

LYNNWOOD CORPORATE CENTER

COMMON AREA REMODEL COMPLETE



19401 40th Avenue W, Lynnwood, WA 98036

Brian Stewart

(425) 289-2222

brians@rosenharbottle.com

Connor Feuerberg

(425) 279-7943

connor@rosenharbottle.com

RH ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE



1,667 SF - 12,710 SF Available

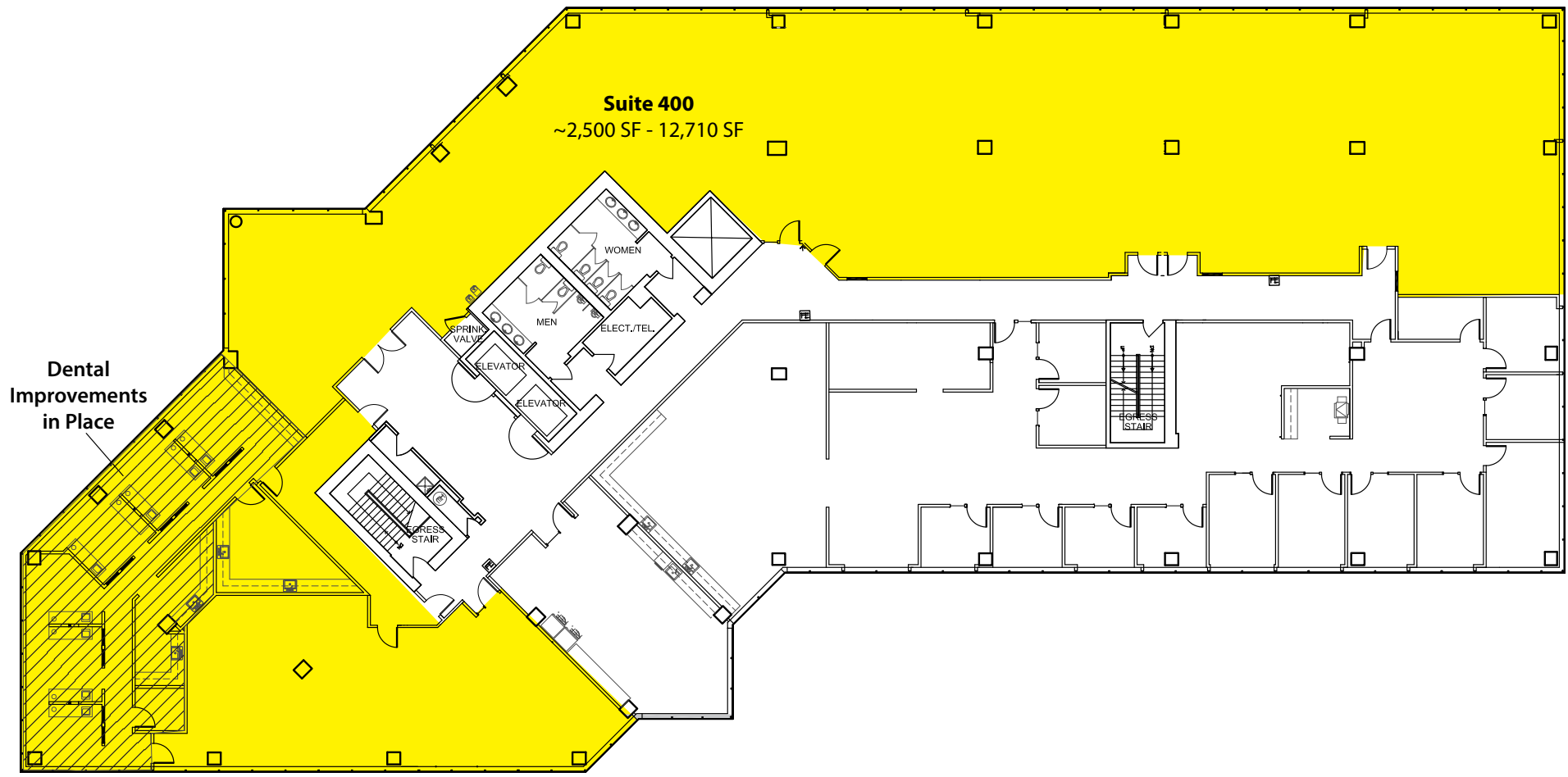
\$15.00 - \$19.50/SF, NNN

FEATURES:

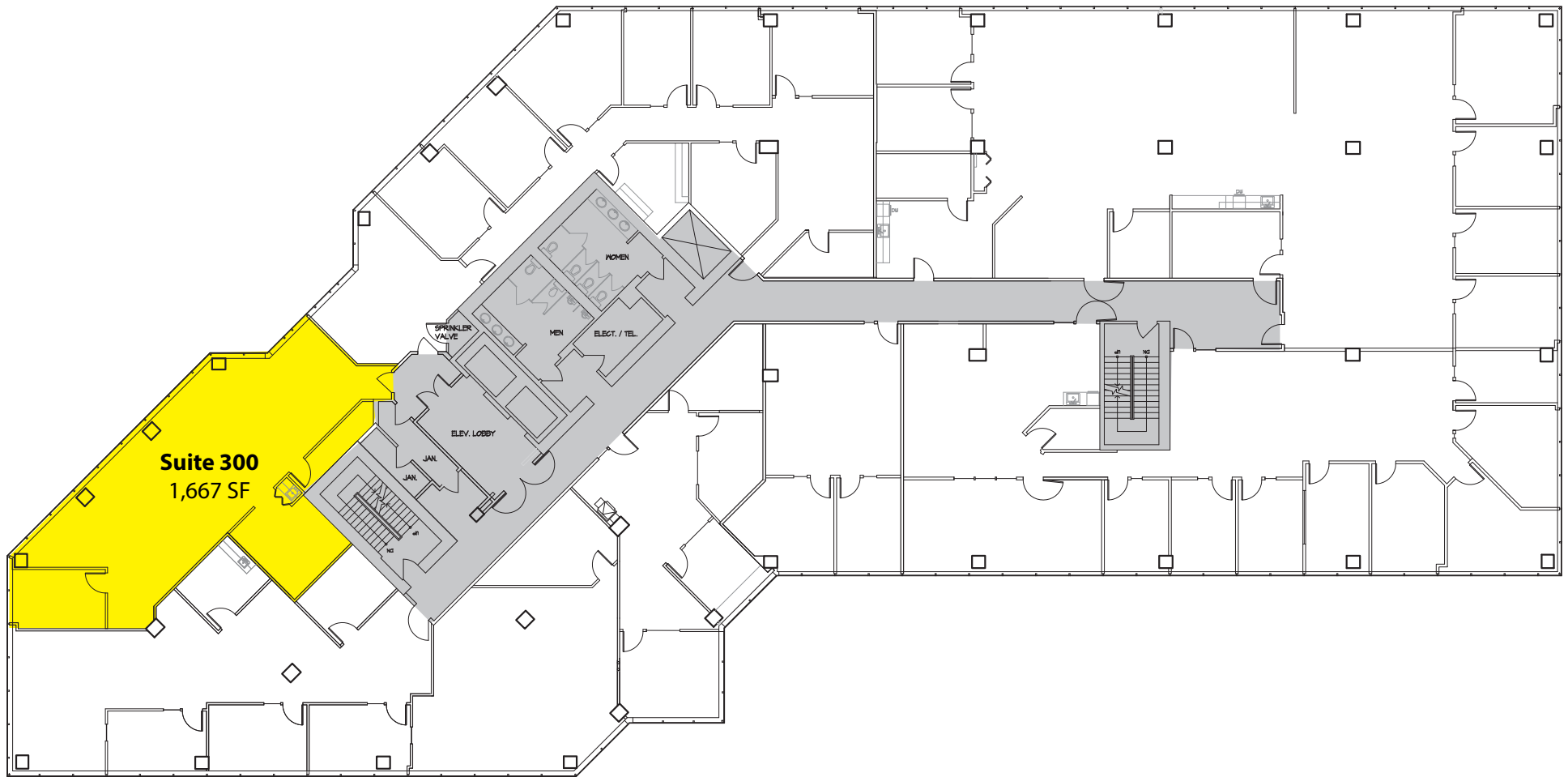
- Extensive Windowline
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

Suite	Square Feet
100	6,943 SF - 9,805 SF
Notes: 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 120 for 9,805 SF total (\$15.00/SF, NNN)	
120	2,862 SF - 9,805 SF
Notes: Off-lobby suite with reception, 1 PO and open area. Contiguous with Suite 100 for 9,805 SF total (\$15.00/SF, NNN)	
300	1,667 SF
Notes: Open floor plan suite directly off of elevator. 1 PO and kitchenette existing with additional tenant improvements available (\$19.50/SF, NNN)	
400	2,500 SF - 12,710 SF
Notes: Tenant Improvements and building signage available. Approximately 3,000 SF currently builtout with dental improvements (\$19.50/SF, NNN)	

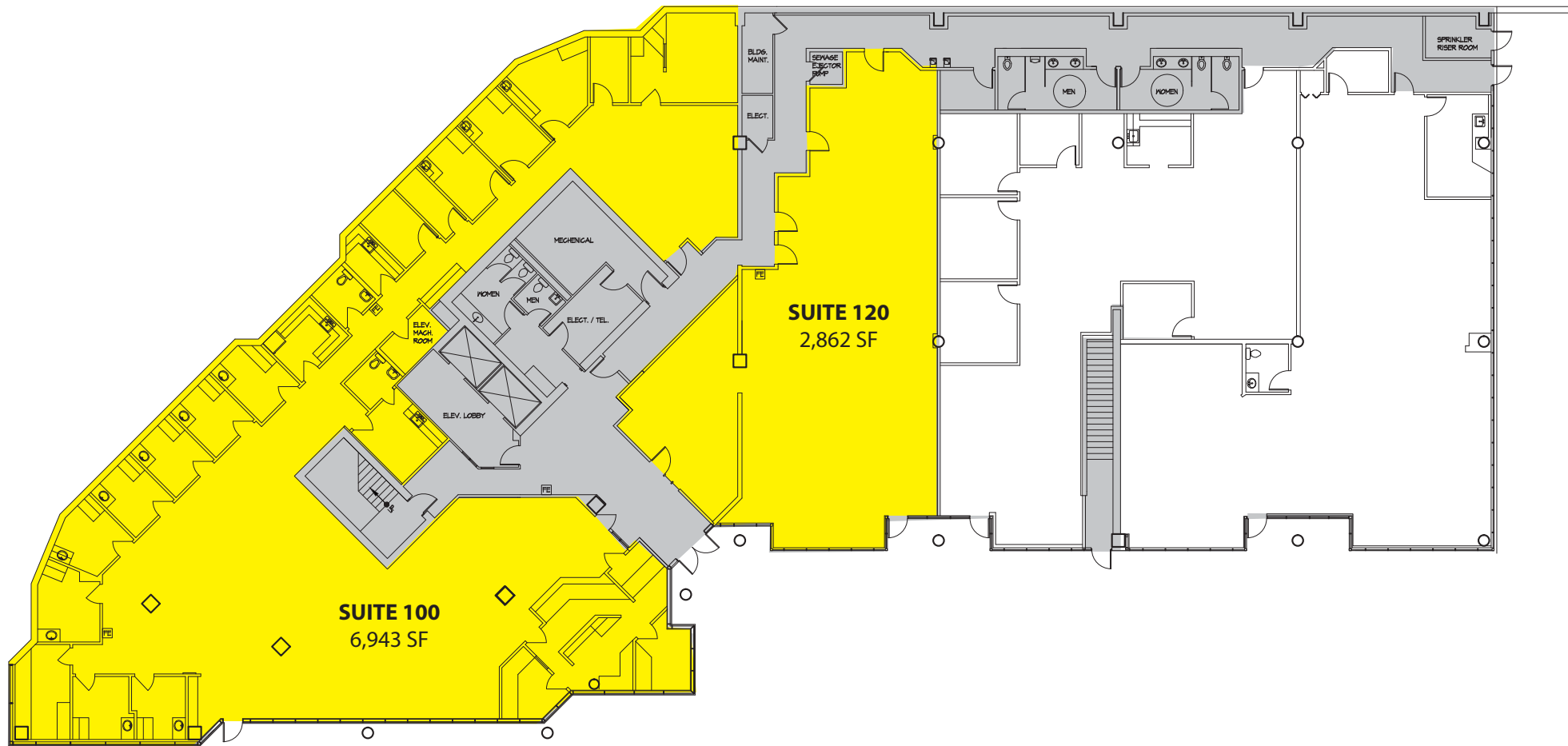
Suite	Square Feet	Available
400	~2,500-12,710 SF	60 days



Suite	Square Feet	Available
300	1,667 SF	NOW



Suite	Square Feet	Available
100	6,943 SF	NOW
120	2,862 SF	NOW
Contiguous	9,805 SF	



Amenities & Features

- Full medical improvements in place
- Direct Entry & Separate Back Entrance
- Many exam rooms with plumbing
- Reception and waiting room
- Lab room
- Kitchenette and break room
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area



