

## LYNNWOOD CORPORATE CENTER

## 19401 40th Avenue W | Lynnwood, WA

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# CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

1,386 SF - 4,308 SF Available \$23.00/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 &
   Future Link Light Rail station

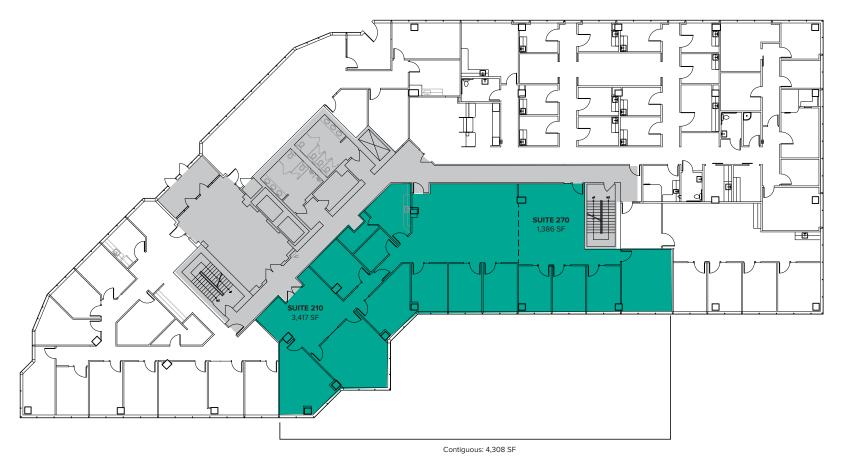






# SECOND FLOOR

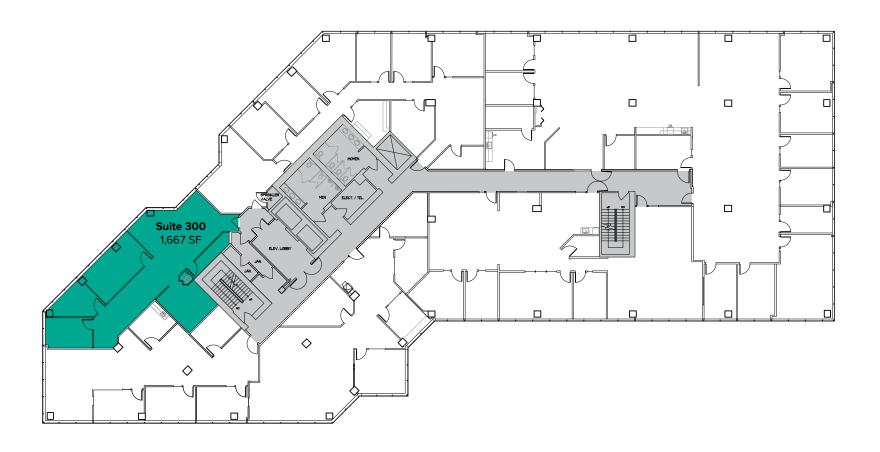
Suite	Square Feet	Rate	Notes
210	3,417 SF - 4,308 SF	\$23.00/SF, NNN	Second floor office space with reception, kitchenette, 6 private offices on window line, 2 conference rooms, open work area, and storage room. Contiguous with 270.  Available 2/1/2025.
270	1,386 SF - 4,308 SF	\$23.00/SF, NNN	Second floor office 3 private offices on window line, conference room, and open work area. Contiguous with 210.  Available 2/1/2025.





## THIRD FLOOR

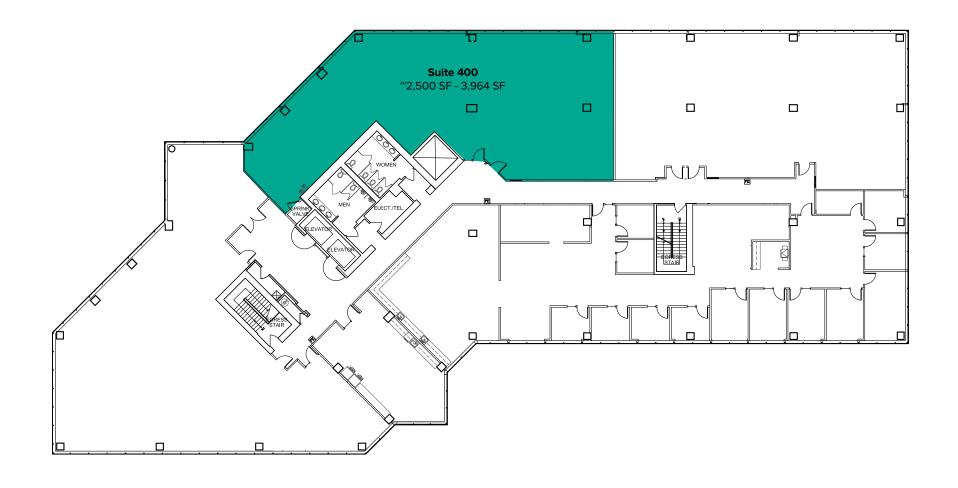
Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area.  Available 1/1/2025.





## FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	~2,500 SF - 3,964 SF	\$23.00/SF, NNN	Fourth floor office space with open work area. Tenant improvements available. <b>Available now.</b>





## **LOCATION MAP**

