

OFFICE/MEDICAL  
SPACES



# LYNNWOOD CORPORATE CENTER

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# COMMON AREA REMODEL COMPLETE

**1,711 SF - 13,087 SF Available**

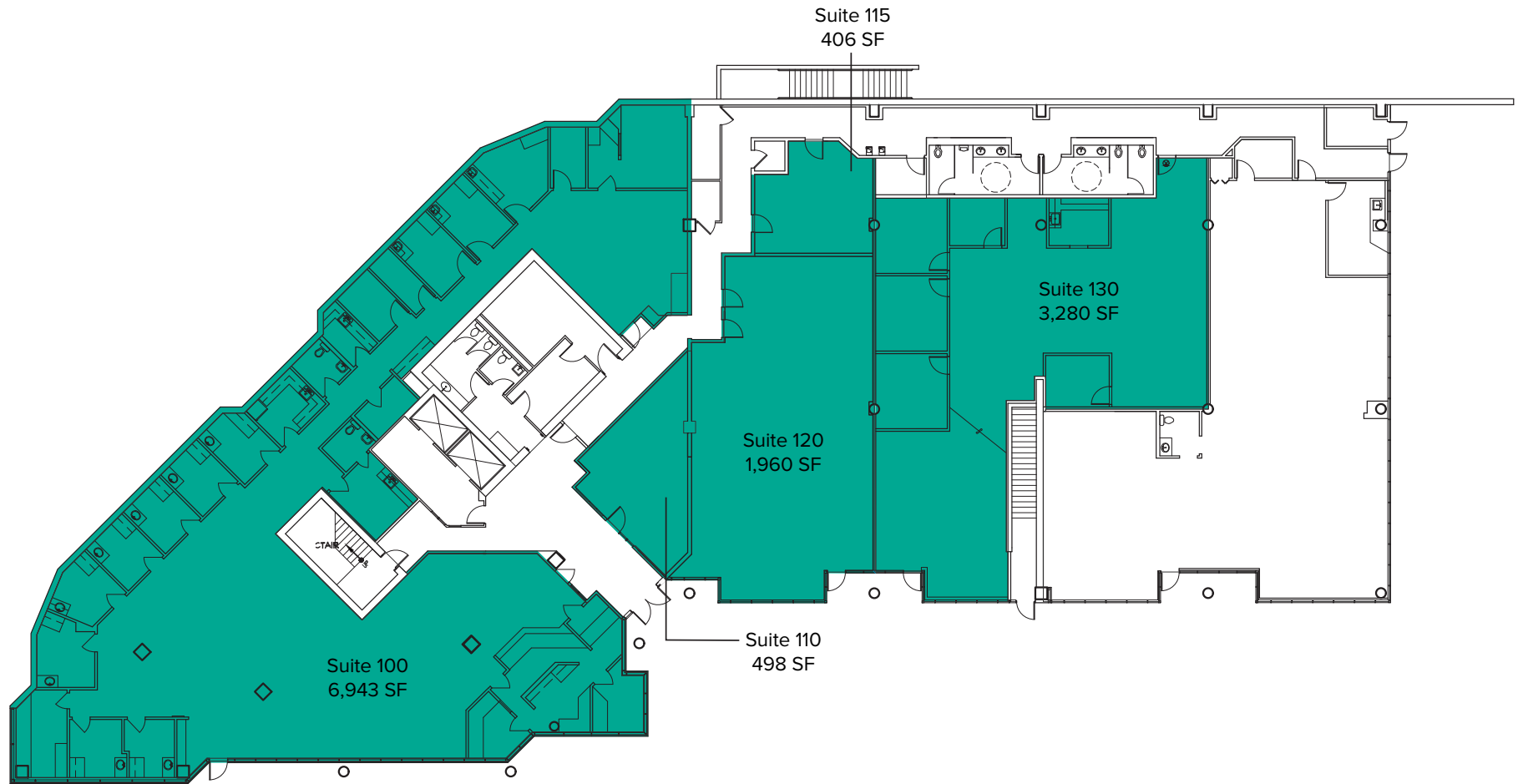
**\$20.00 - \$22.00/SF NNN**

## 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

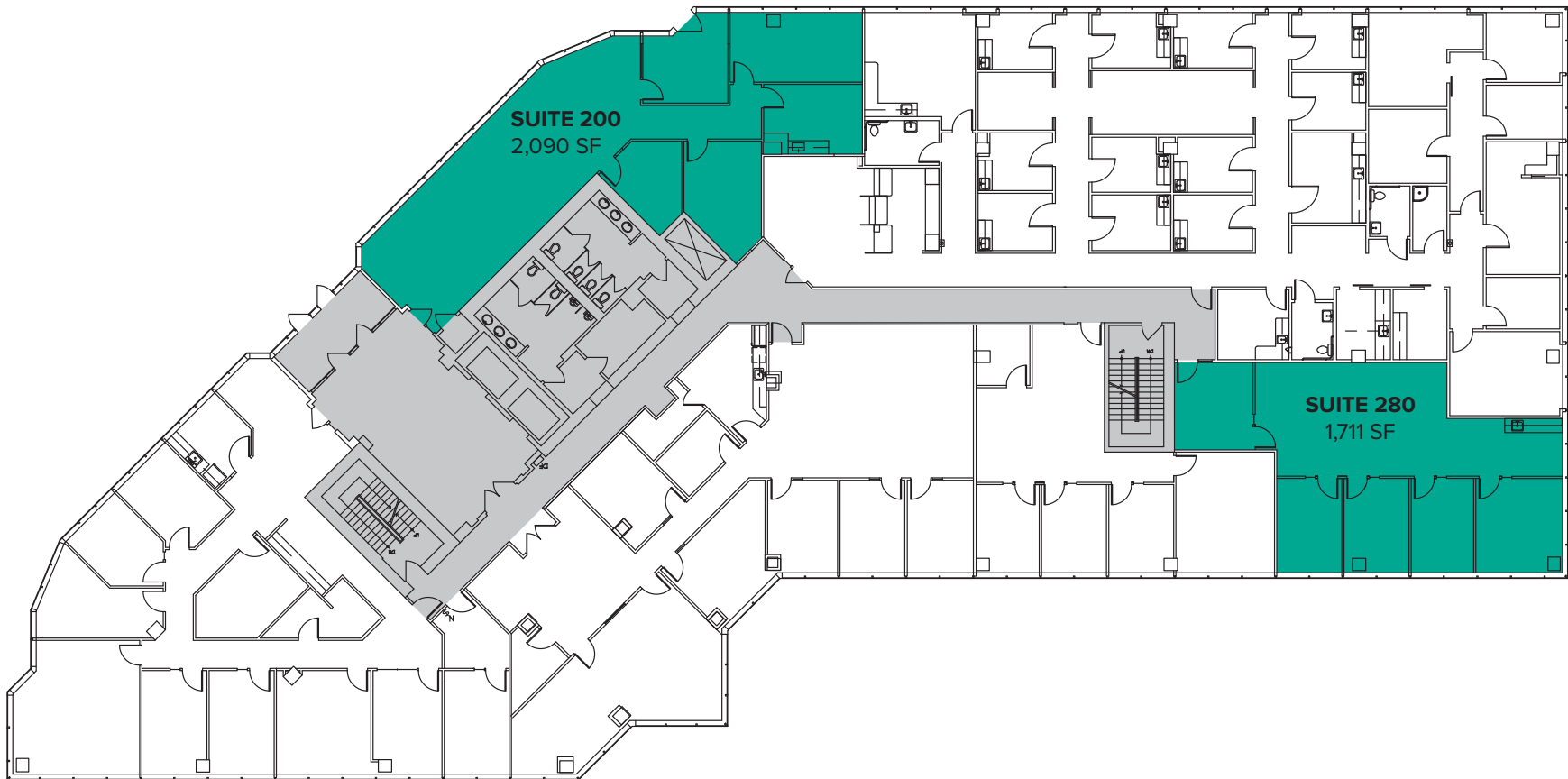
# FIRST FLOOR

| 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 |  |



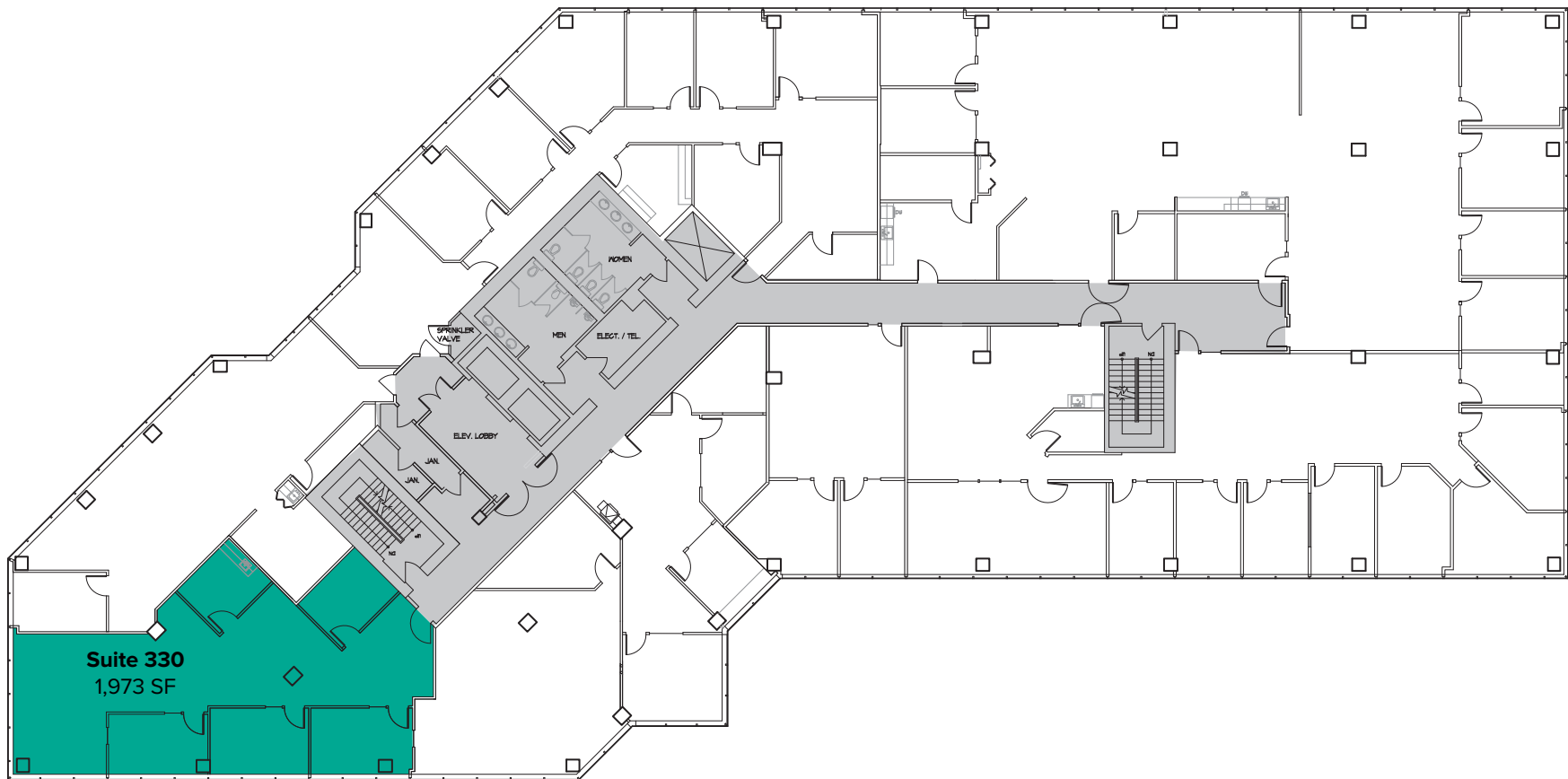
# SECOND FLOOR

| Suite | Square Feet | Notes  |
|-------|-------------|--|
| 200   | 2,090 SF    | 3 POs, conference room, and break room. Direct entry and suite entrance through lobby. Available with 30 days' notice. |
| 280   | 1,711 SF    | 4 POs and kitchenette. Available with 30 days' notice.   |



# THIRD FLOOR

| Suite | Square Feet | Notes   |
|-------|-------------|---|
| 330   | 1,973 SF    | 4 POs, kitchenette, and open work area. Available with 30 days' notice. |



# FOURTH FLOOR

| Suite | Square Feet          | Notes                          |
|-------|----------------------|--------------------------------|
| 440   | ~2,500 SF - 3,964 SF | Tenant Improvements available. |





# LOCATION MAP

