

LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



CLASS A OFFICE/MEDICAL SPACE

1,667 SF - 19,636 SF Available

\$25.00/SF, NNN - MEDICAL

\$18.50/SF, NNN - OFFICE

FEATURES:

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



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

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(425) 289-2222

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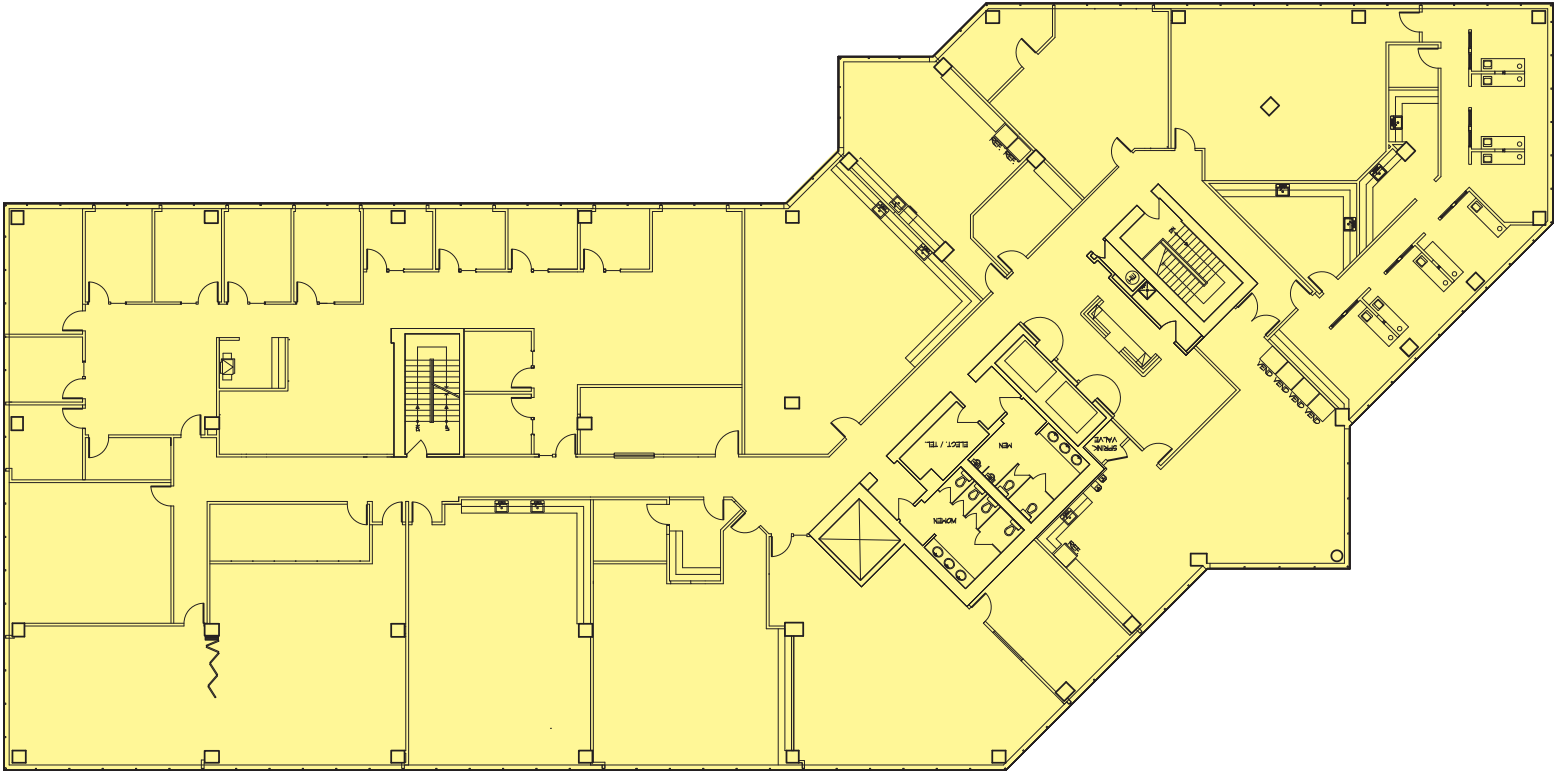
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Fourth Floor

Full Floor Available

Suite	Square Feet	Available
400	~8,000-19,636 SF	60 days



- Building Signage Available -

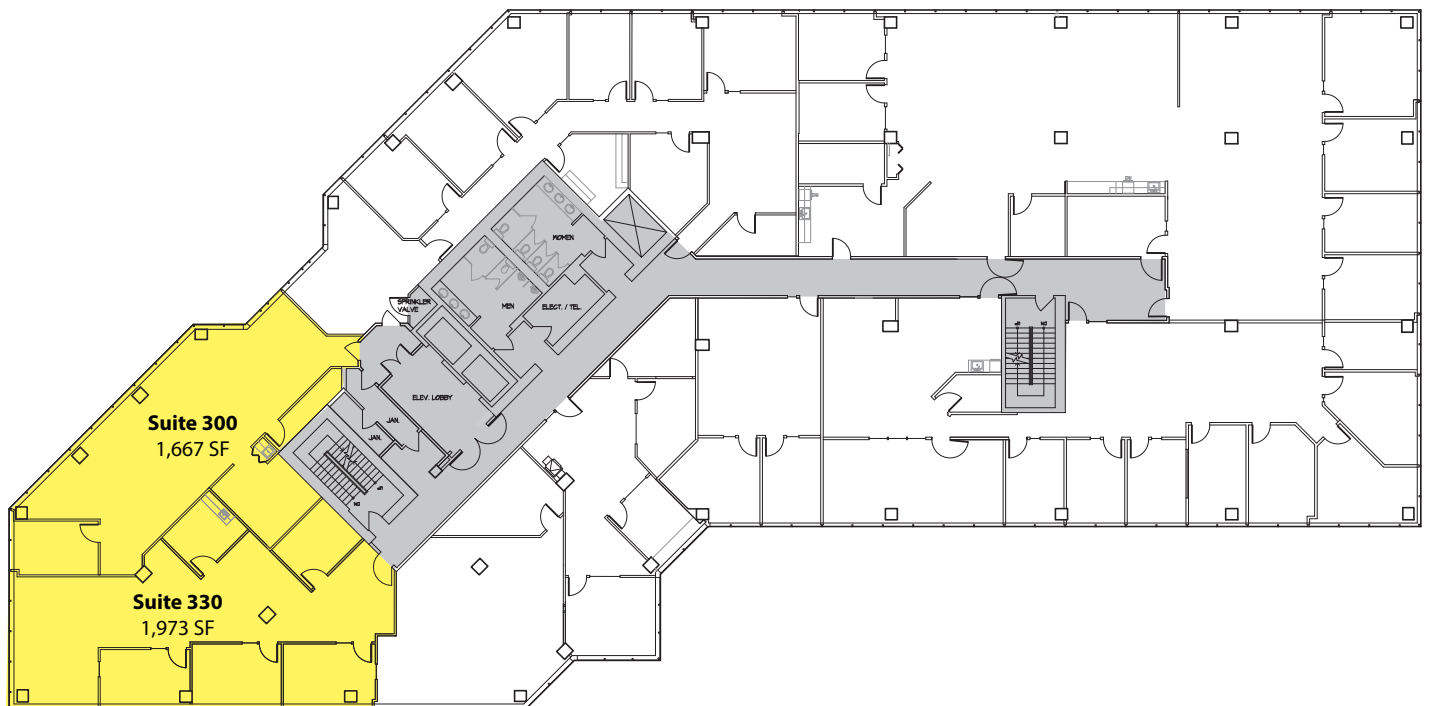


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Third Floor

Suite	Square Feet	Available
300	1,667 SF	8/1/2017
330	1,973 SF	7/1/2017
Contiguous	3,640 SF	8/1/2017

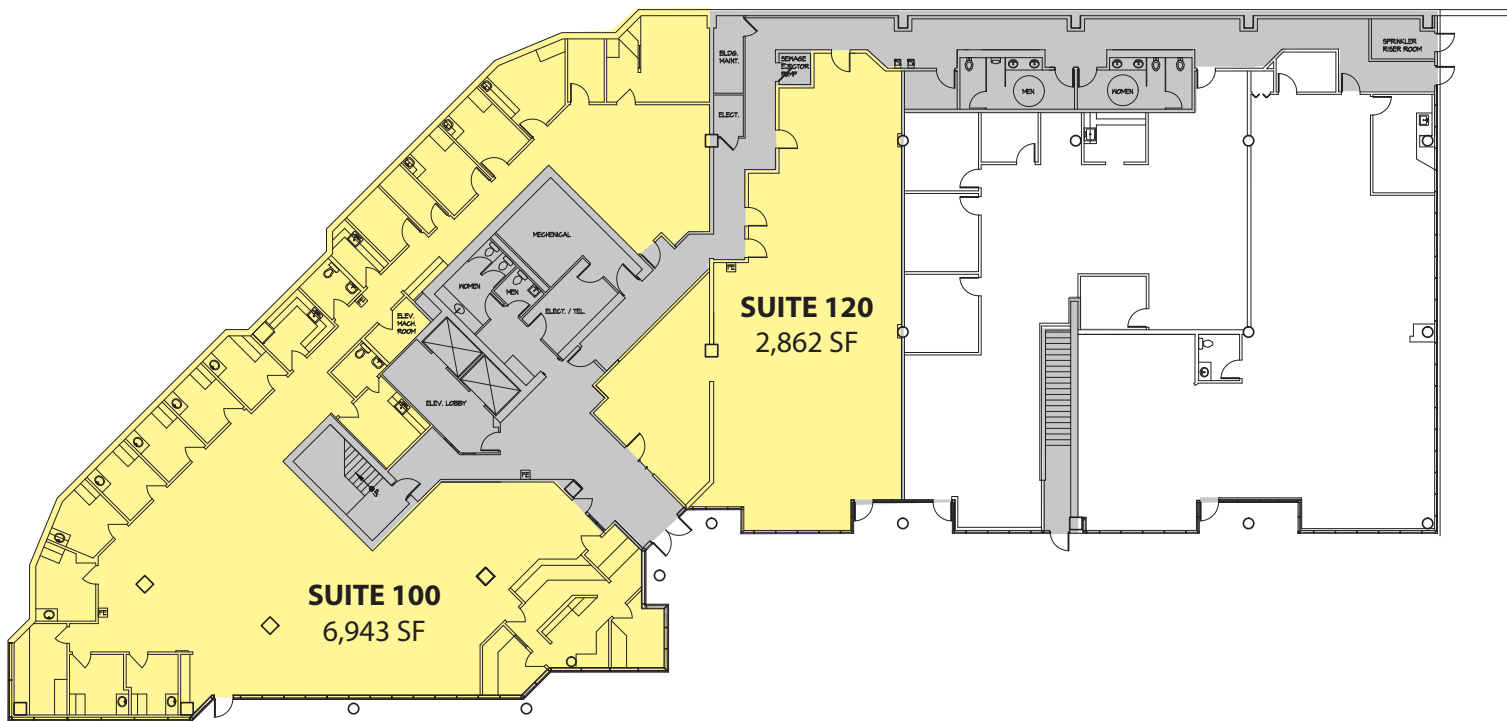


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First Floor

Suite	Square Feet	Available
100	6,943 SF	NOW
120	2,862 SF	NOW
Contiguous	9,805 SF	



Suite 100: 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 breakroom
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area

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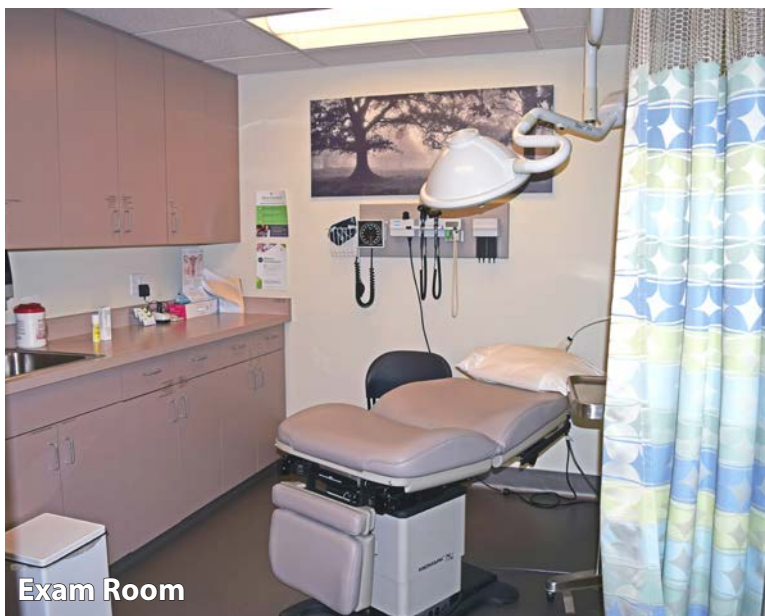
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Direct Entrance & Signage



Reception & Lobby



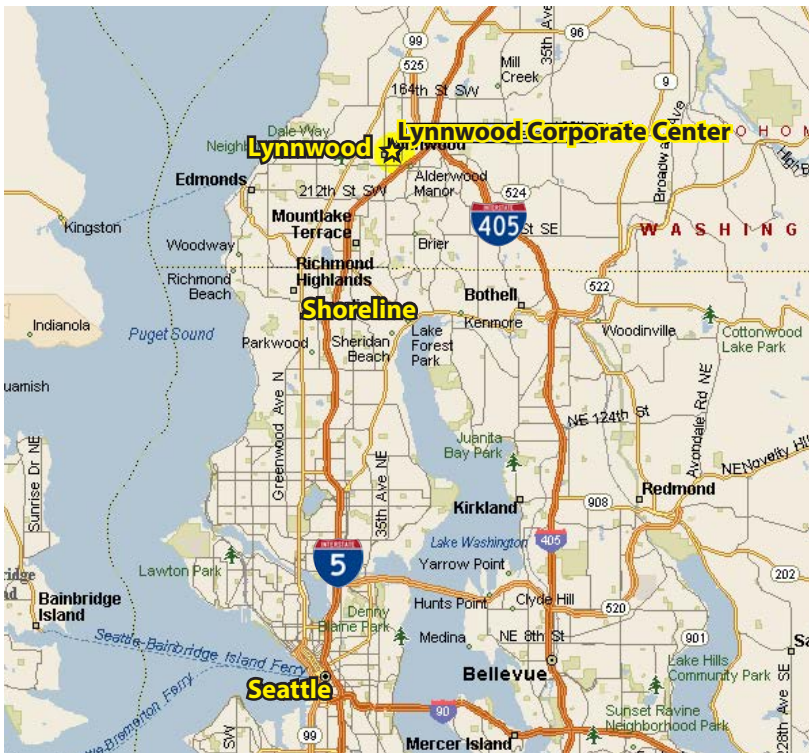
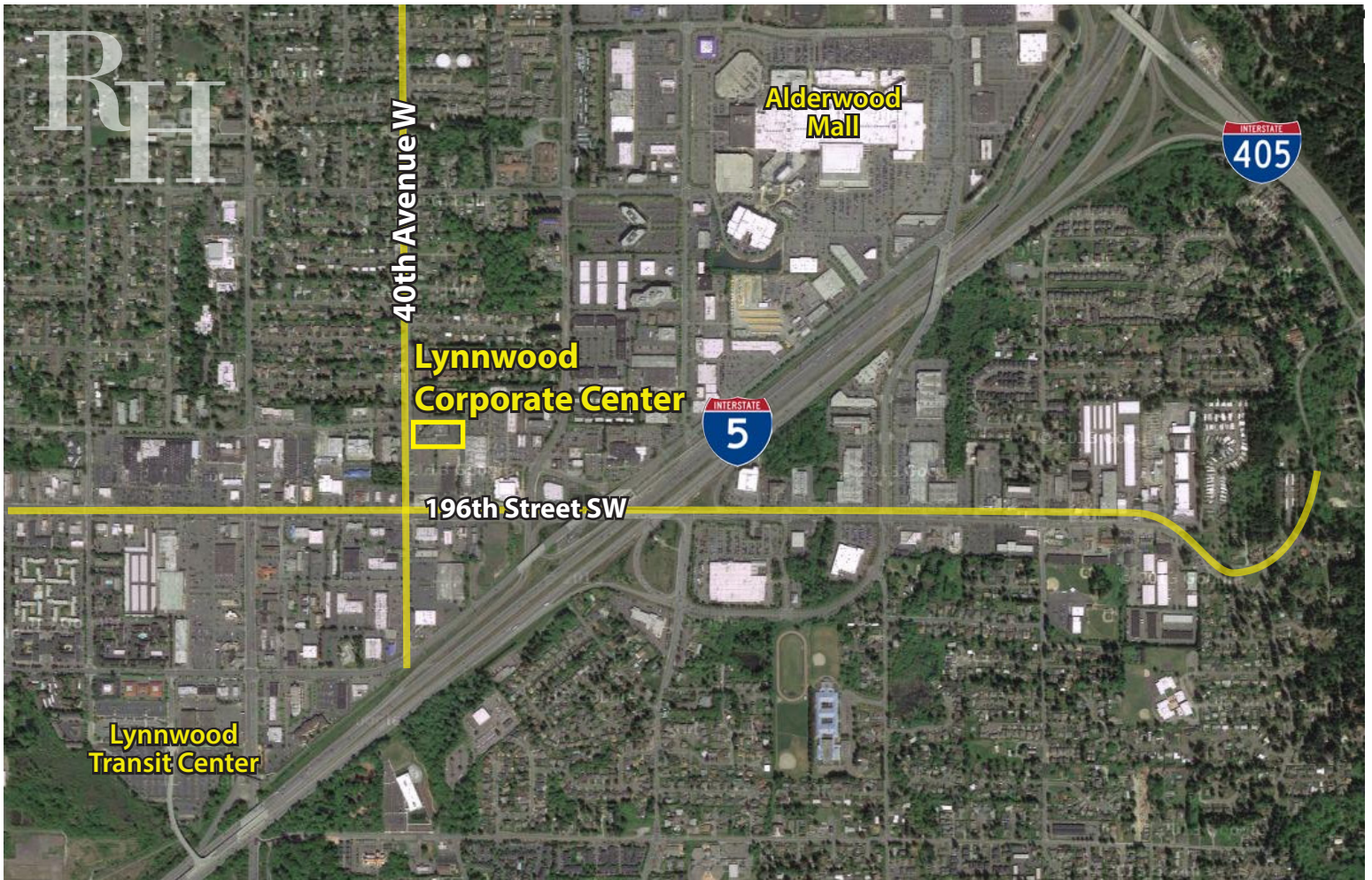
Exam Room



Medical Supply Room

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