

# LYNNWOOD BUSINESS CENTER

19231 36th Avenue W, Lynnwood, WA 98036

**CAN'T BEAT LOCATION!**



## Creative Office Space w/ Signage 1,645 SF - 4,724 SF Available

Suite	Total SF	Rent/Month
B-201	1,645 SF	\$2,742
D	3,079 SF	\$6,158

Suites B-201 & D are contiguous for 4,724 SF total.

### FEATURES:

- Building Signage
- Floor to Ceiling Windows - Great Natural Light
- Quick Access to I-5, I-405 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Comcast & Frontier High-Speed Internet Available

Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
phone: (425) 454-3030 fax: (425) 454-6705 | [www.rosenharbottle.com](http://www.rosenharbottle.com)

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.



For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Caleb Farnworth, CCIM**  
(425) 289-2235  
[calebf@rosenharbottle.com](mailto:calebf@rosenharbottle.com)

[www.rosenharbottle.com](http://www.rosenharbottle.com)

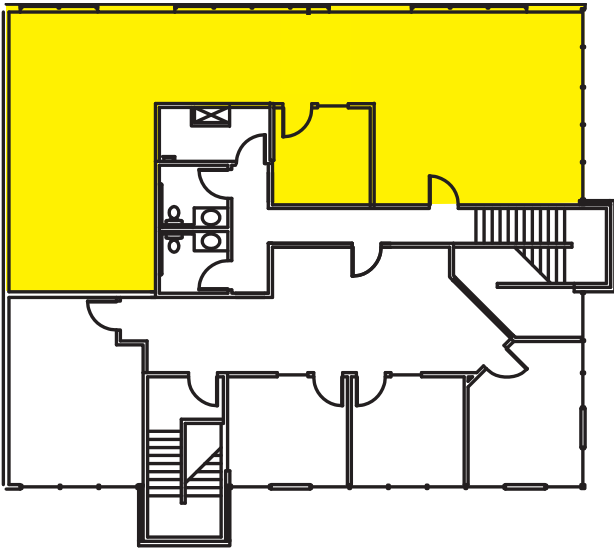
# LYNNWOOD BUSINESS CENTER

19231 36th Avenue W, Lynnwood, WA 98036

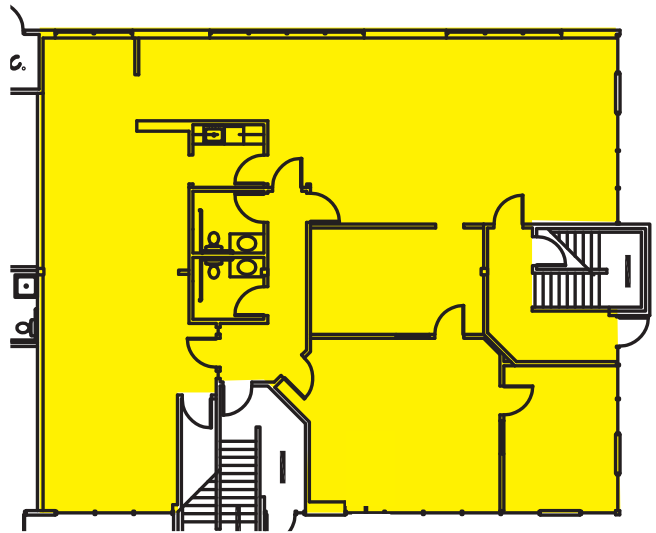
## AVAILABLE SPACE

Suite	SF
B-201	1,645
D	3,079
Contiguous	4,724

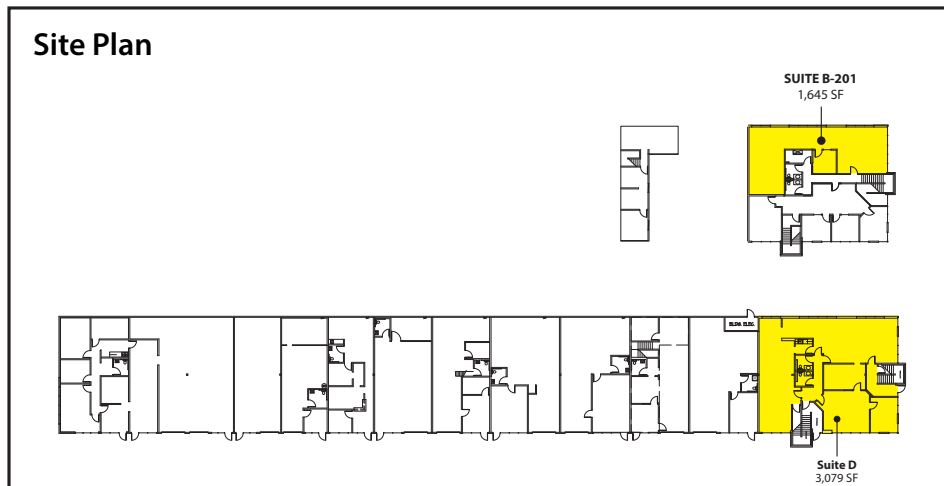
Second Floor - B-201: 1,654 SF



First Floor - D: 3,079 SF



Site Plan



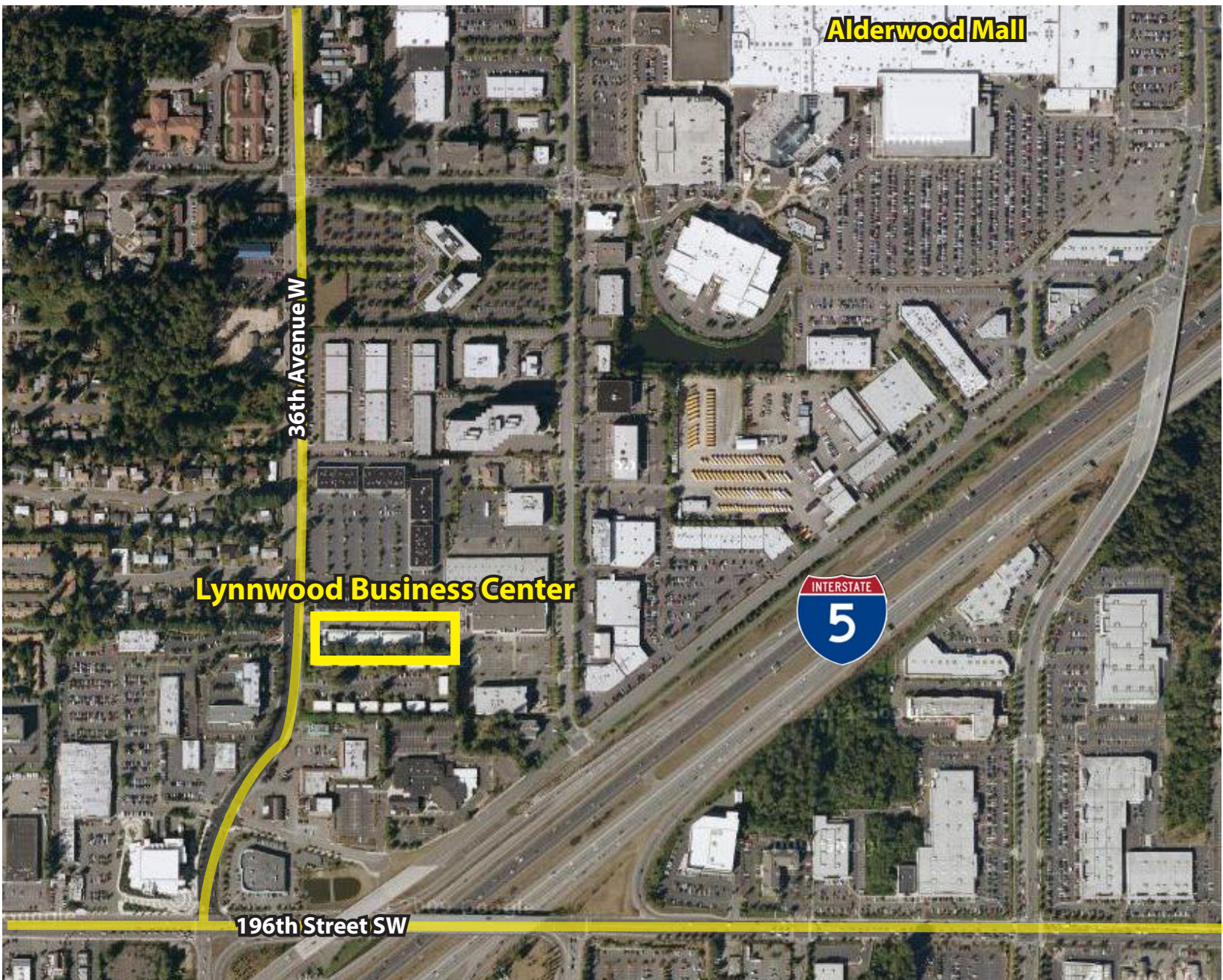
Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
phone: (425) 454-3030 fax: (425) 454-6705 | [www.rosenharbottle.com](http://www.rosenharbottle.com)

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.



# LYNNWOOD BUSINESS CENTER

19231 36th Avenue W, Lynnwood, WA 98036



For more information, contact:

**Rosen-Harbottle Commercial Real Estate**

**Caleb Farnworth, CCIM**

(425) 289-2235

[calebf@rosenharbottle.com](mailto:calebf@rosenharbottle.com)

[www.rosenharbottle.com](http://www.rosenharbottle.com)

Rosen-Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
phone: (425) 454-3030 fax: (425) 454-6705 | [www.rosenharbottle.com](http://www.rosenharbottle.com)

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.