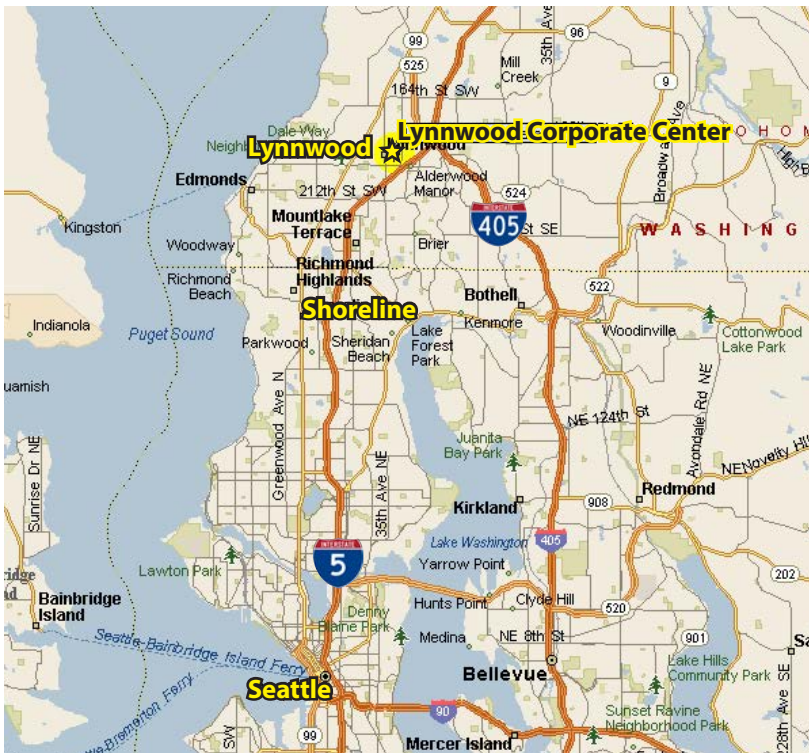


Medical Supply Room



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