

LYNNWOOD CORPORATE CENTER

CLASS A OFFICE/MEDICAL SPACE



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RH | ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE



1,667 SF - 13,085 SF Available

\$19.50/SF, NNN

FEATURES:

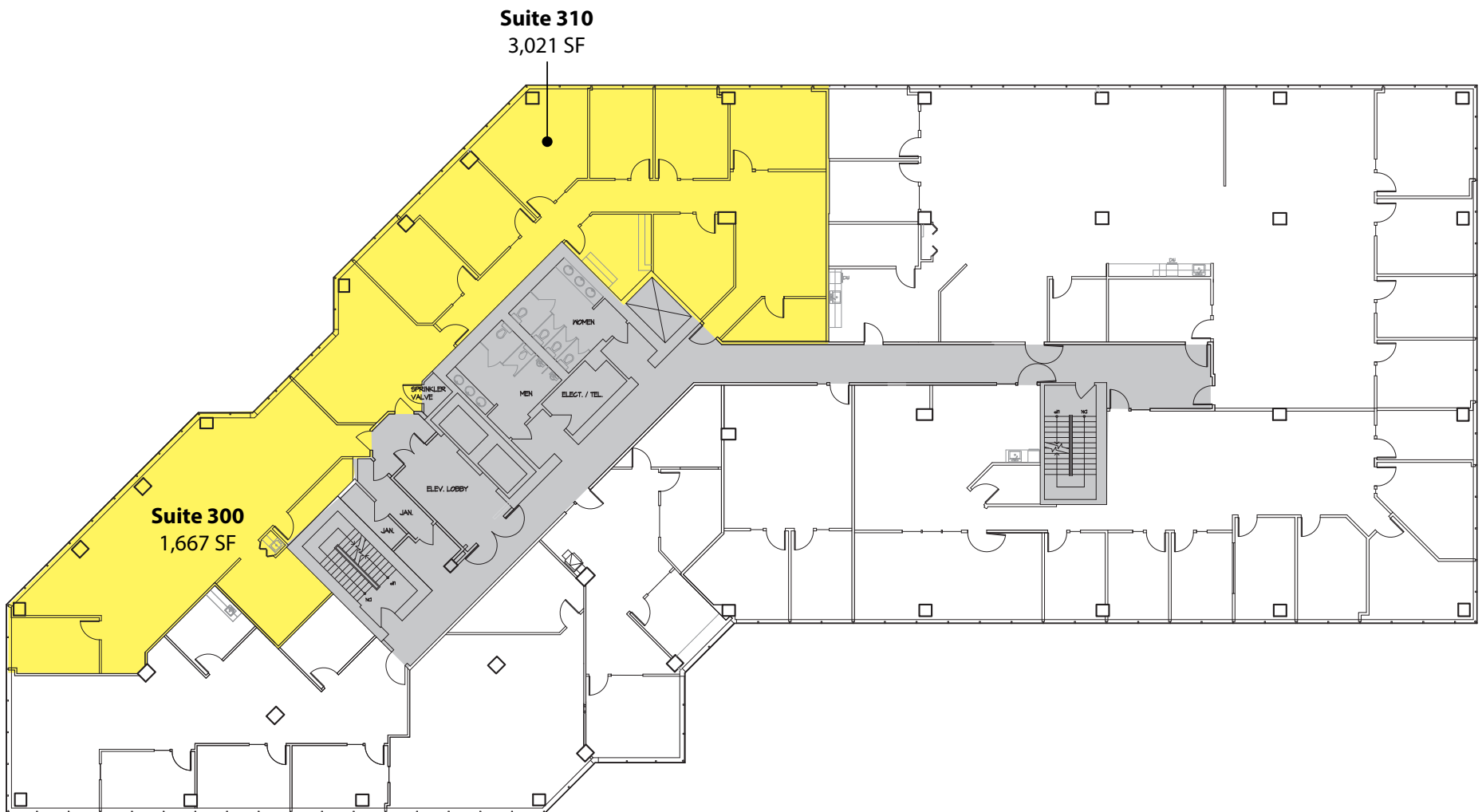
- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

Suite	Square Feet
100	6,943 SF - 13,085 SF
Notes: Former Qliance space with full medical build-out in place and plumbing throughout. Ready for office build out. Direct entrance with building signage. Contiguous with Suite 120 and 130 for 13,085 SF total.	
120	2,862 SF - 13,085 SF
Notes: Off-lobby suite with reception, 1 PO and open area. Contiguous with Suite 100 and 130 for 13,085 SF total.	
130	3,280 SF - 13,085 SF
Notes: 5 POs, kitchenette/break room and open work space. Quiet entry and quick access to common restrooms. Contiguous with Suites 100 & 120 for 13,085 SF total.	
300	1,667 SF - 4,688 SF
Notes: 1 PO, open area and kitchenette. Extensive glass line.	
310	3,021 SF - 4,688 SF
Notes: 6 POs on window line, reception, conference room, kitchenette/break room and open work area. Contiguous with Suite 300 for 4,688 SF total.	
400	2,500 SF - 12,710 SF
Notes: Dental improvements in pace. Building signage available.	

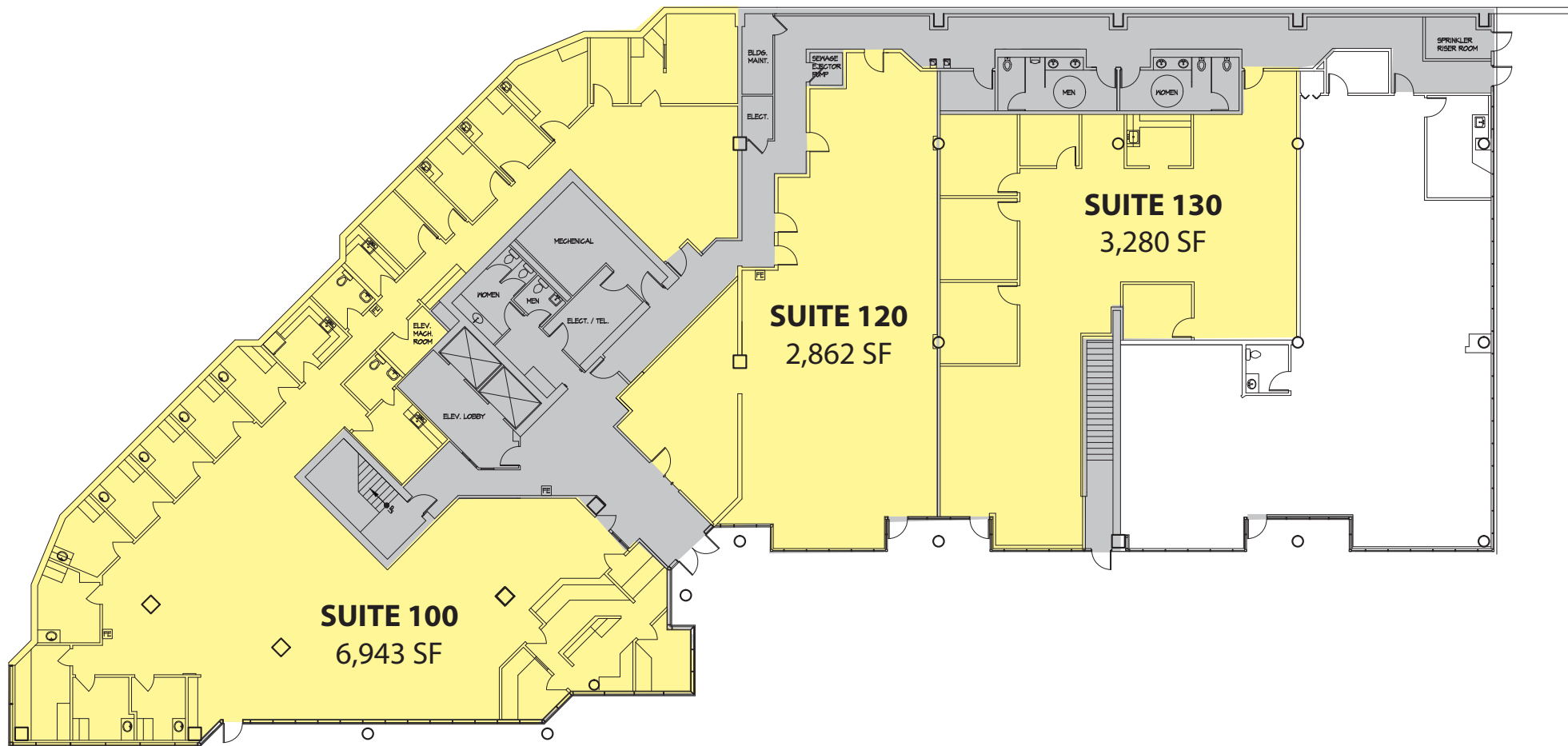
Suite	Square Feet	Available
400	~2,500-12,710 SF	60 days



Suite	Square Feet	Available
300	1,667 SF	Now
310	3,021 SF	7/1/2018
Contiguous	4,688 SF	



Suite	Square Feet	Available
100	6,943 SF	NOW
120	2,862 SF	NOW
130	3,280	8/1/18
Contiguous	6,142 SF - 13,085 SF	



Amenities & Features

- Full medical improvements in place
- Direct Entry & Separate Back Entrance
- Many exam rooms with plumbing
- Reception and waiting room
- Lab room
- Kitchenette and break room
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area



