

RETAIL  
LEASE



# LYNNWOOD EAST BUSINESS PARK

2027 196th Street SW | Lynnwood, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003



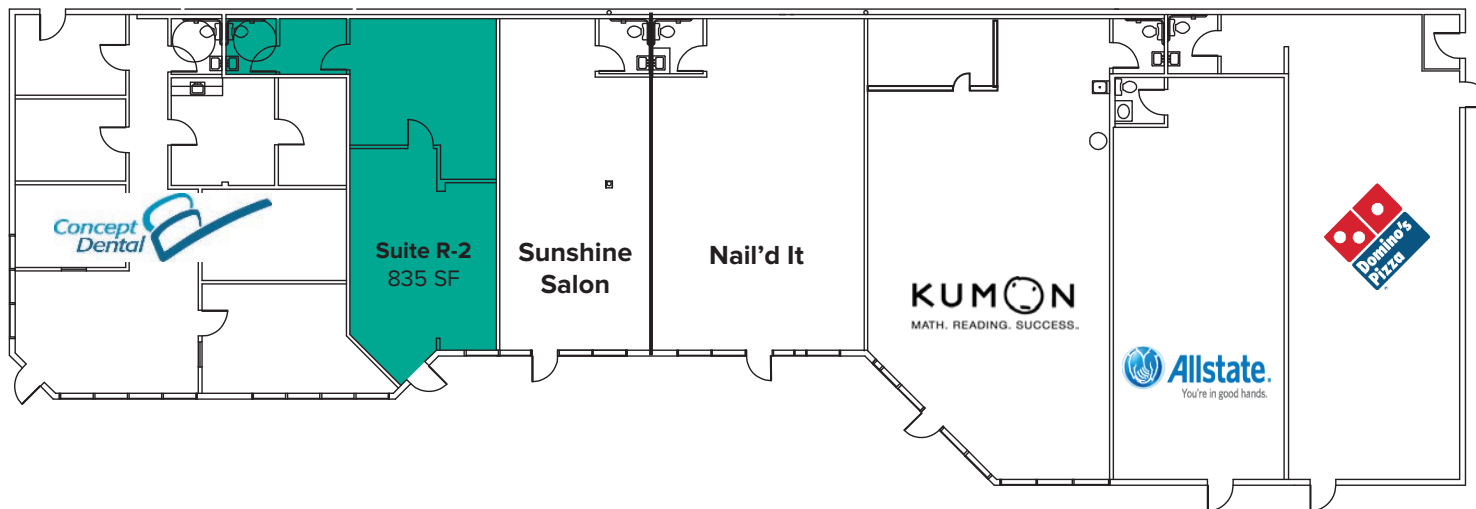
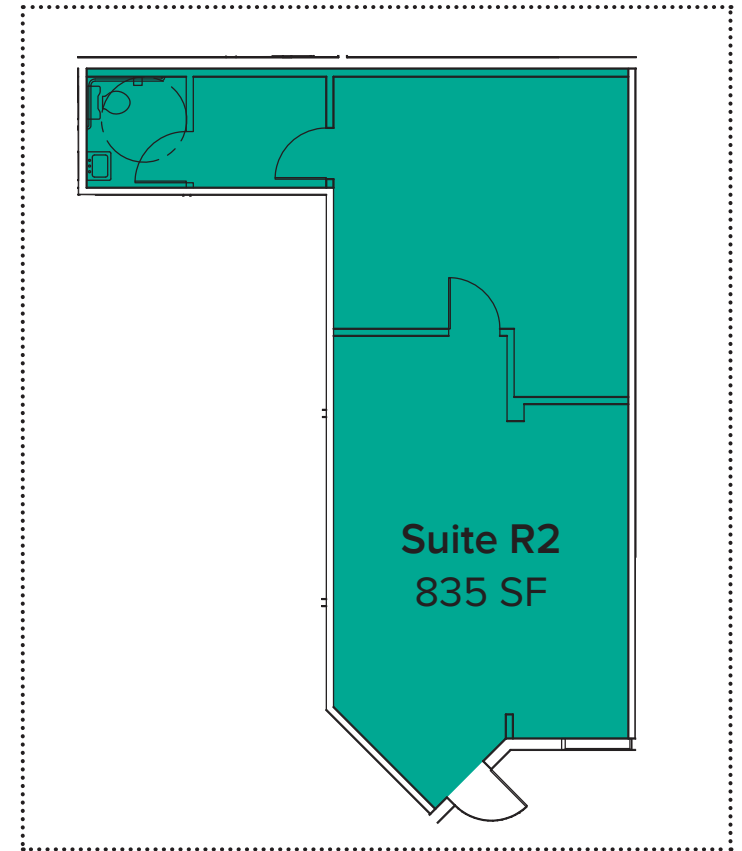
# HIGH-VISIBILITY RETAIL SPACE

835 SF Available

\$22.00/SF, NNN

## FEATURES

- Available 7/1/2021
- 22,307+ Cars/Day on 196th Street SW
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage & Building Signage Available
- Immediate Access to I-5, I-405, and SR-525



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# LOCATION MAP



## DRIVE TIMES:

- I-5: 2 Min.
- I-405: 3 Min.
- Alderwood Mall: 4 Min.
- Seattle: 21 Min.
- Bellevue: 20 Min.