

OFFICE/MEDICAL
SPACES



LYNNWOOD CORPORATE CENTER

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COMMON AREA REMODEL COMPLETE

498 SF - 12,710 SF Available

\$15.00 - \$19.50/SF NNN

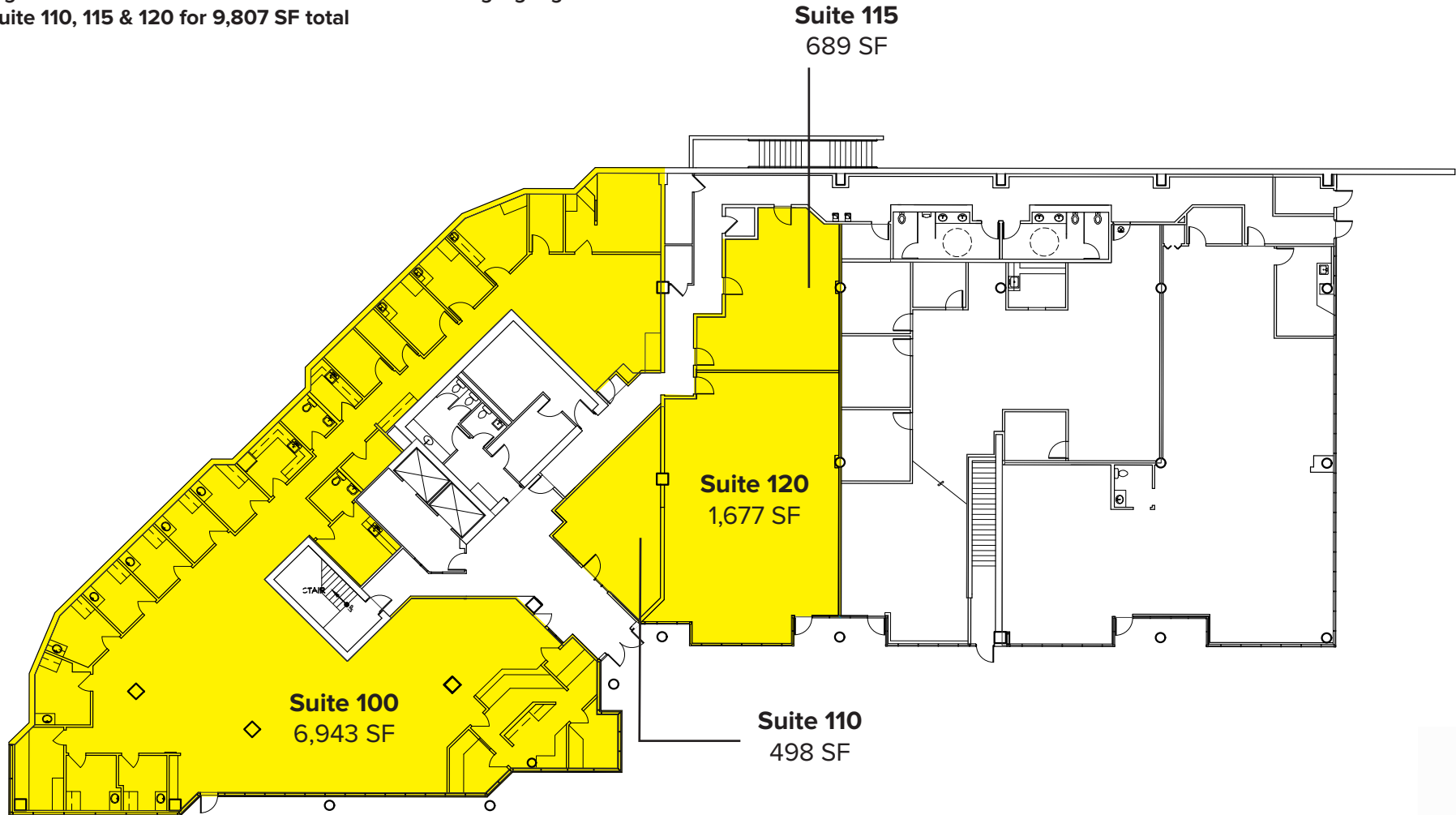
BUILDING FEATURES:

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

FIRST FLOOR

Suite	Square Feet	Rate
100	6,943 SF - 9,807 SF	\$15.00/SF NNN

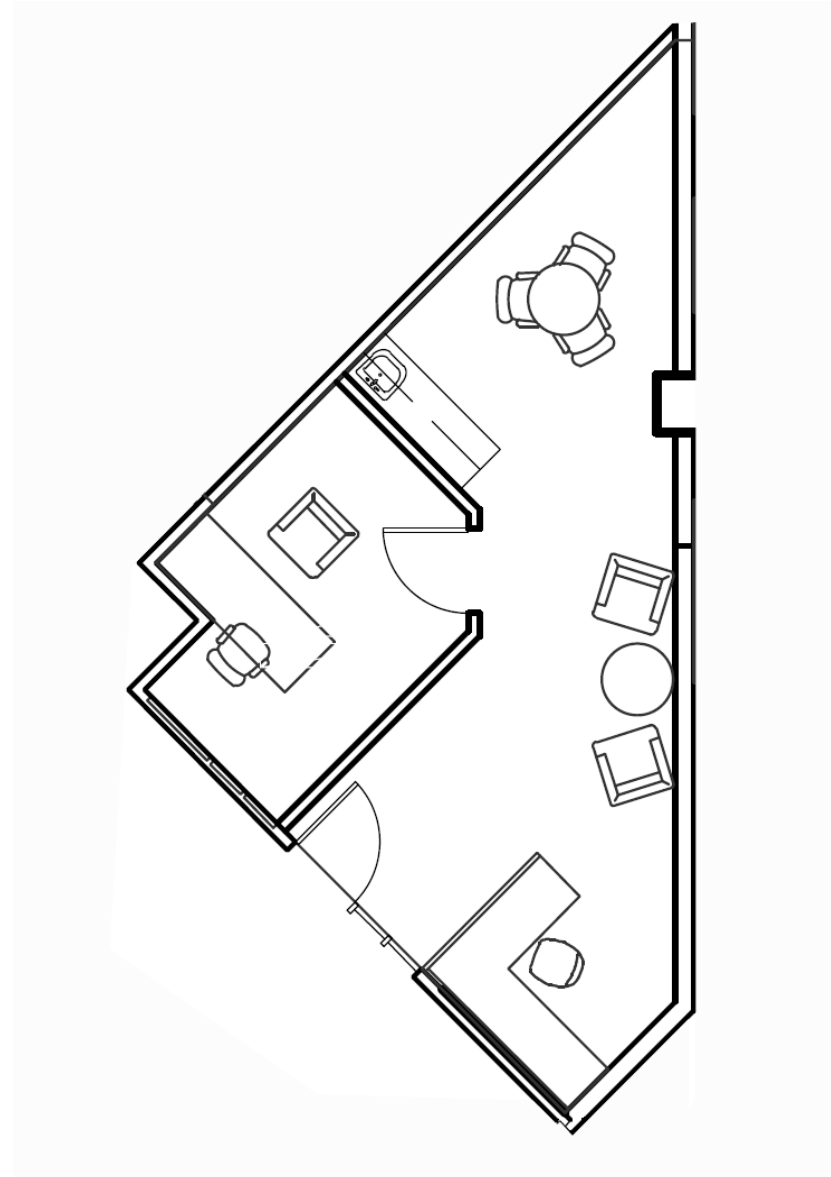
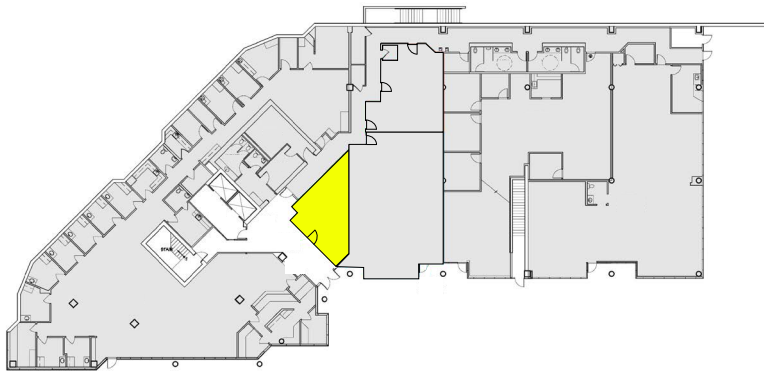
Notes: Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suite 110, 115 & 120 for 9,807 SF total



SUITE 110

DETAILS:

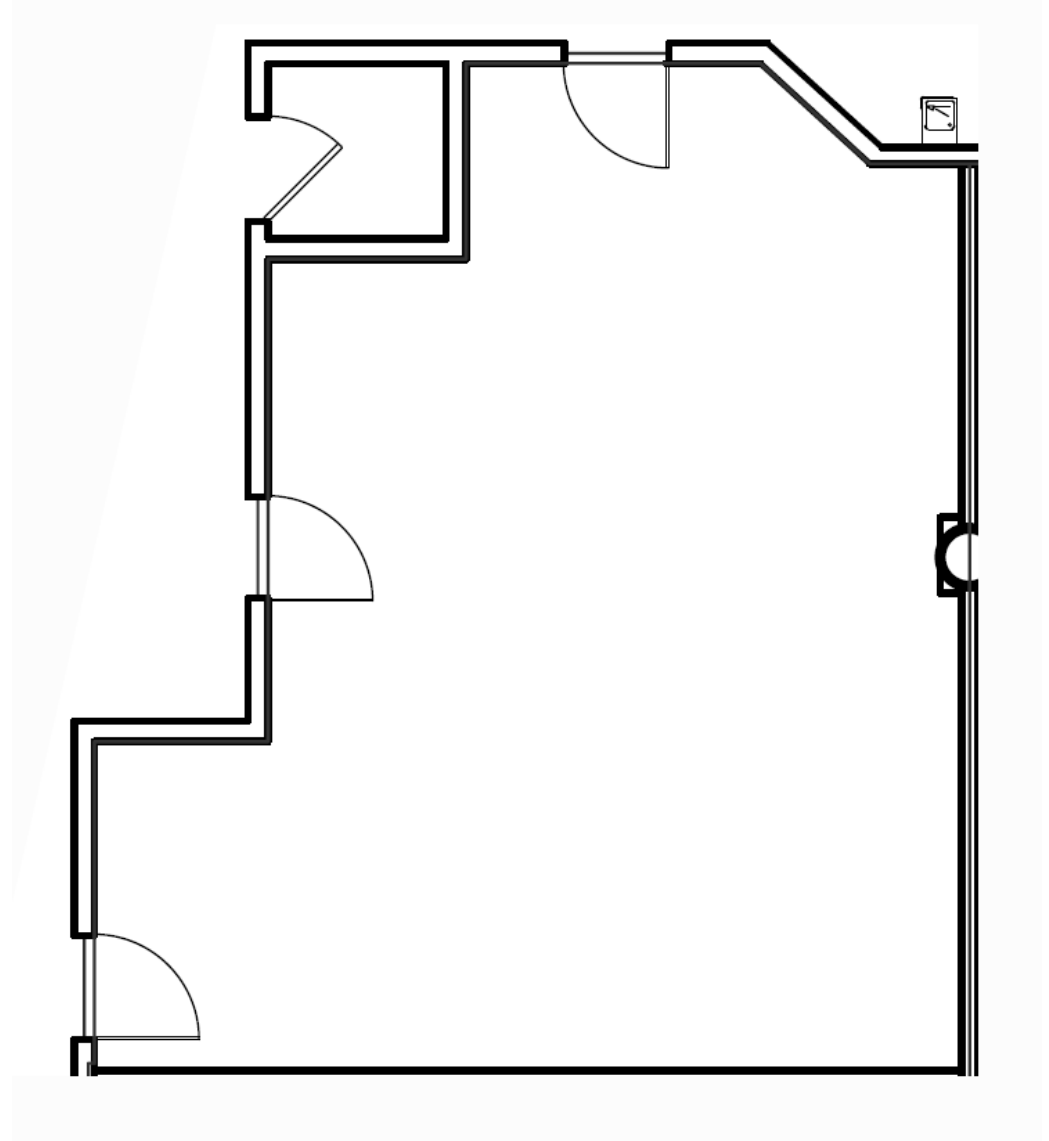
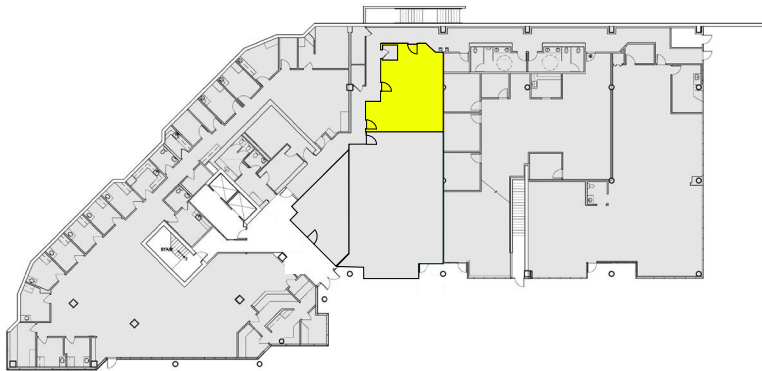
- 498 SF
- Class A Office
- Entrance off of the first floor lobby
- Contiguous with Suite 115 & 120 for 2,864 SF Total
- \$1,328/Month, Gross
- **Available Now**



SUITE 115

DETAILS:

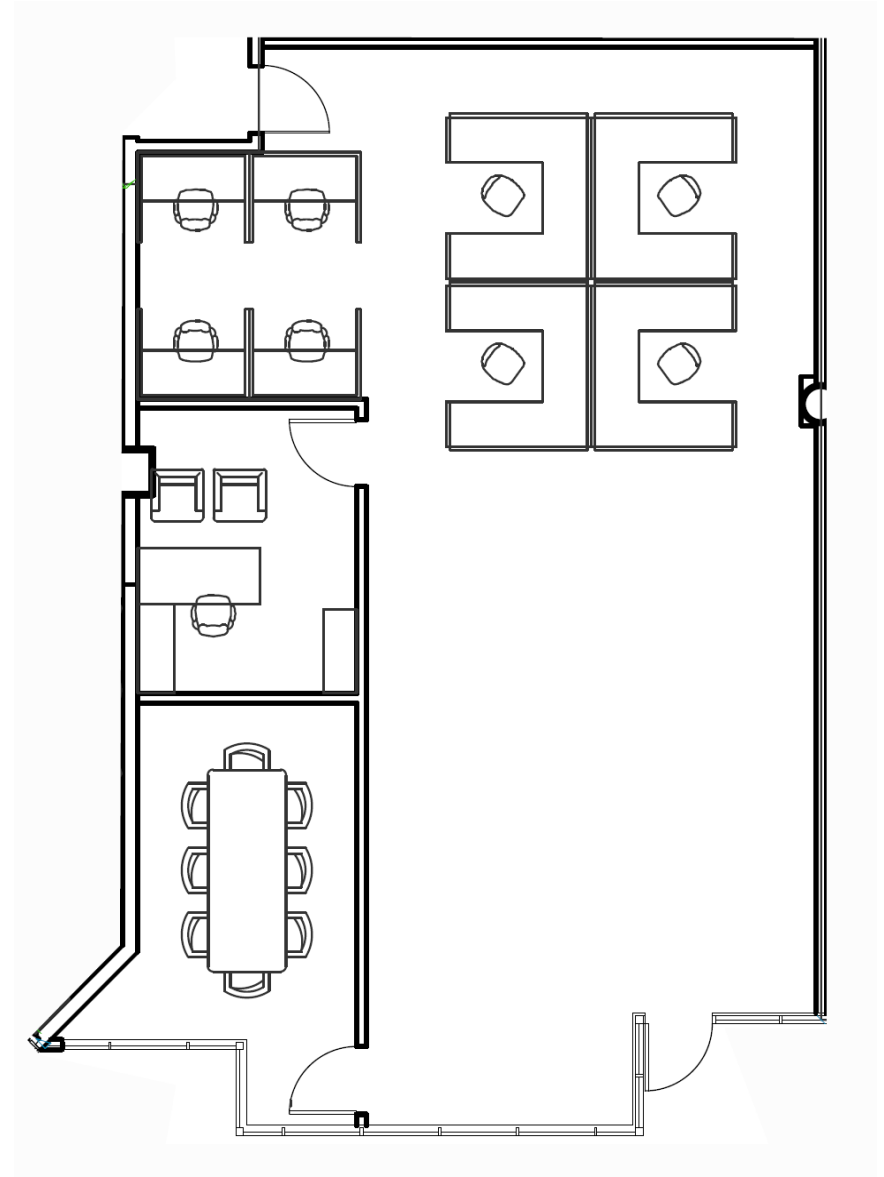
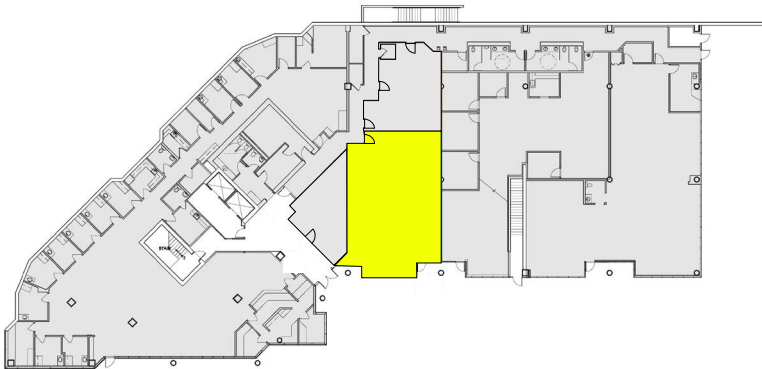
- 689 SF
- Ground Level Storage Space
- Contiguous with Suite 110 & 115 for 2,864 SF Total
- \$861/Month, Gross
- **Available Now**



SUITE 120

DETAILS:

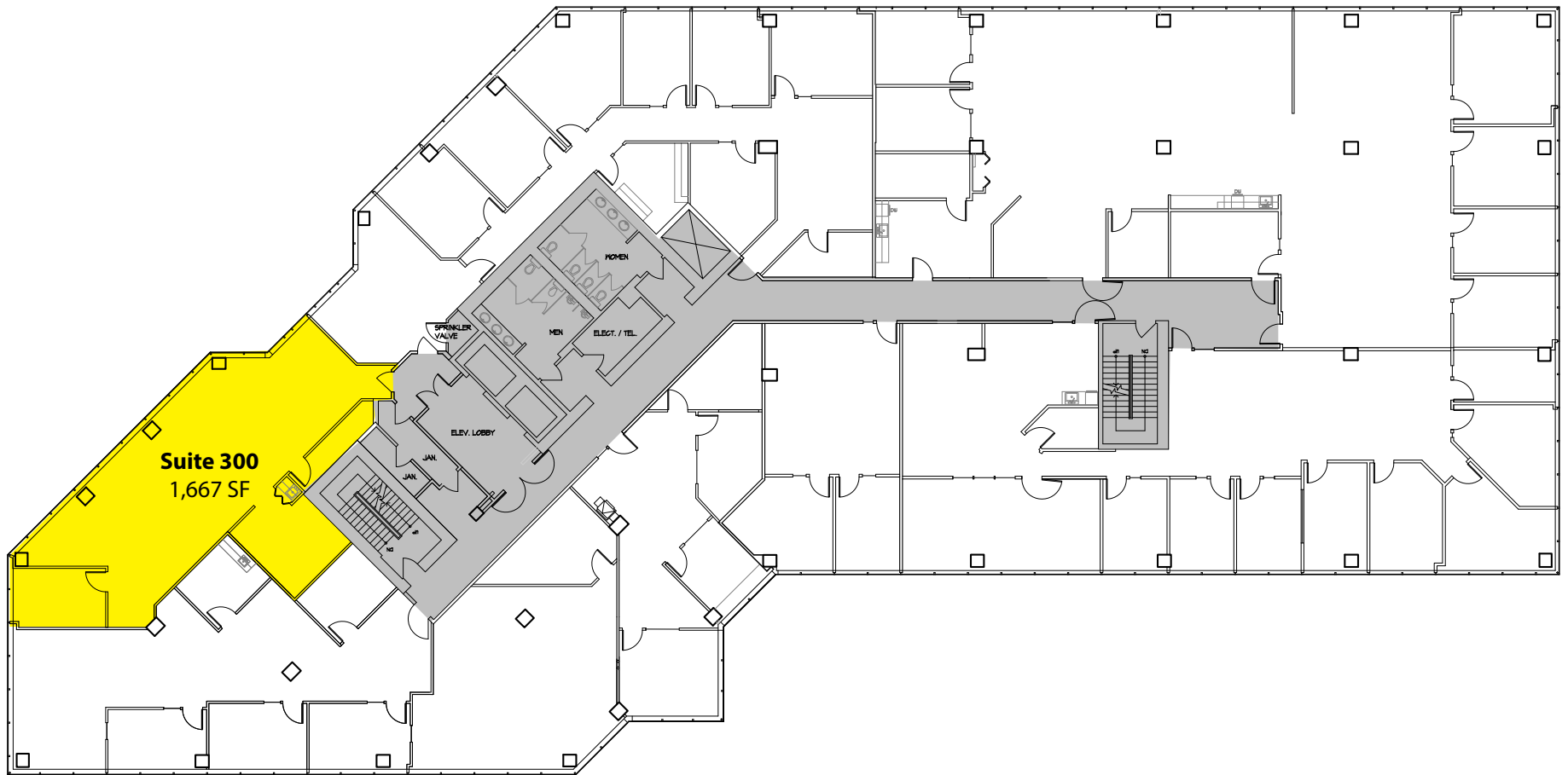
- 1,677 SF
- Class A Office
- Direct exterior entry to suite
- Floor plan shows potential build out with 1 conference, 1 PO, Open Area, and room for Reception
- Contiguous with Suite 110 & 115 for 2,864 SF Total
- \$15.00/SF, NNN
- **Available Now**



THIRD FLOOR

Suite	Square Feet	Rate
300	1,667 SF	\$19.50/SF NNN

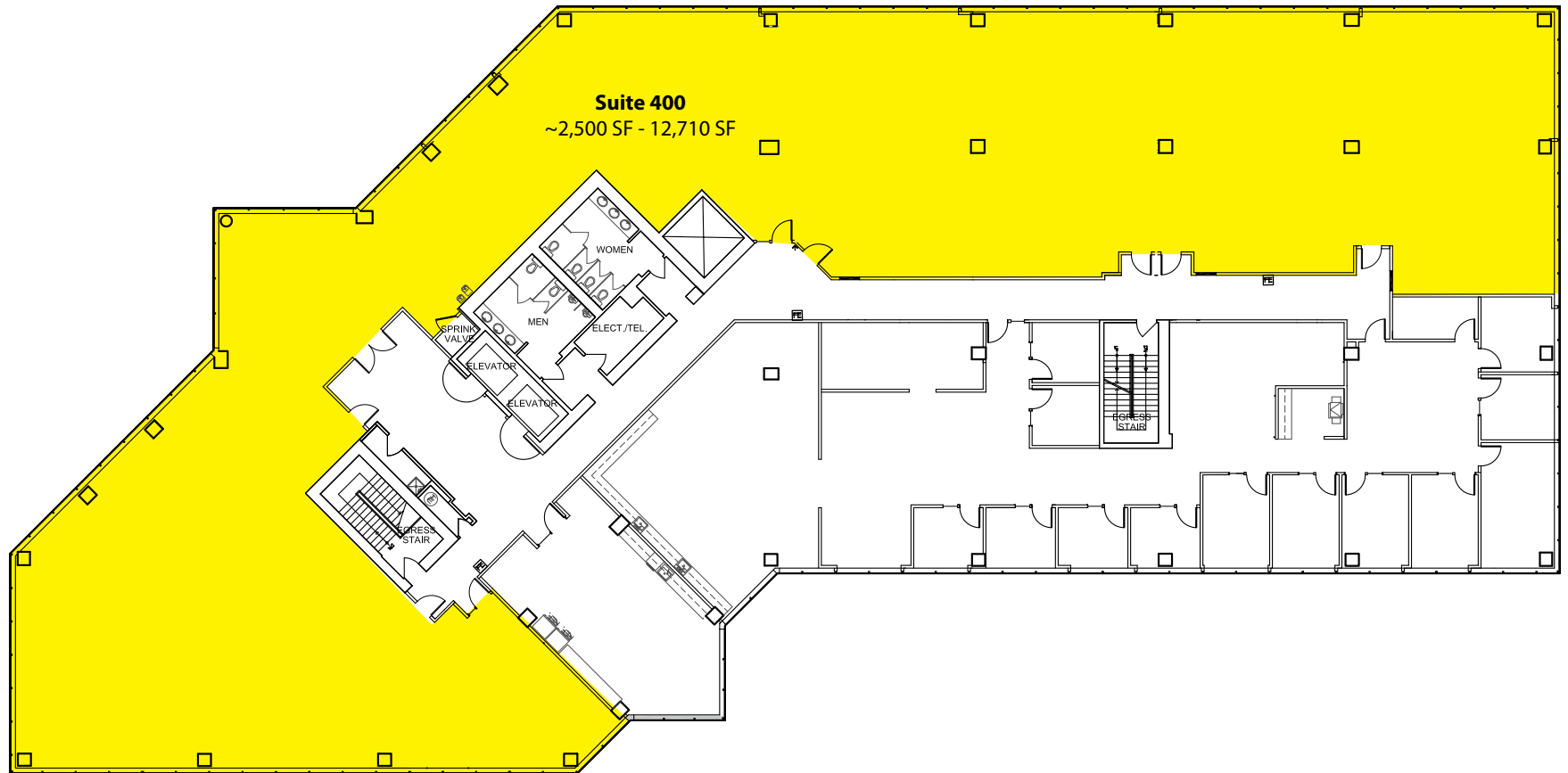
Notes: Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available.



FOURTH FLOOR

Suite	Square Feet	Rate
400	~2,500 SF - 12,710 SF	\$19.50/SF NNN

Notes: Tenant Improvements and building signage available.



LOCATION MAP

