

**WAREHOUSE  
LEASE**



# LYNNWOOD EAST BUSINESS PARK

**2031 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





# WAREHOUSE/OFFICE NEAR I-5/I-405 INTERSECTION

**818 SF - 7,080 SF Available**

## FEATURES:

- First and Second Floor Suites with Natural Light
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available
- Immediate Access to I-5, I-405, and SR-525

# SUITE A-101/102 & 201 FLOOR PLAN

## SUITE FEATURES:

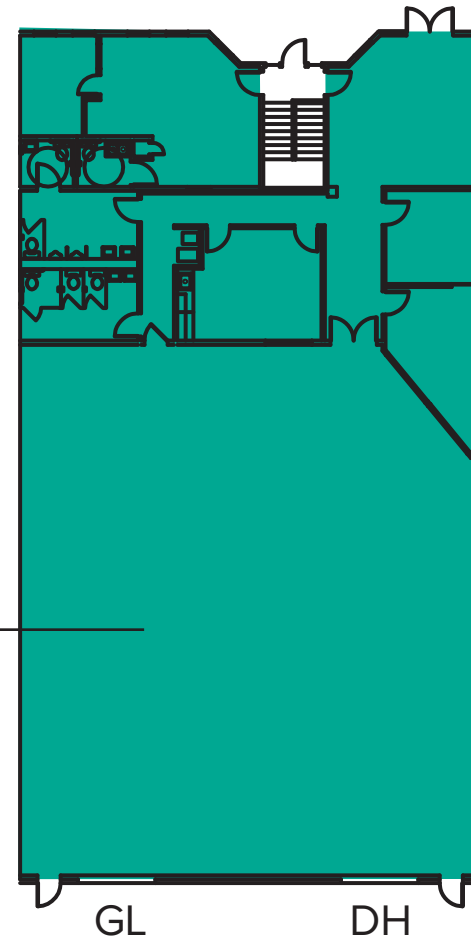
- Available 2/1/2020
- Up to 7,081 SF (2,509 - 3,144 SF ofc)
- Office: \$1.35/SF, NNN - Warehouse: \$0.80/SF, NNN
- 4 Private Offices
- 1 Conference Room
- 3 Restrooms
- Open Office Area
- Reception Area
- 1 Grade Level Door
- 1 Dock Height

**Suite A-201**  
635 SF ofc



SECOND FLOOR

**Suite A-101/102**  
6,446 SF (2,509 SF ofc)



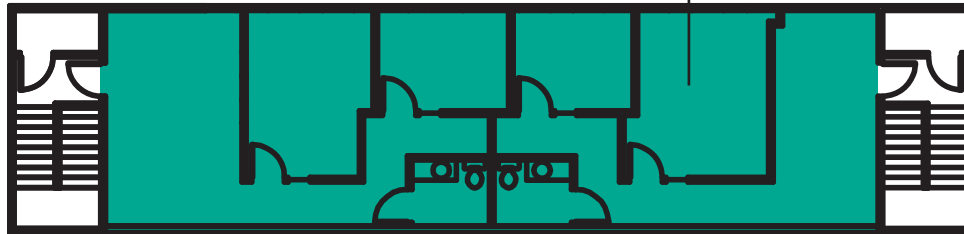
FIRST FLOOR

# SUITE B-201/202 FLOOR PLAN

## SUITE FEATURES:

- Available 7/1/2019
- 818 SF - 1,635 SF
- \$2,450/Month, Modified Gross
- Second Floor Office Suite
- 4 Private Office
- 2 Restrooms
- Open Office Area
- Reception Area
- Abundant Natural Light

**Suite B-201/B-202**  
818 SF - 1,635 SF



# LOCATION MAP

