

OFFICE/MEDICAL
SPACES



LYNNWOOD CORPORATE CENTER

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COMMON AREA REMODEL COMPLETE

1,386 SF - 13,087 SF Available

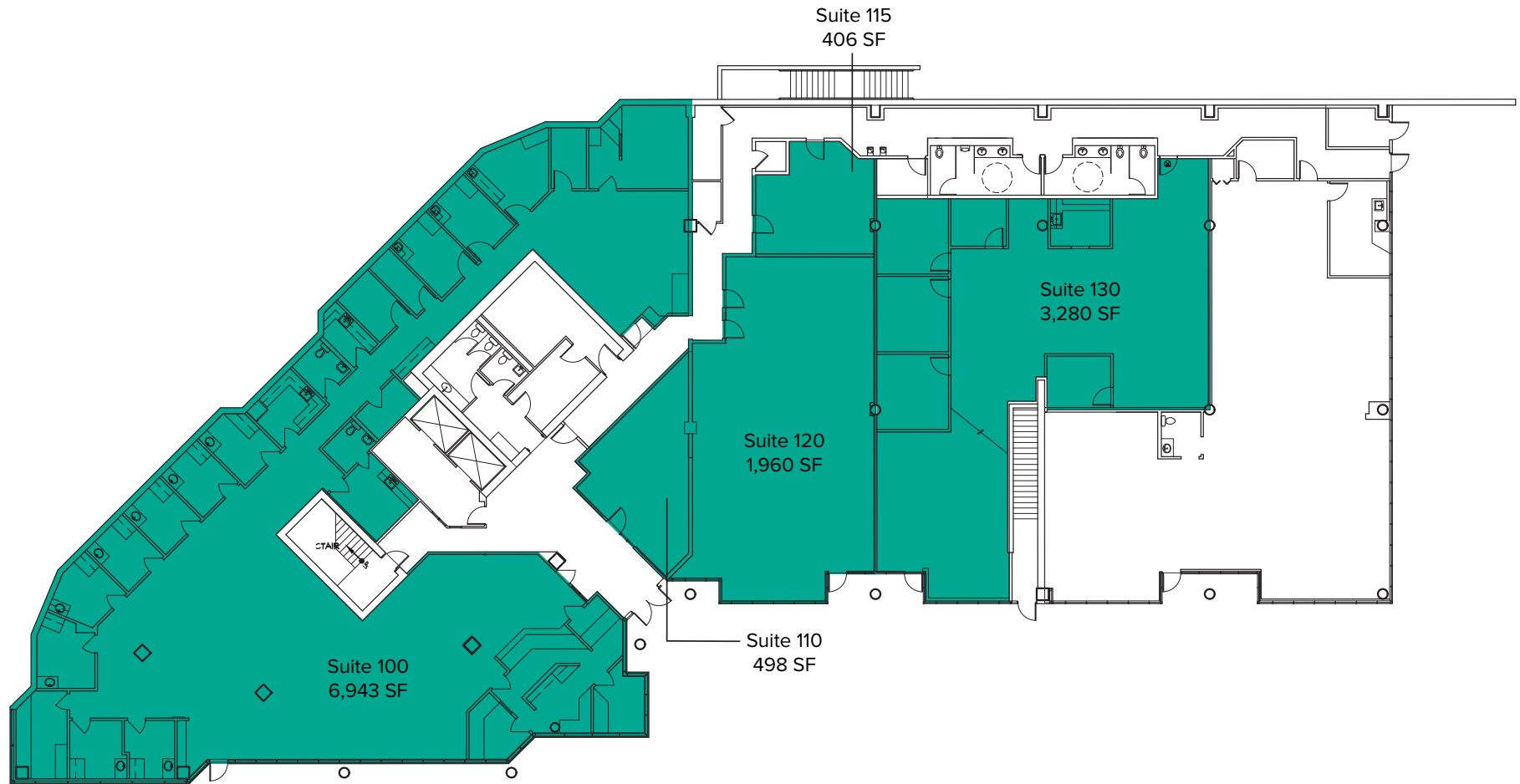
\$20.00 - \$22.00/SF NNN

BUILDING FEATURES:

- Extensive Window line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

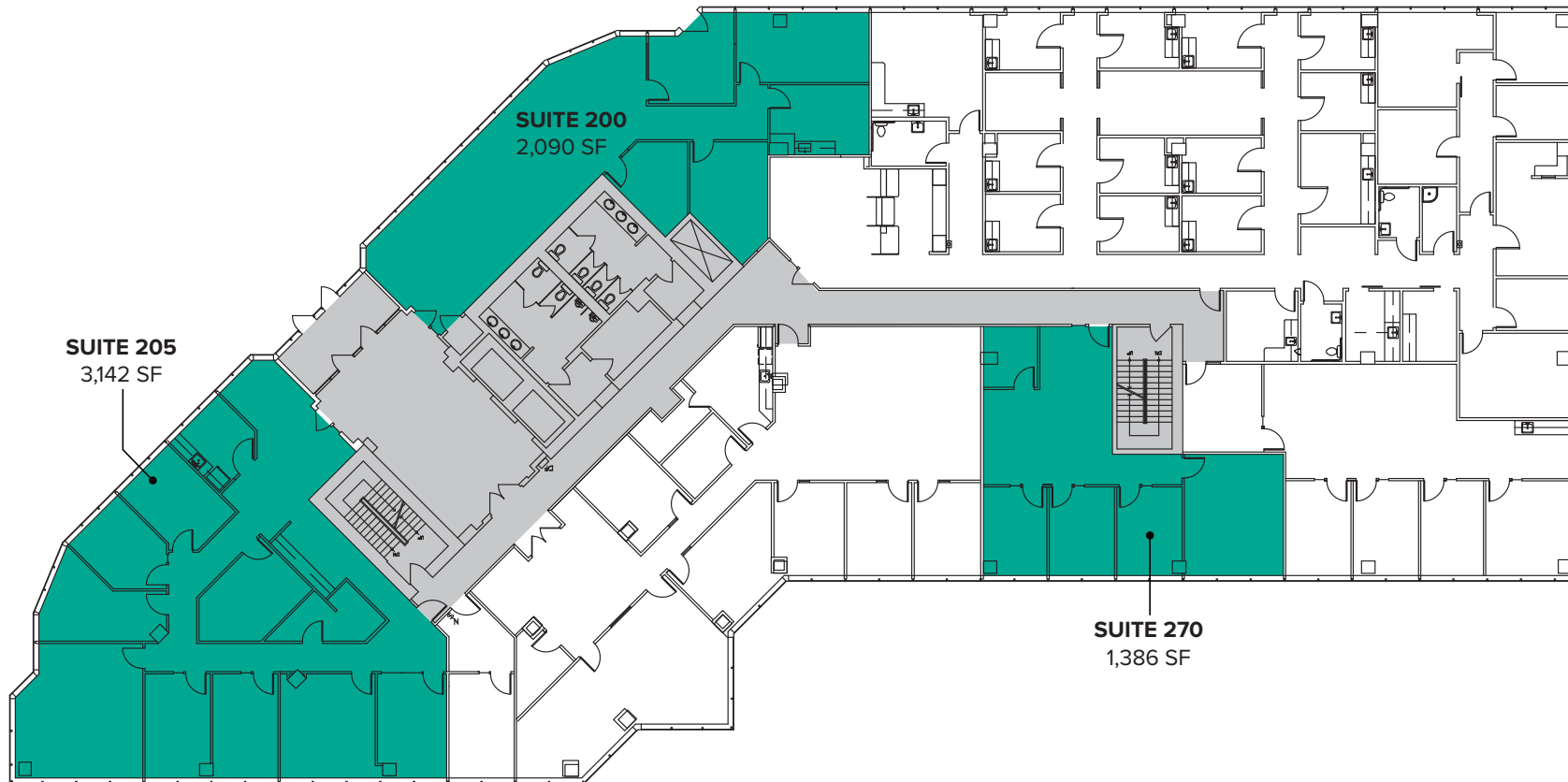
FIRST FLOOR

Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	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, & 130 for 13,087 SF total.
130	3,280 SF - 13,087 SF	5 POs, kitchenette, reception, and open work area.



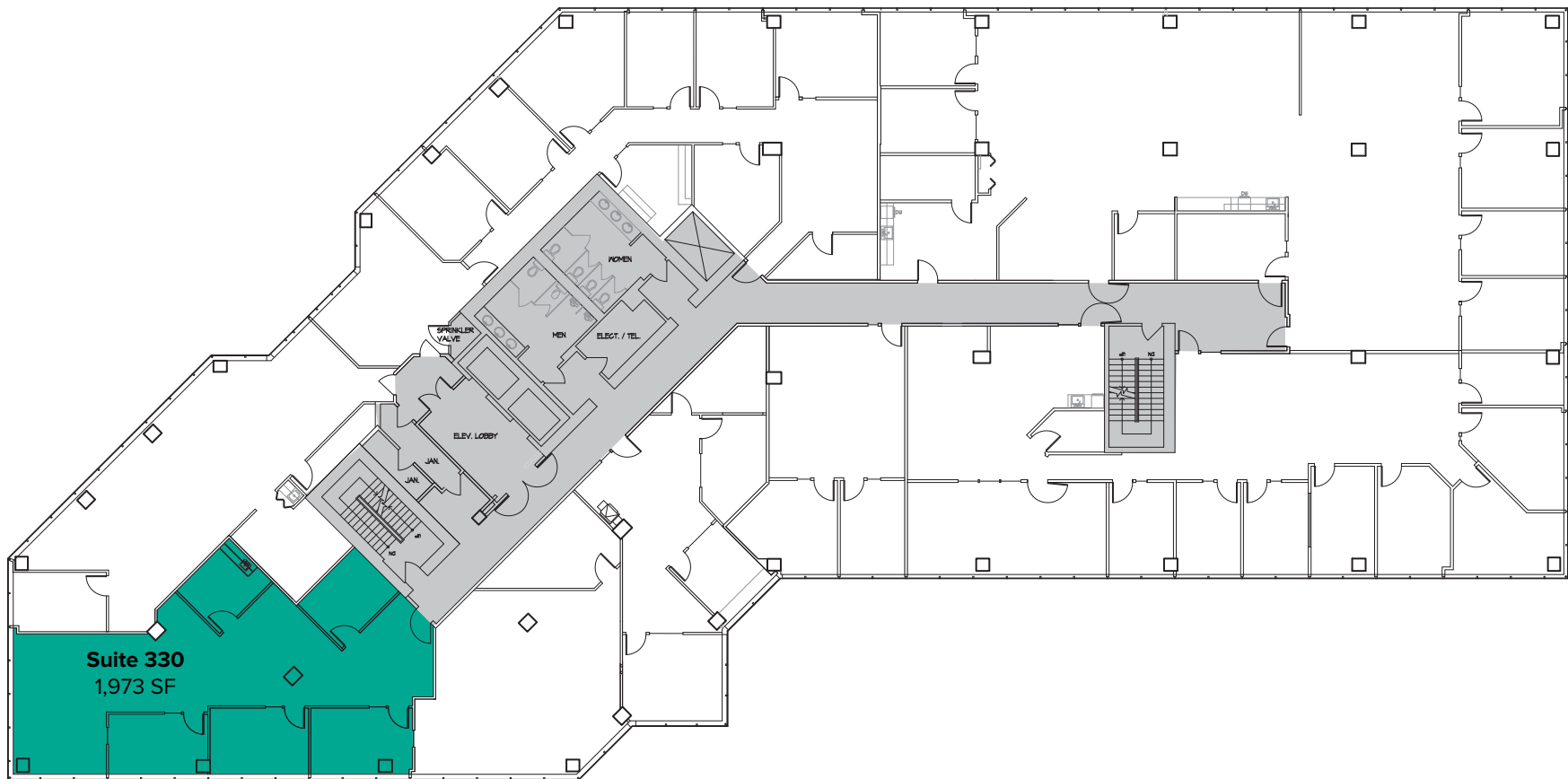
SECOND FLOOR

Suite	Square Feet	Notes
200	2,090 SF	3 POs, conference room, and break room. Direct entry and suite entrance through lobby. Available now.
205	3,142 SF	8 POs, conference room, break room, and reception area off main building lobby. Available 1/1/2021.
270	1,386 SF	3 POs, conference room, break room, and open work area. Available now.



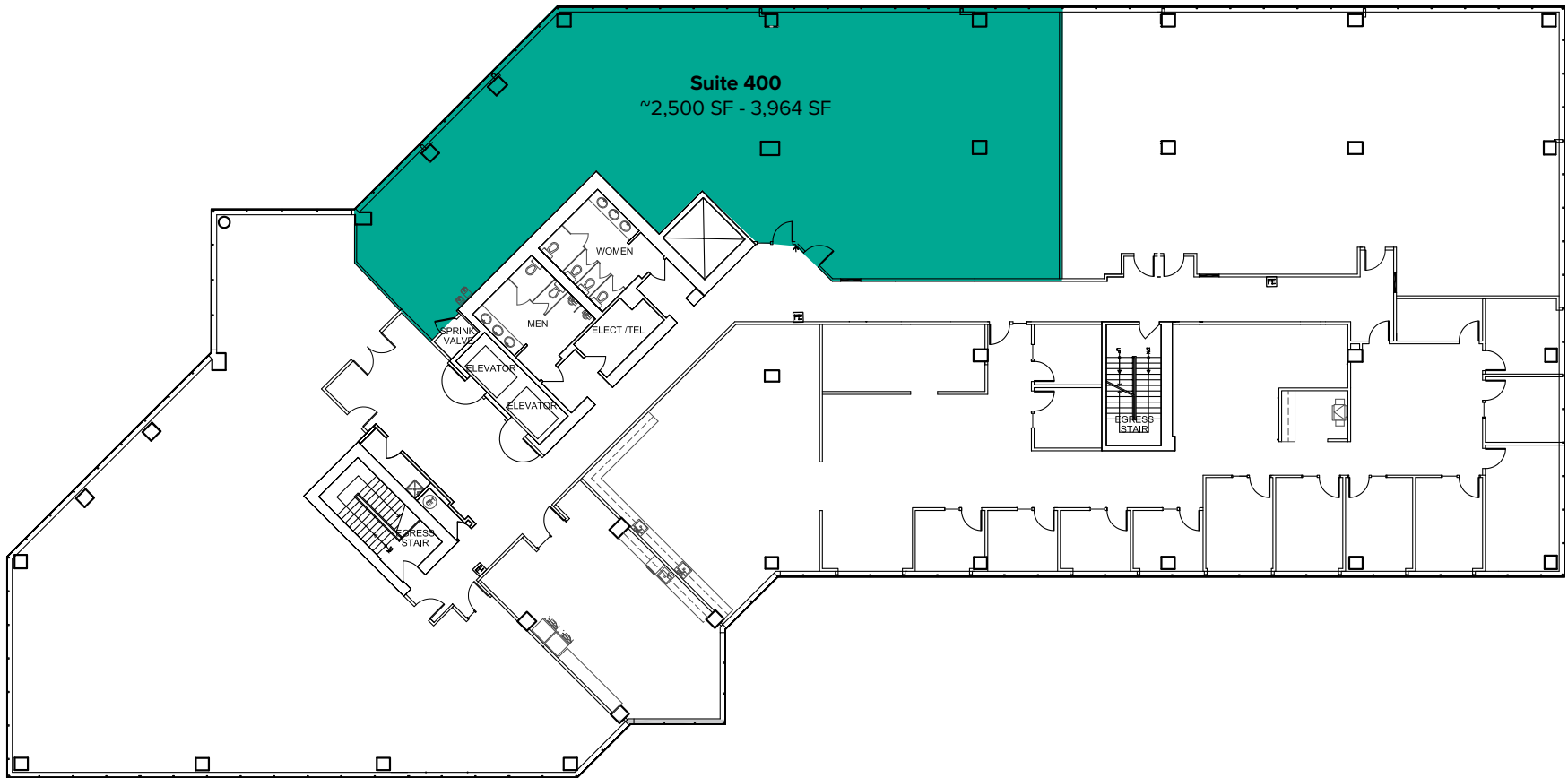
THIRD FLOOR

Suite	Square Feet	Notes
330	1,973 SF	4 POs, kitchenette, and open work area. Available with 30 days' notice.



FOURTH FLOOR

Suite	Square Feet	Notes
400	~2,500 SF - 3,964 SF	Tenant Improvements available.



LOCATION MAP

