

LYNNWOOD CORPORATE CENTER

COMMON AREA REMODEL COMPLETE



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RH ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE



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 | Rate |
|---------------|-----------------------|----------------------|
| 100 | 6,943 SF - 9,807 SF | \$15.00/SF, NNN |
| 110 | 498 SF | \$1,453/Month, Gross |
| 115 | 689 SF | \$861/Month, Gross |
| 120 | 1,677 SF | \$15.00/SF, NNN |
| 110, 115, 120 | 498 SF - 2,864 SF | \$15.00/SF, NNN |
| 300 | 1,667 SF | \$19.50/SF, NNN |
| 400 | ~2,500 SF - 12,710 SF | \$19.50/SF, NNN |

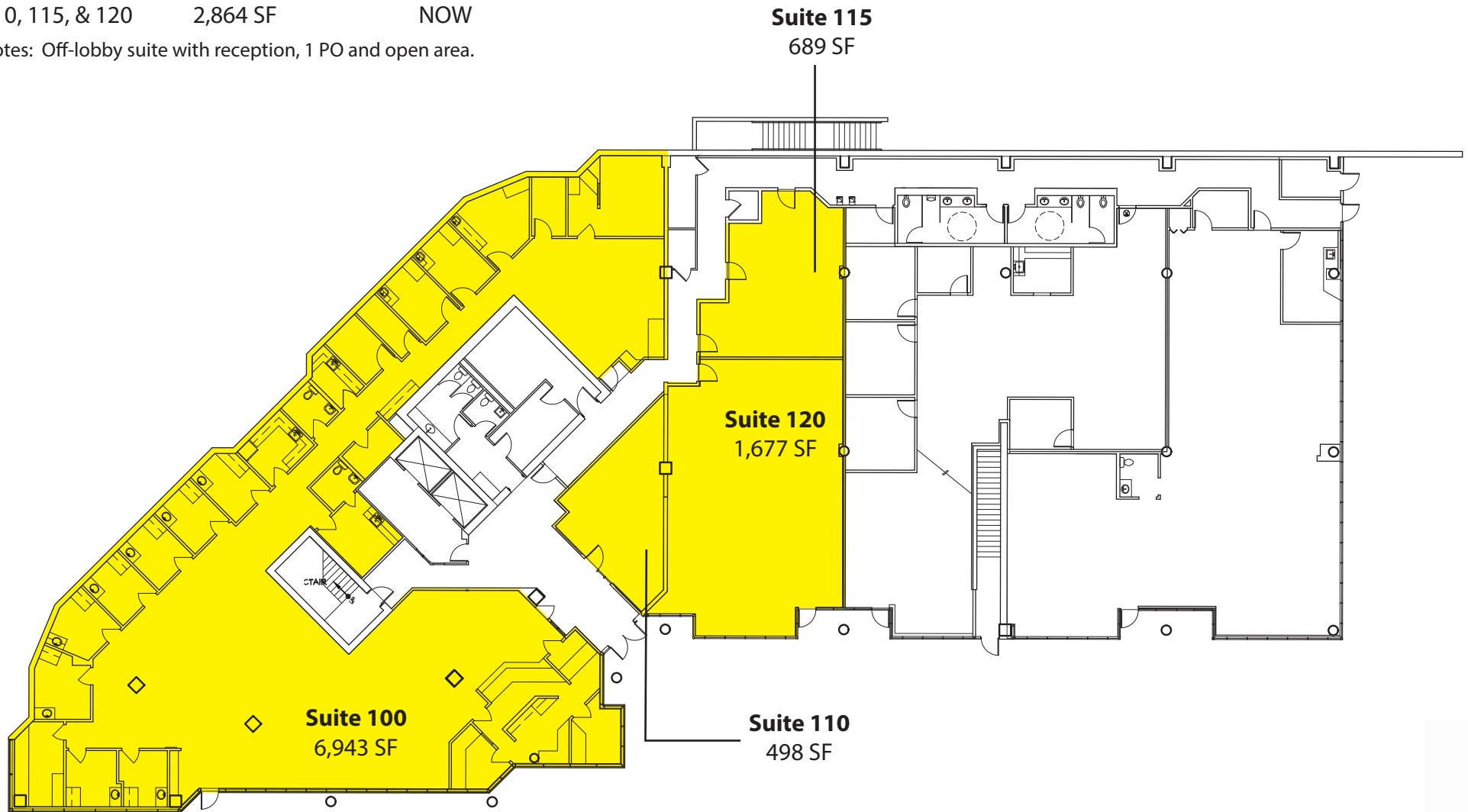
| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 100 | 6,943 SF | NOW |

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 110, 115 & 120 for 9,807 SF total

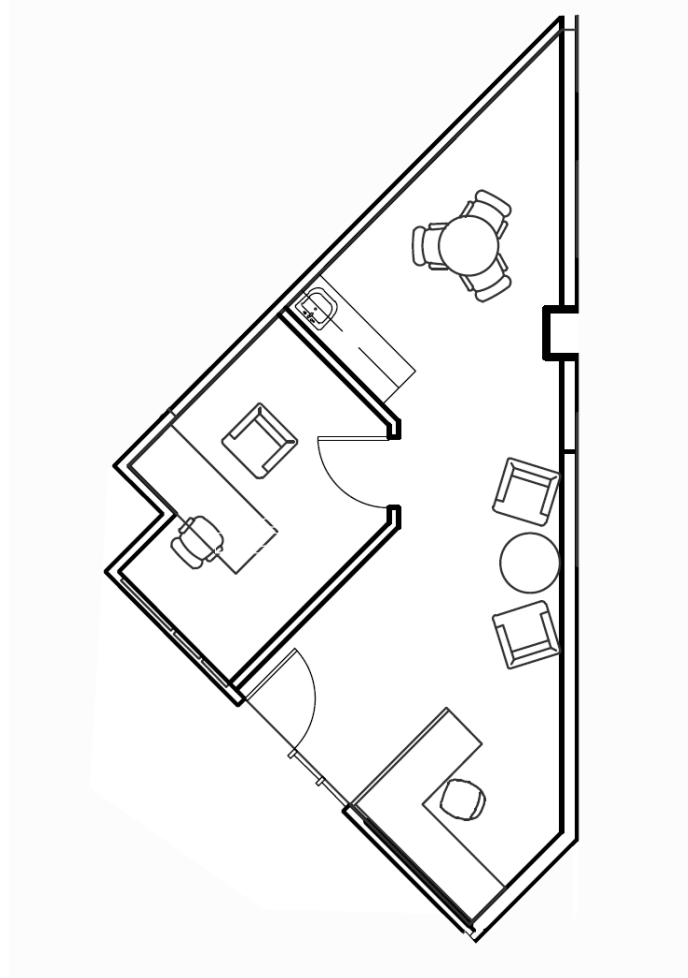
| | | |
|-----------------|----------|-----|
| 110, 115, & 120 | 2,864 SF | NOW |
|-----------------|----------|-----|

Notes: Off-lobby suite with reception, 1 PO and open area.

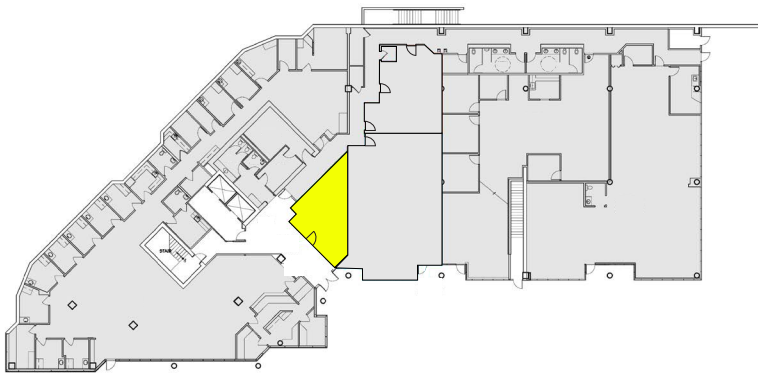


| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 110 | 498 SF | NOW |

Notes: Entrance off of First Floor Lobby

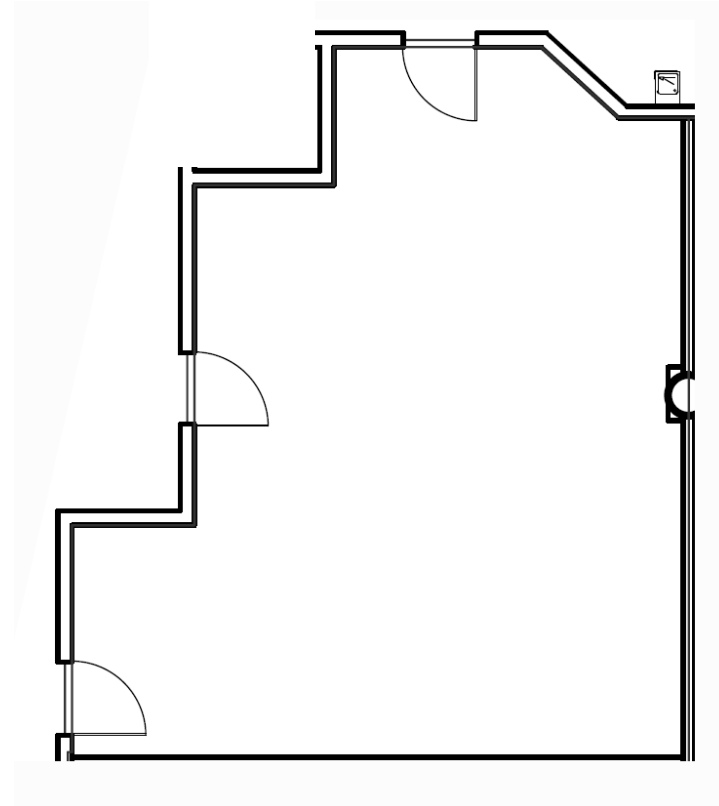
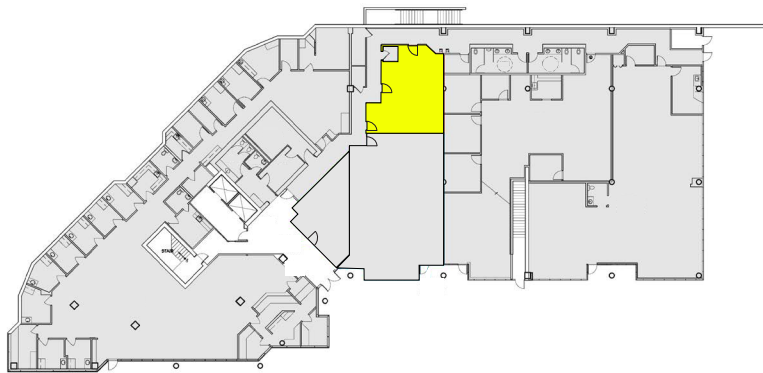


Sample Floor Plan



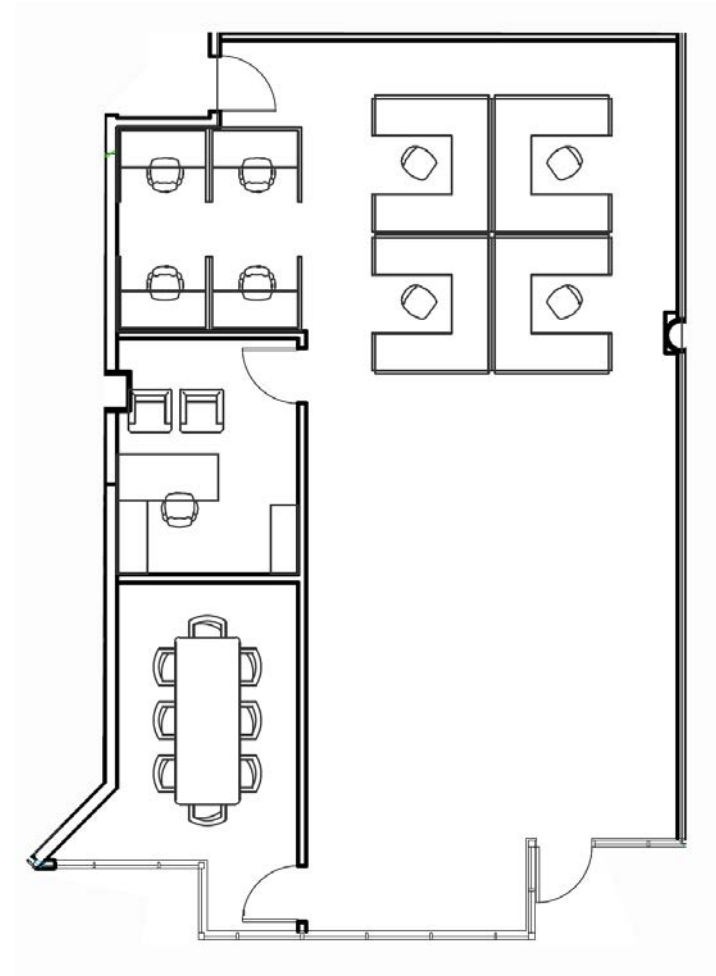
| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 115 | 689 SF | NOW |

Notes: Ground level storage space

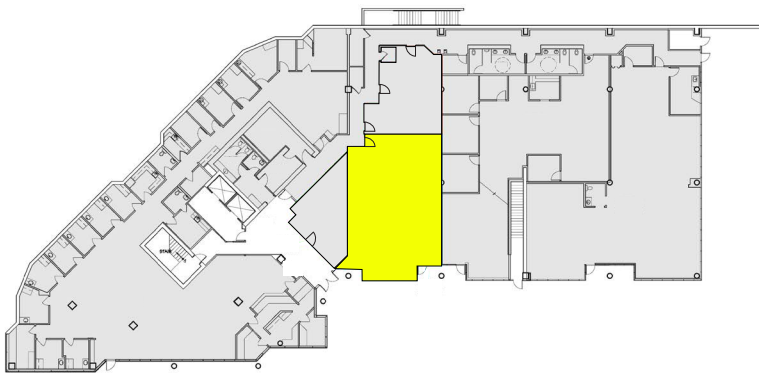


| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 120 | 1,677 SF | NOW |

Notes: Direct exterior entry to suite. Floor plan shows sample build out with 1 conference, 1 PO, open area, and room for reception.

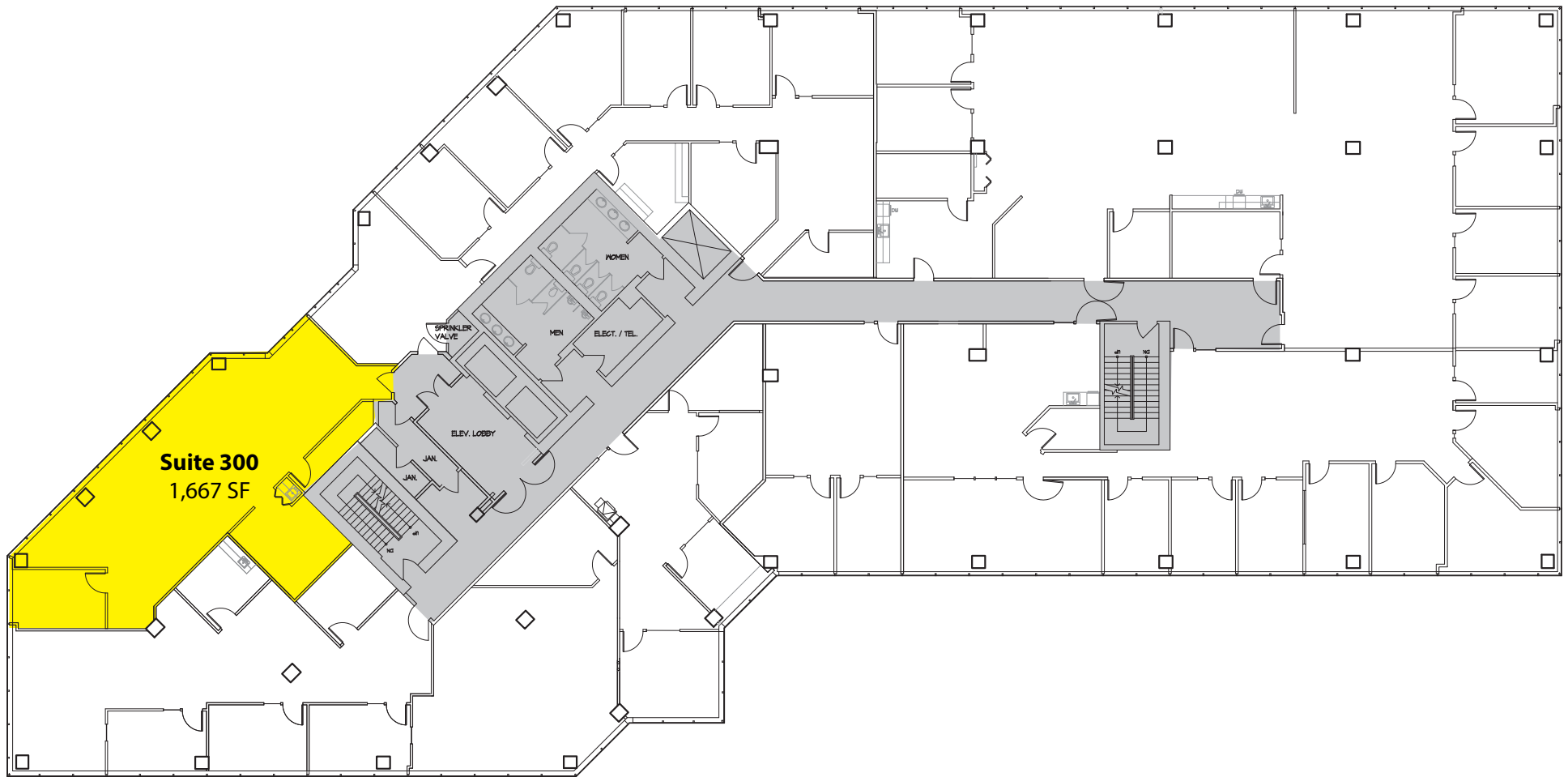


Sample Floor Plan



| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 300 | 1,667 SF | NOW |

Notes: Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available.



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

Notes: Tenant Improvements and building signage available.

