

OFFICE/MEDICAL
SPACES



LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart

425.289.2222

brians@rosenharbottle.com

Connor Feuerberg

425.279.7943

connor@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





COMMON AREA REMODEL COMPLETE

1,711 SF - 13,087 SF Available

\$16.50 - \$19.50/SF NNN

BUILDING FEATURES:

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

FIRST FLOOR

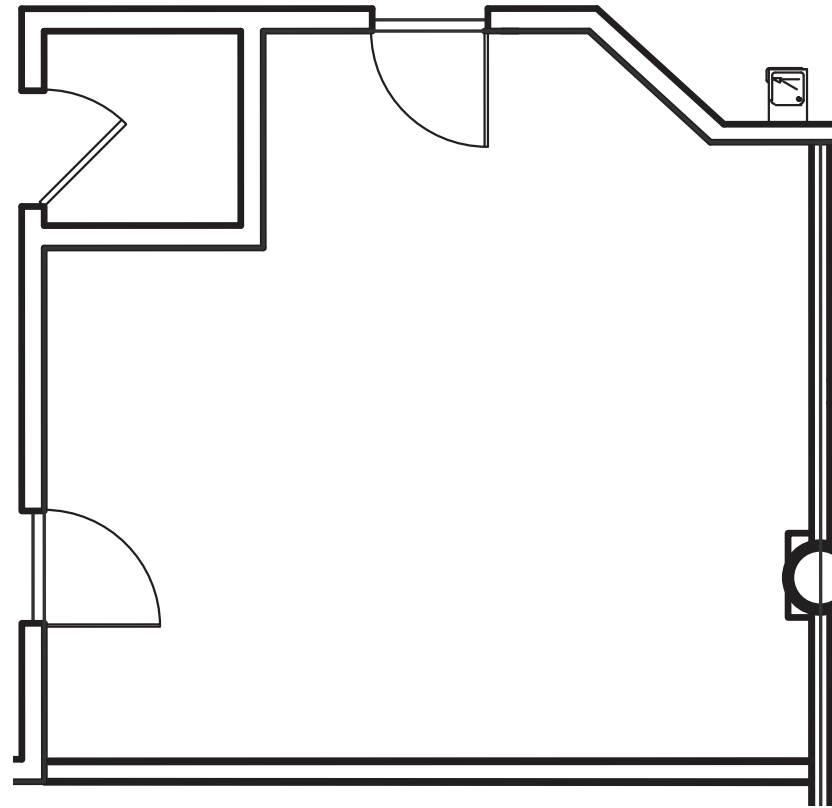
Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suite 110, 115, 120, & 130 for 13,087 SF total
130	3,280 SF - 13,087 SF	



SUITE 115

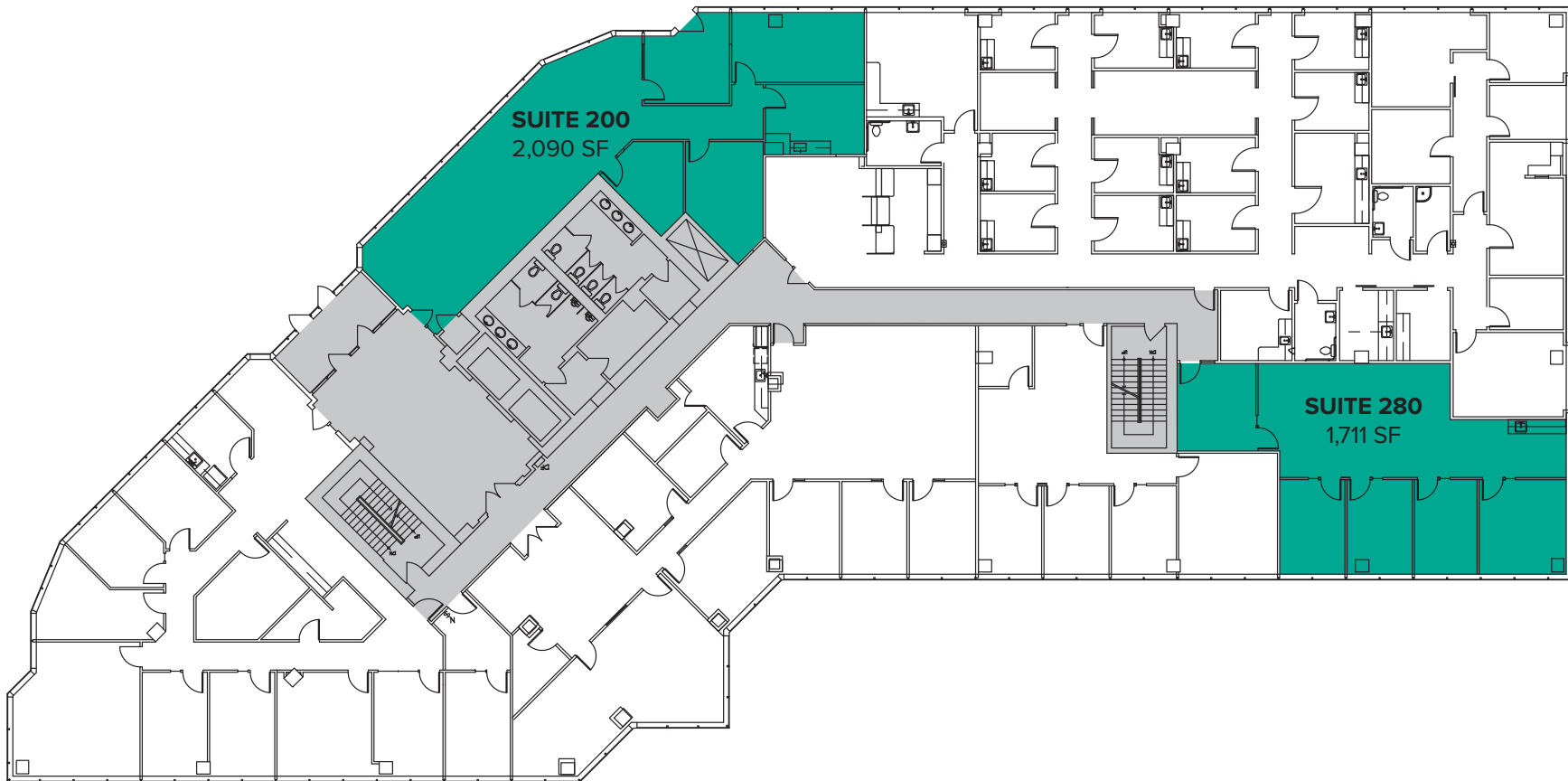
DETAILS:

- 406 SF
- Ground Level Storage Space
- Contiguous with Suite 120 for 2,366 SF Total
- \$507/Month, Gross
- **Available Now**



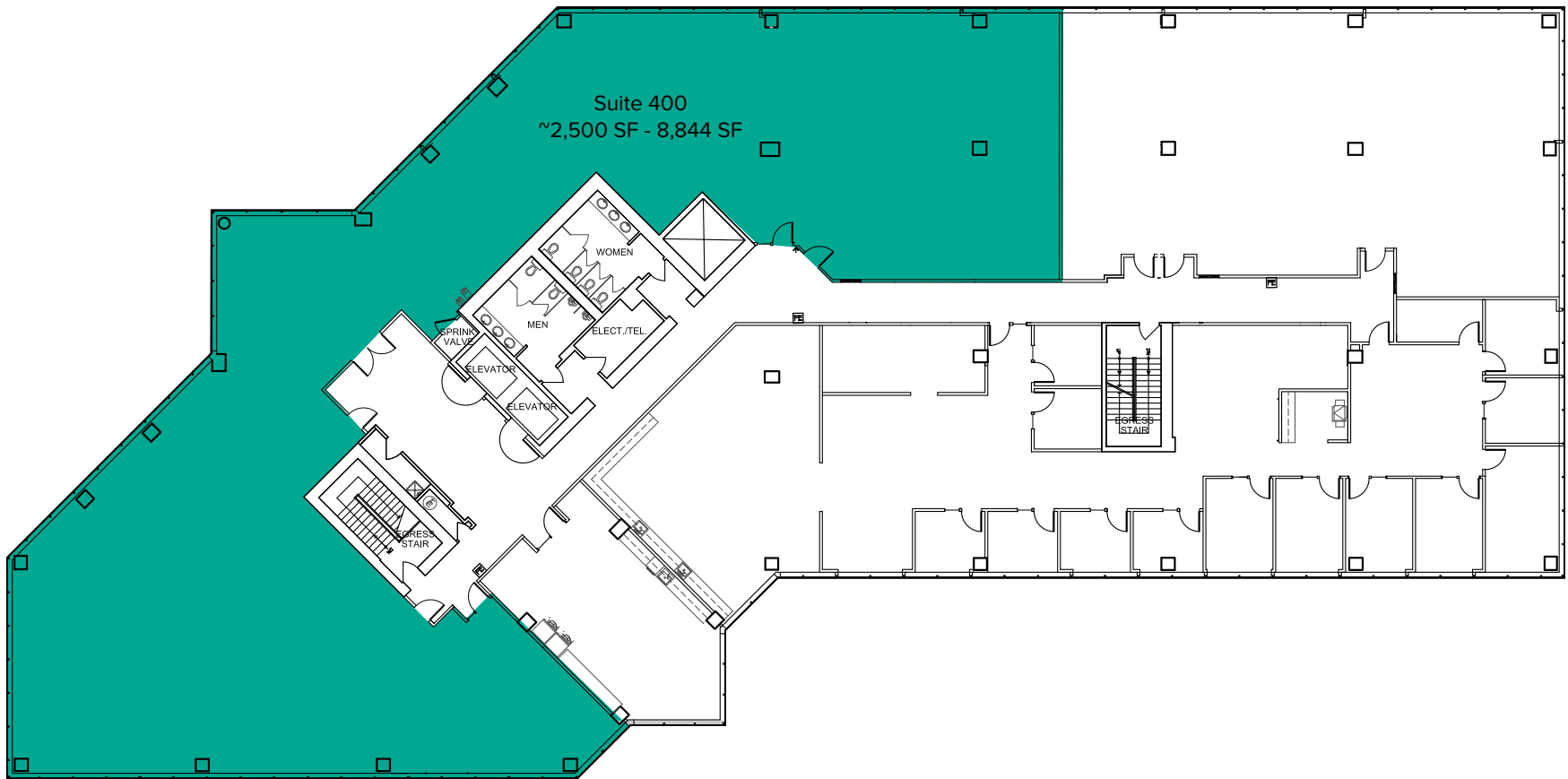
SECOND FLOOR

Suite	Square Feet	Notes
200	2,090 SF	3 POs, conference room, and kitchenette. Suite entrance through lobby. Available 10/1/19.
280	1,711 SF	4 POs and kitchenette. Available 3/1/20.



FOURTH FLOOR

Suite	Square Feet	Notes
400	~2,500 SF - 8,844 SF	Tenant Improvements and building signage available.



LOCATION MAP

