

WAREHOUSE  
LEASE

Available



## LYNNWOOD EAST BUSINESS PARK, Building A

2027 - 2031 196th Street SW | Lynnwood, WA

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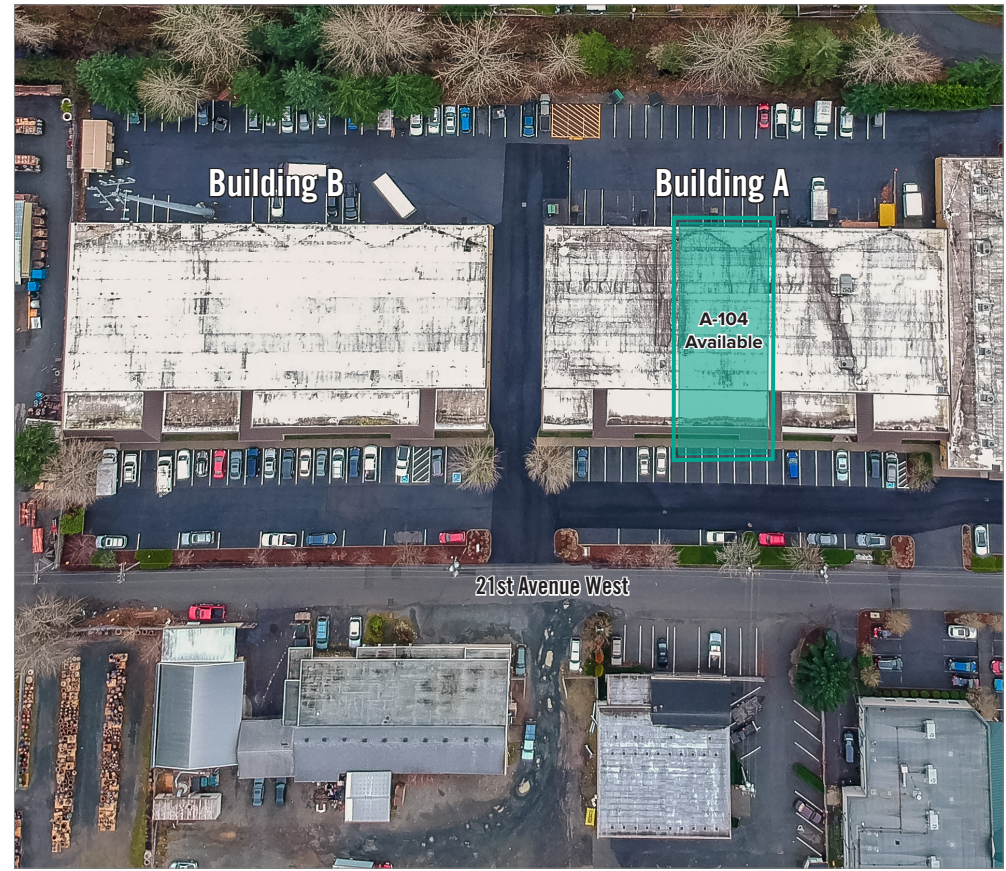
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# WAREHOUSE/OFFICE WITH IMMEDIATE ACCESS TO I-5, I-405, & SR-525

**4,629 SF (1,029 SF ofc) Available**

## FEATURES:

- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available

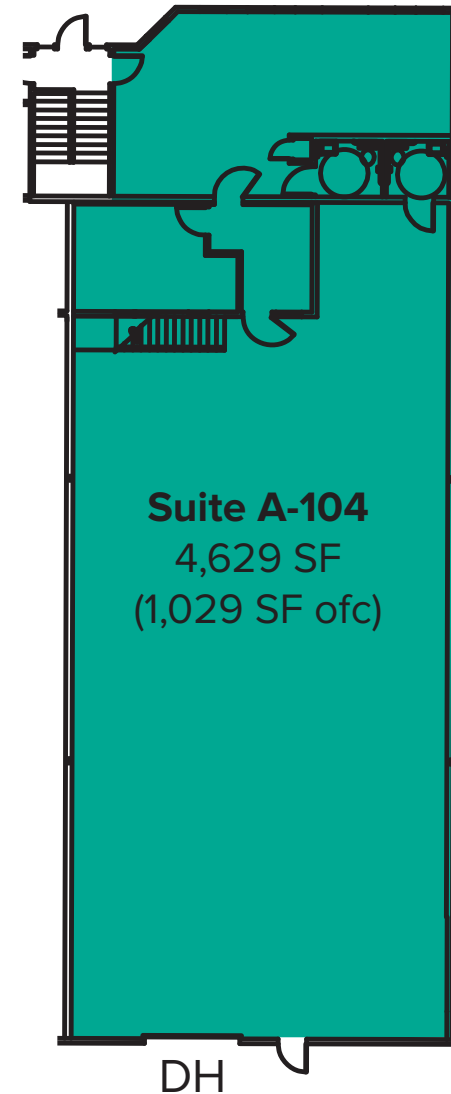
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# A-104 FLOOR PLAN

## FEATURES

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- **Available 12/1/23**
- **4,629 SF (1,029 SF ofc)**
- **\$6,738/Month, NNN**
- 1 Private Office
- Reception Area
- 2 Restrooms
- Clear Span Warehouse
- 1 Dock-High Loading Door



# LOCATION MAP



## DRIVE TIMES:

I-5: 2 Min.

I-405: 3 Min.

Alderwood Mall: 4 Min.

Seattle: 21 Min.

Bellevue: 20 Min.