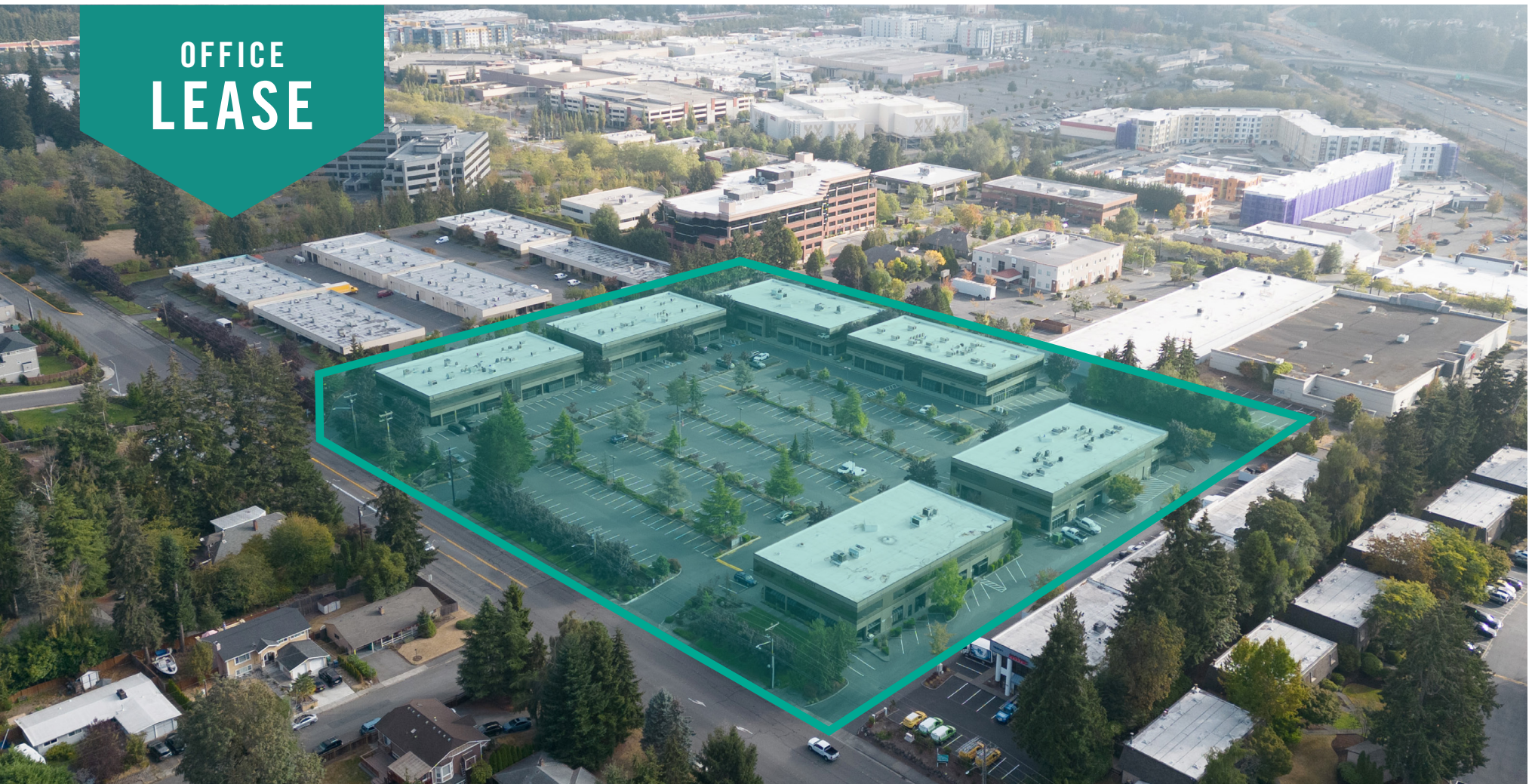


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Brian Stewart

425.289.2222

brians@rosenharbottle.com

425.454.3030
rosenharbottle.com

Grant Rubenstein

425.289.2220

grant@rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACES

678 SF - 11,760 SF Available

\$25.25/SF, Gross



PROPERTY DETAILS:

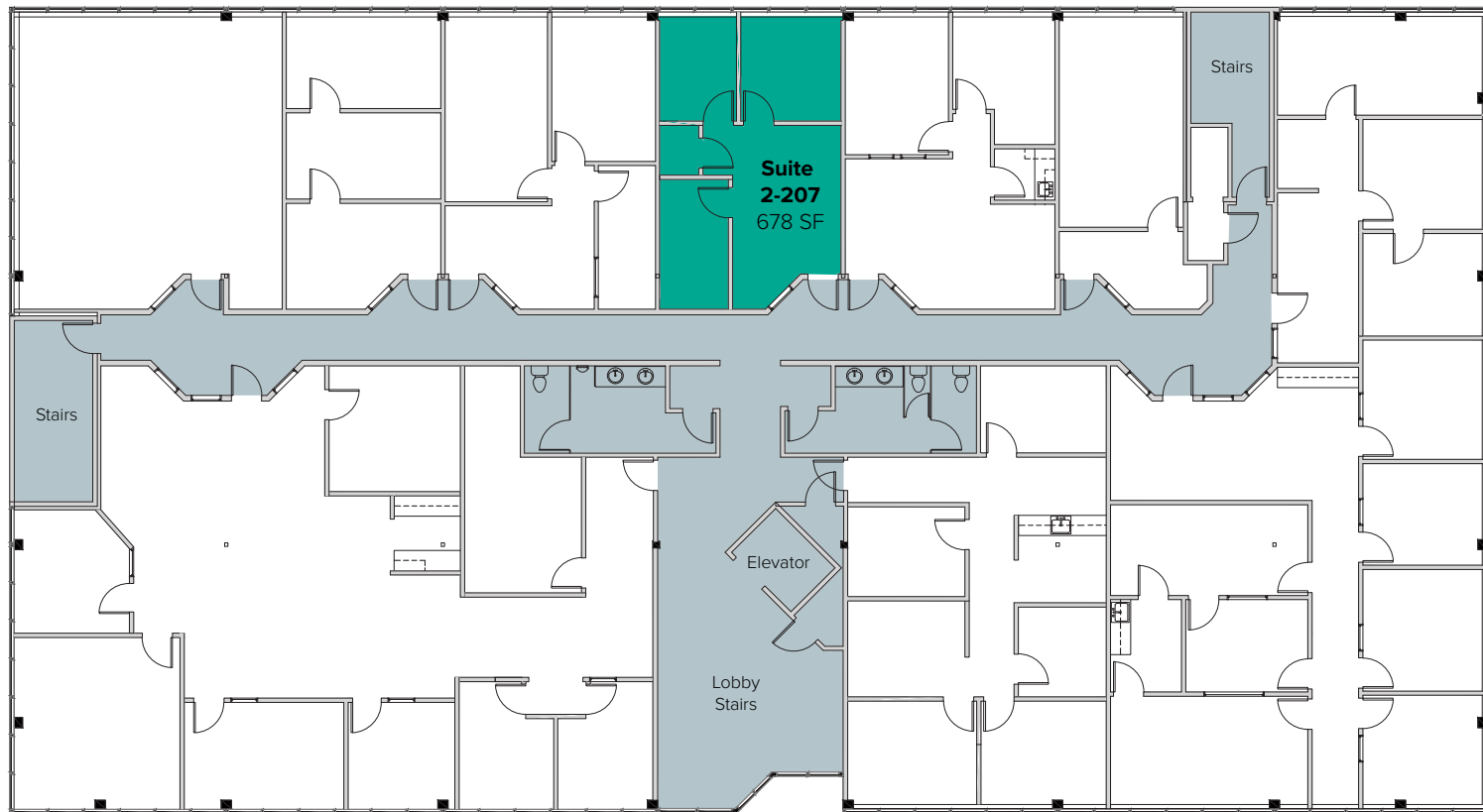
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 2 (19105)

Suite	Square Feet	Rate
2-207	678 SF	\$25.25/SF, Gross

Small second floor office space 3 private offices, storage room, and open work space.
Available 2/1/2023.



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

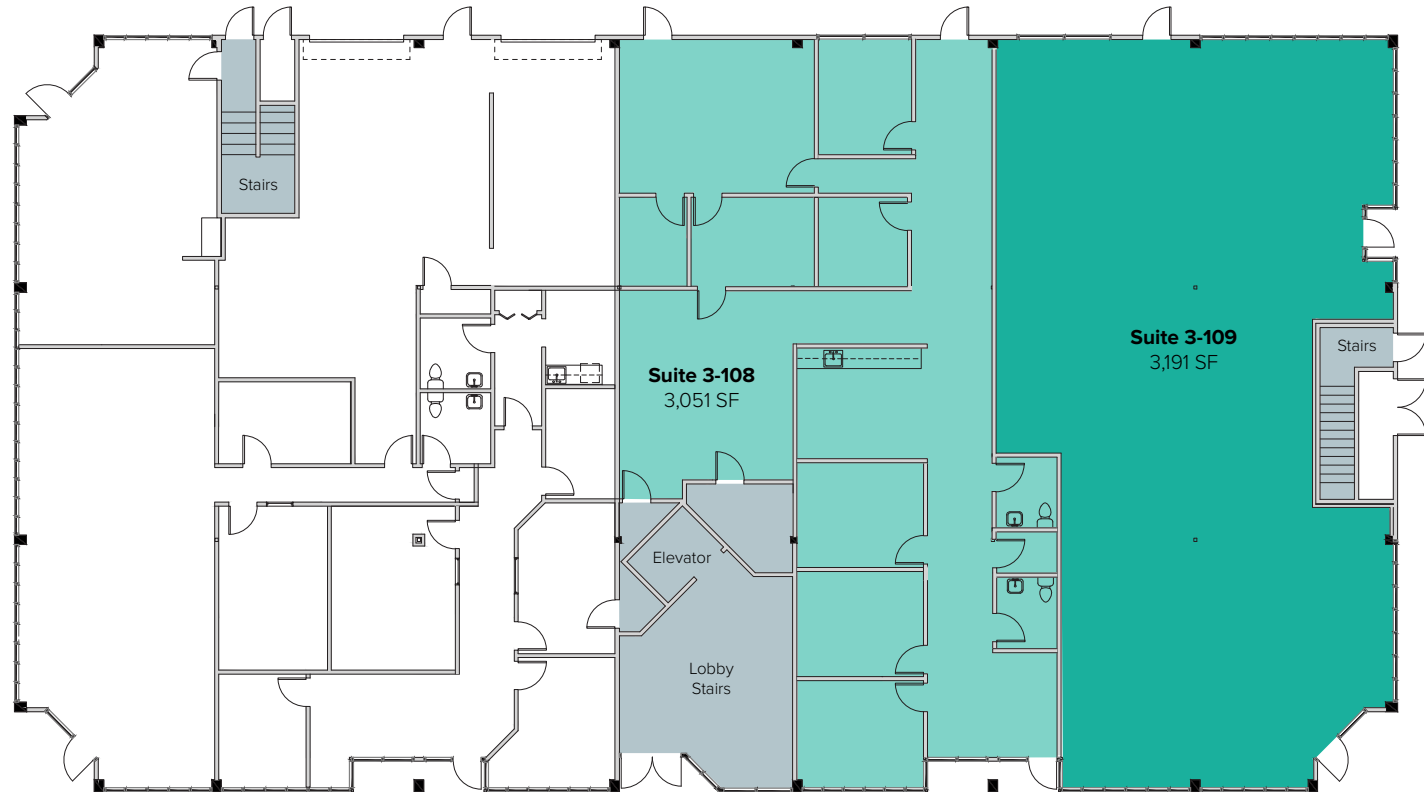
BUILDING 3 (19109)

Suite	Square Feet	Rate
3-108	3,051 SF	\$25.25/SF, Gross

First floor office with private offices, kitchenette, 2 restrooms, open work space, and direct front and back entrances. **Available Now.**

3-109	3,191 SF	\$25.25/SF, Gross
-------	----------	-------------------

Endcap first floor office space with open work space. Includes front, back, and side entrances. **Available 2/1/2023.**

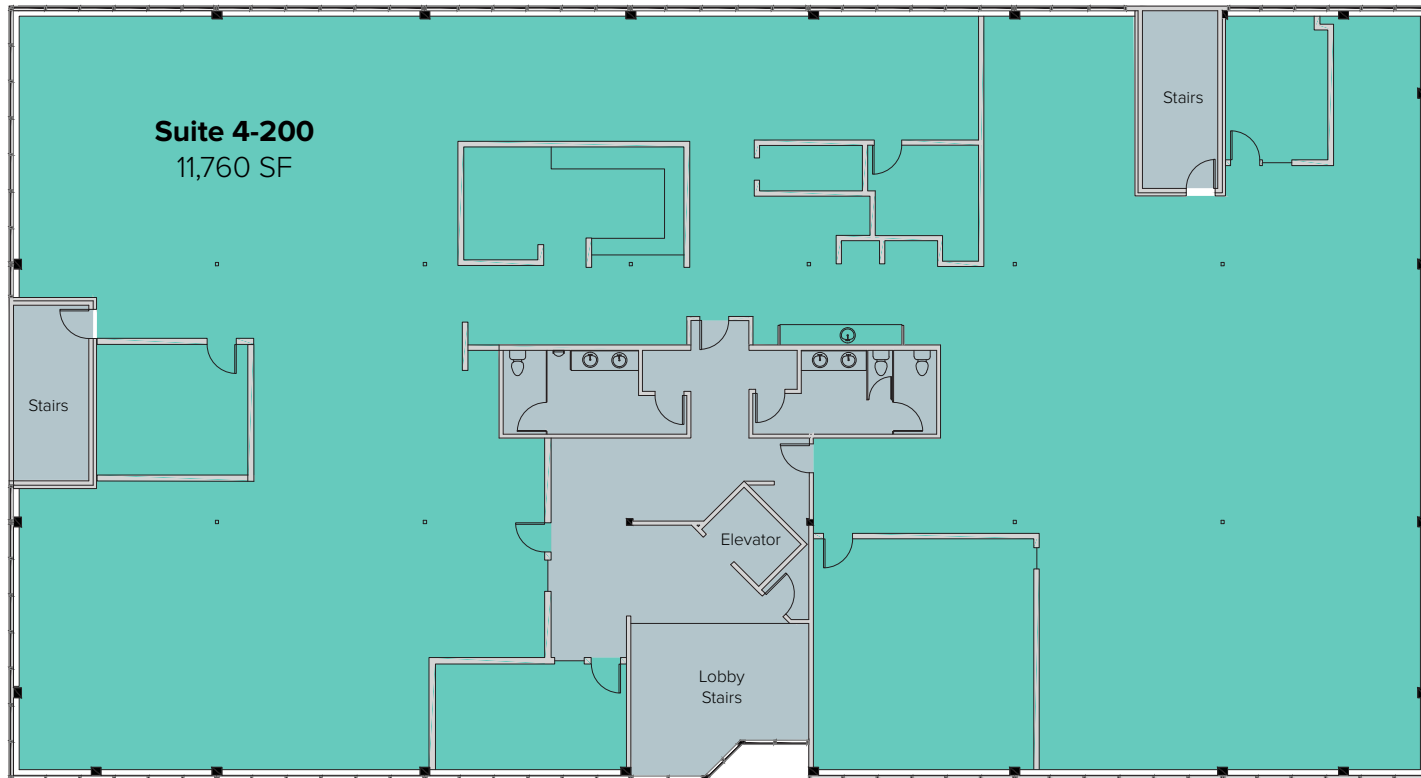


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 4 (19203)

Suite	Square Feet	Rate
4-200	11,760 SF	\$25.25/SF, Gross

Full second floor office space available. Includes private offices, break room, and open work space. **Available Now.**

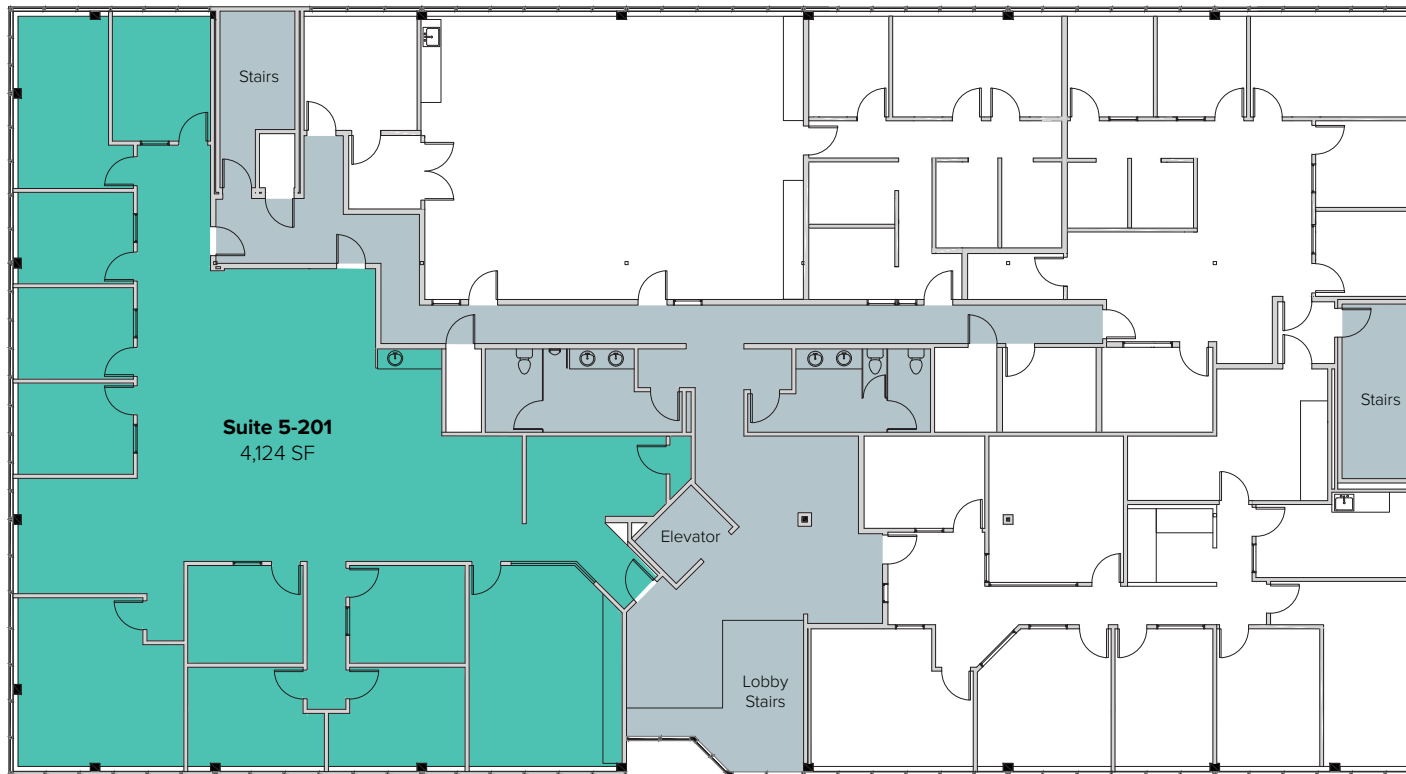


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 5 (19217)

Suite	Square Feet	Rate
5-201	4,124 SF	\$25.25/SF, Gross

Second floor office with private offices, conference rooms, and open work space.
Available 2/1/2023.

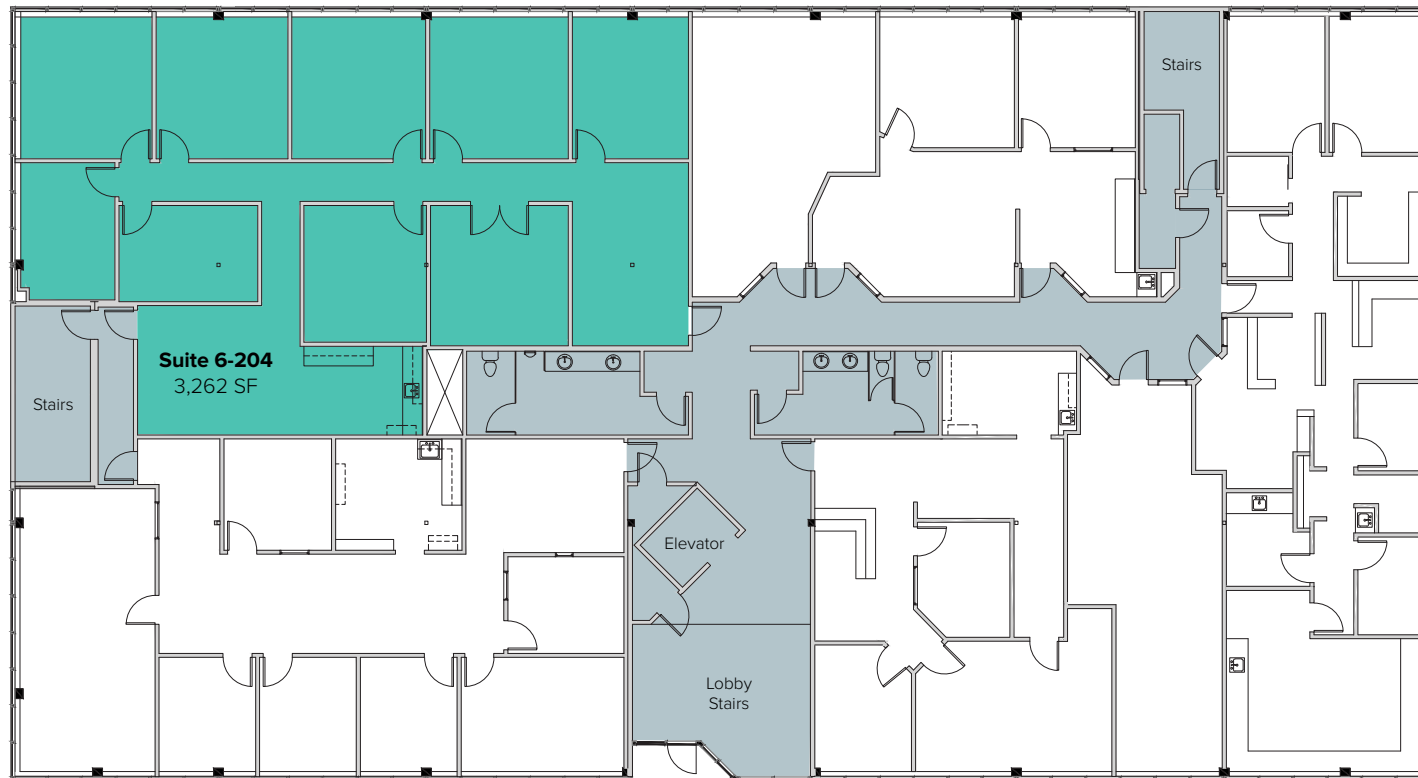


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 6 (19221)

Suite	Square Feet	Rate
6-201	3,262 SF	\$25.25/SF, Gross

Second floor office with private offices, reception area, break area with kitenette, and open work space. **Available 6/1/2023.**



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SITE PLAN



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP



LOCATION MAP

