

LYNNWOOD EAST BUSINESS PARK

2027-2031 196th Street SW, Lynnwood, WA 98036



INDUSTRIAL/OFFICE FOR LEASE

4,300 SF (1,411 SF ofc) Available

\$1.35/SF Ofc | \$0.65/SF Whse, NNN

FEATURES:

- 1 GL & 1 DH Loading Doors
- 22' Clear Height
- Clear-Span Warehouse
- Quick Access to I-5, I-405 & Hwy 99
- GC Zone Snohomish County: Industrial, Manufacturing, Retail, Auto, Church, Schools, Fitness
- Abundant Parking
- Professional Business Atmosphere



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Caleb Farnworth, CCIM

(425) 289-2235

calebf@rosenharbottle.com

www.rosenharbottle.com

Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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BUILDING A

SECOND FLOOR OFFICES



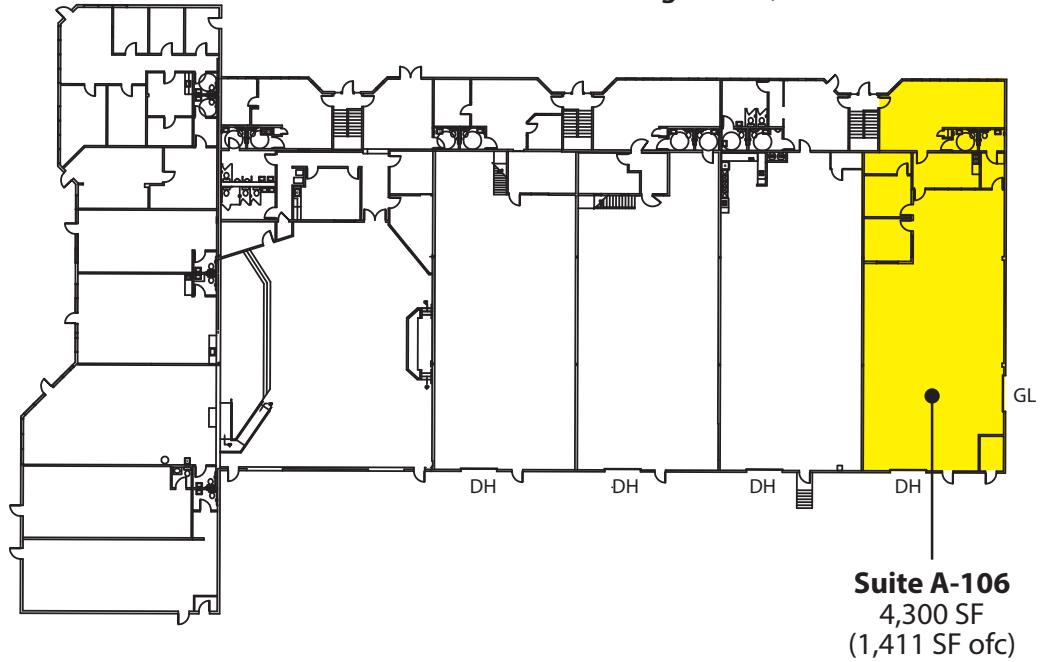
Suite A-204 725 SF
\$13.20/SF/Yr

Suite A-205 725 SF
\$13.20/SF/Yr



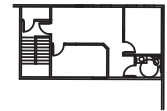
Contiguous: 1,450 SF

FIRST FLOOR OFFICE/WRHS

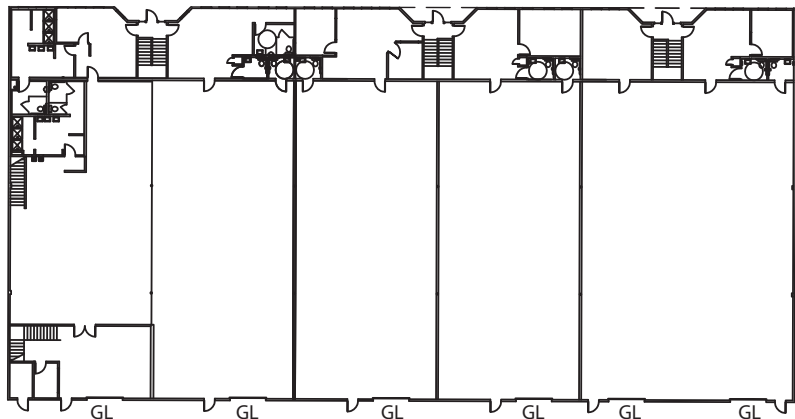


BUILDING B

SECOND FLOOR OFFICES



FIRST FLOOR OFFICE/WRHS

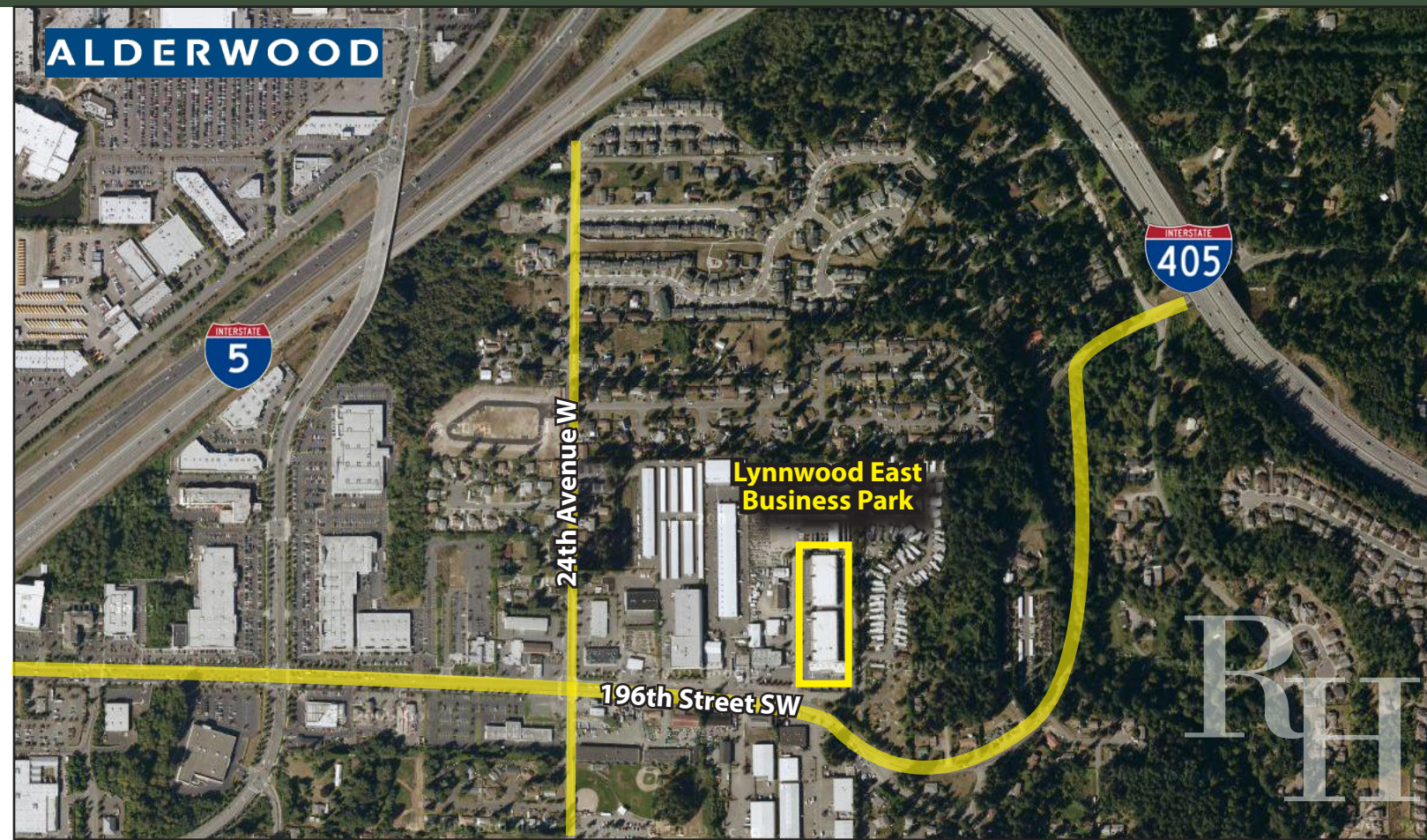


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