

OFFICE  
LEASE



# Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

**Caleb Farnworth, CCIM**

425.289.2235

calebf@rosenharbottle.com

**Stossi Tsantilas**

425.279.7943

stossit@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





# PREMIERE CLASS A OFFICE BUILDING IN MONROE, WOODINVILLE, & SNOHOMISH

## NEWLY RENOVATED LOBBY & COMMON AREAS

### FEATURES:

- **1,000 SF - 3,116 SF Office Space Available**
- Two Floors of Office over Ground Floor Retail
- Lakefront Building with Views and Natural Light
- Class A, High-end Finishes
- 1 Mile from EvergreenHealth Monroe Medical Center
- 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.



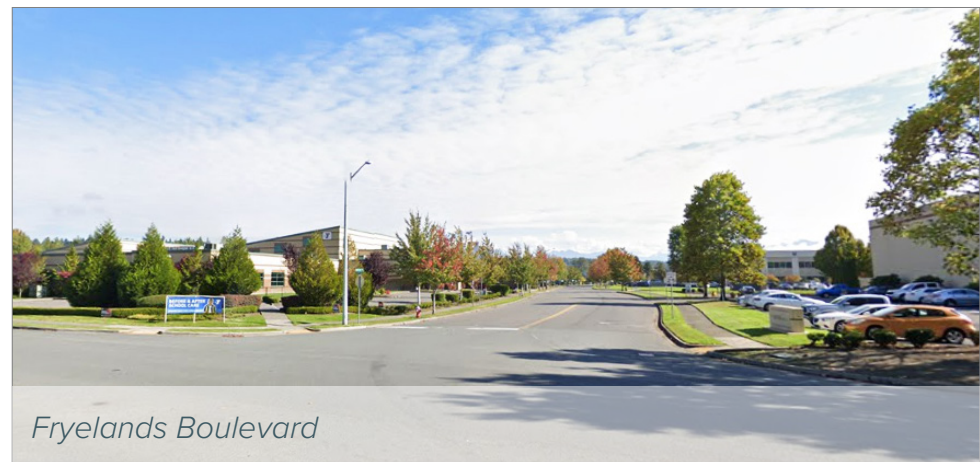
*Lakefront building with views and natural light*



*Lake Tye & Lake Tye Trail*



*Private balconies views*

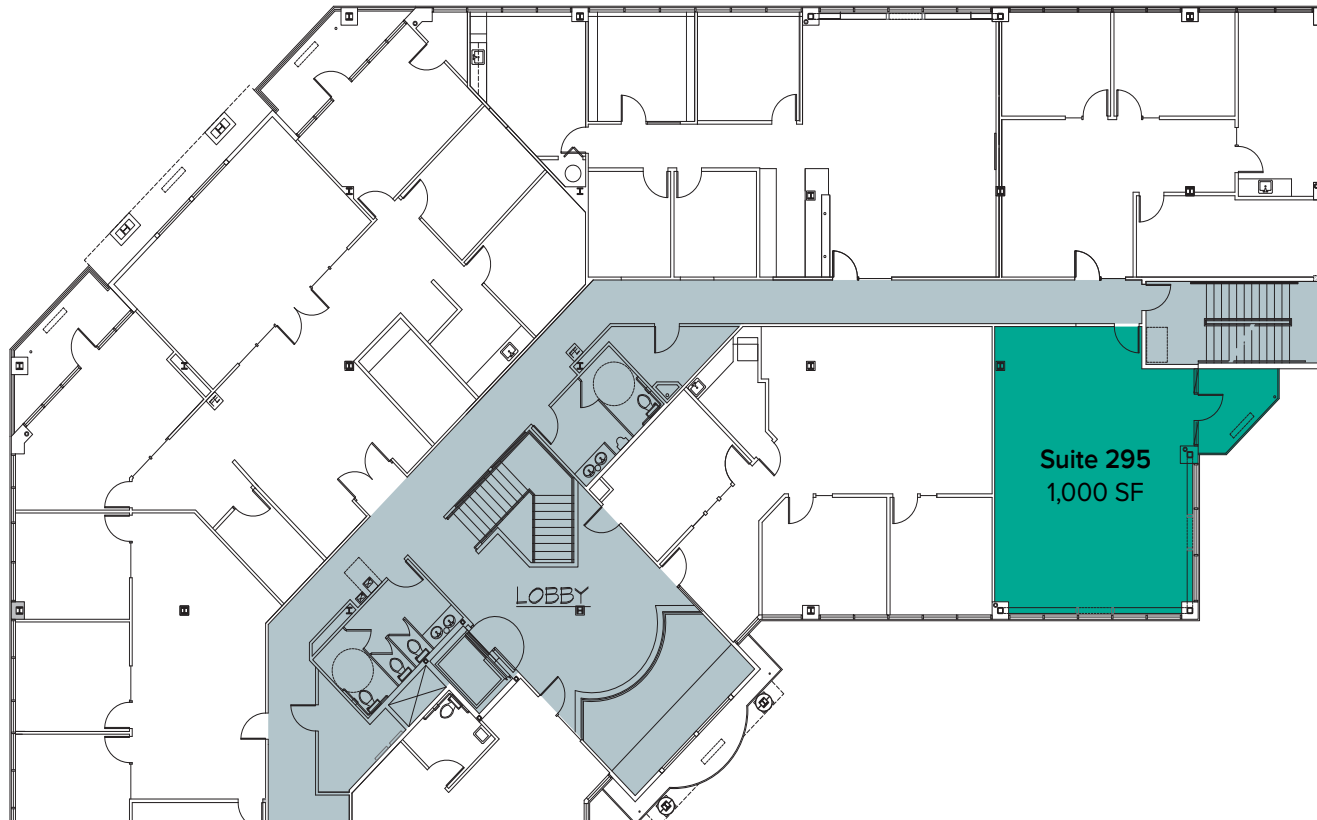


*Fryelands Boulevard*

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# SECOND LEVEL FLOOR PLAN

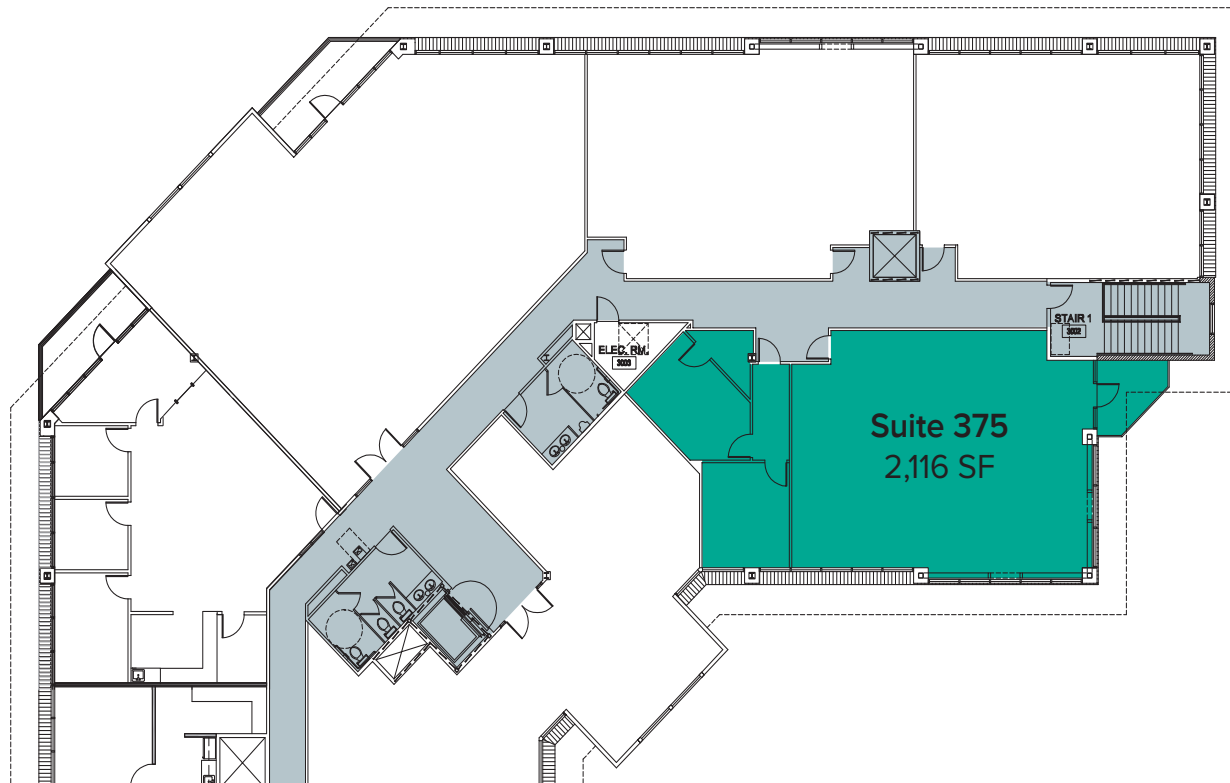
Suite	Square Feet	Rate	Notes
295	1,000 SF	\$22.50/SF, NNN	Endcap office space with open work area and private balcony. Contiguous with Suites 375 for a total of 3,116 SF. Available now.



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# THIRD LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
375	2,116 SF	\$22.50/SF, NNN	Endcap office space with 2 private offices and private balcony. Contiguous with Suites 295 for a total of 3,116 SF. <b>Available now.</b>



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# LOCATION MAP

## DRIVE TIMES

(14090 FRYELANDS BLVD):

To SR-522 West Entrance: **8 Minutes**

To Shopping Centers on US-2: **6 Minutes**

To Evergreen Health Center: **4 Minutes**

**LAKE TYE BUILDING**

Evergreen State Fairgrounds

Evergreen Health Monroe Medical Center

SR-522 West Entrance

**Therapeutic Associates**  
PHYSICAL THERAPY

**Burger Madness Monroe**    **Kami Teriyaki**

**VENUS** salon chair

**Paesano's** COFFEE & CAFE

**Asian Spice Restaurant**

**Walmart\***    **LOWE'S**    **goodwill**    **McDonald's**

**GALAXY THEATRES**    **RED ROBIN**    **HARBOR FREIGHT TOOLS**

**Fred Meyer**    **Denny's**    **RITE AID**

