

LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036

FULL, TOP FLOOR AVAILABLE



HIGH-IMAGE, CLASS A OFFICE

2,090 SF - 19,636 SF Available

\$17.75/SF, NNN

FEATURES:

- Building Signage Available
- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- NNN Expenses: \$8.25/SF
(includes janitorial)



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

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LYNNWOOD CORPORATE CENTER

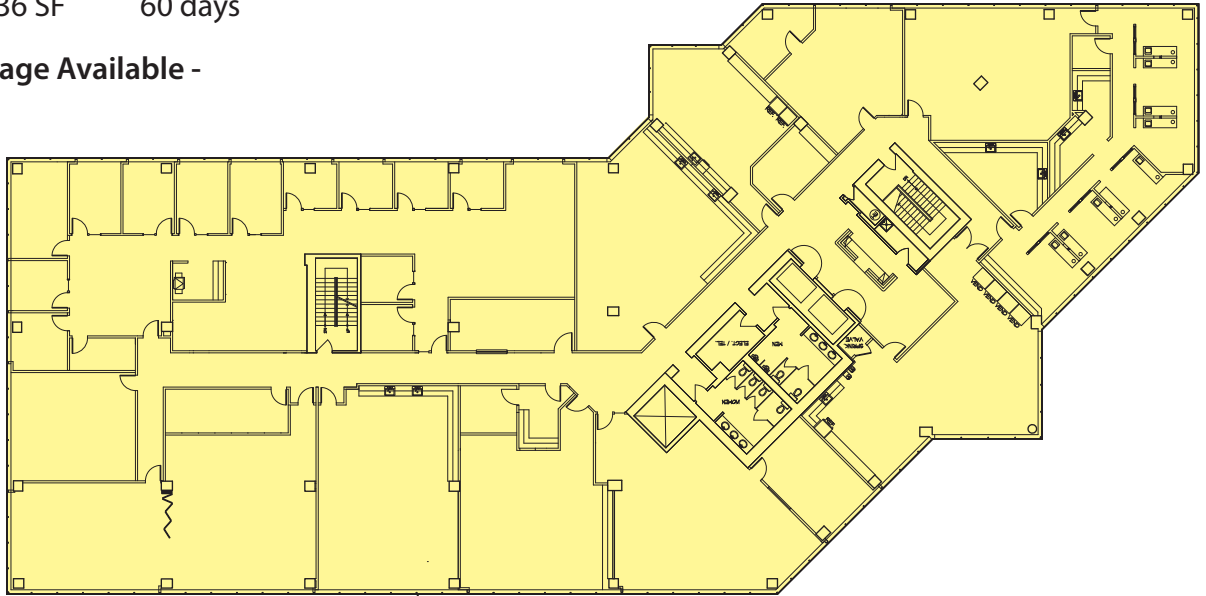
19401 40th Avenue W, Lynnwood, WA 98036

Fourth Floor

Full Floor Available

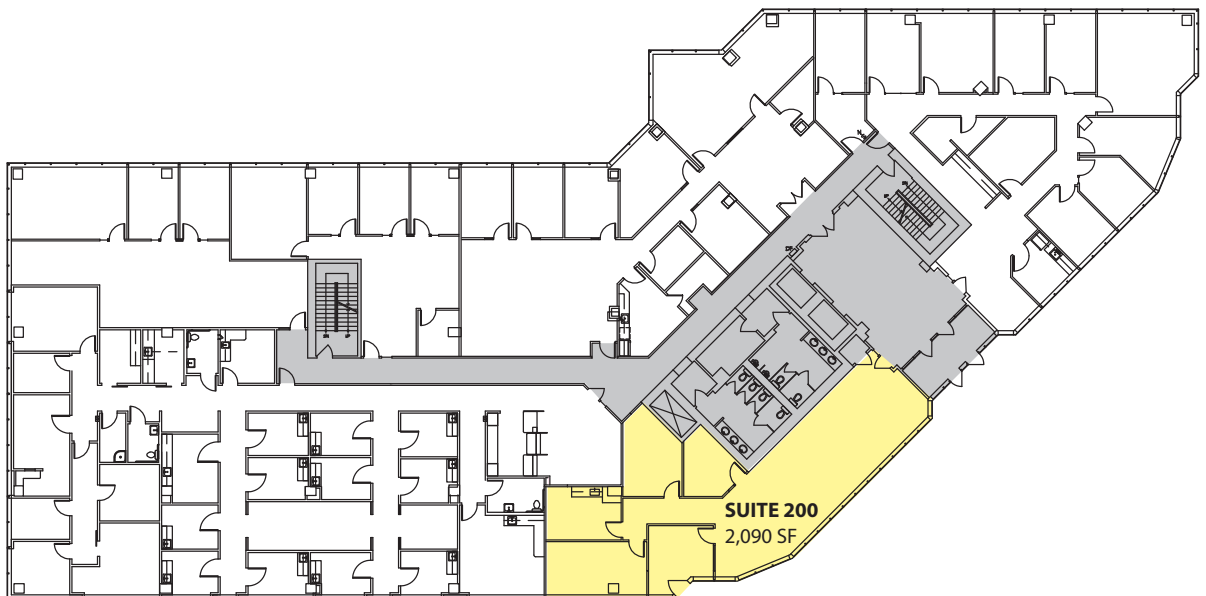
Suite	Square Feet	Available
400	~5,000-19,636 SF	60 days

- Building Signage Available -



Second Floor

Suite	Square Feet	Available
200	2,090 SF	NOW

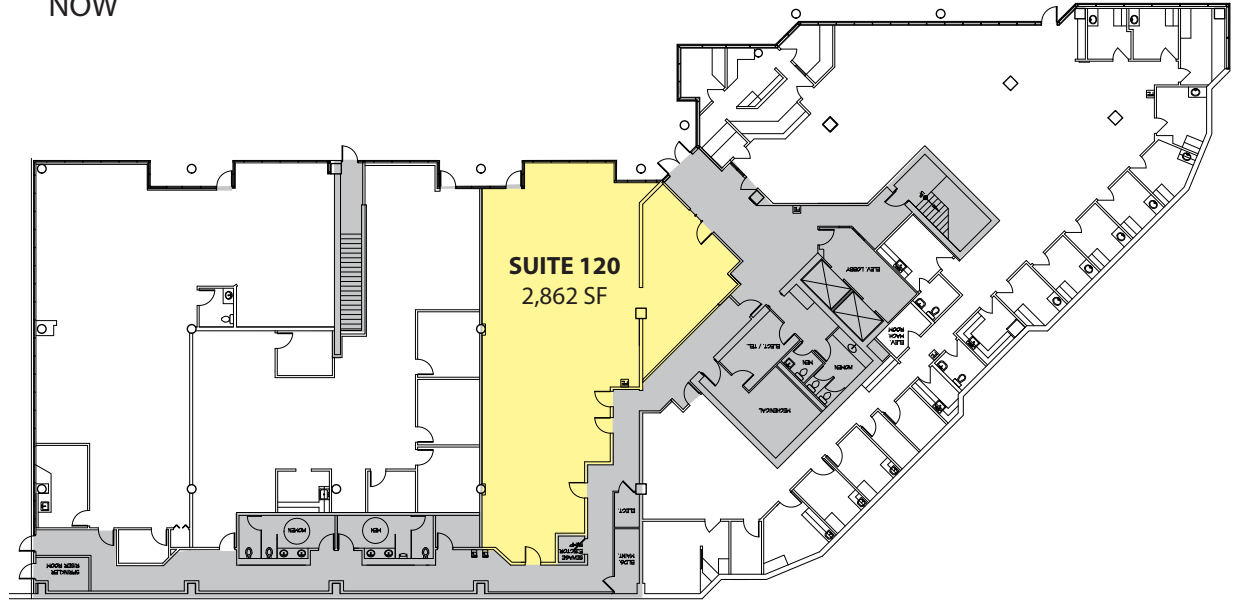


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First Floor

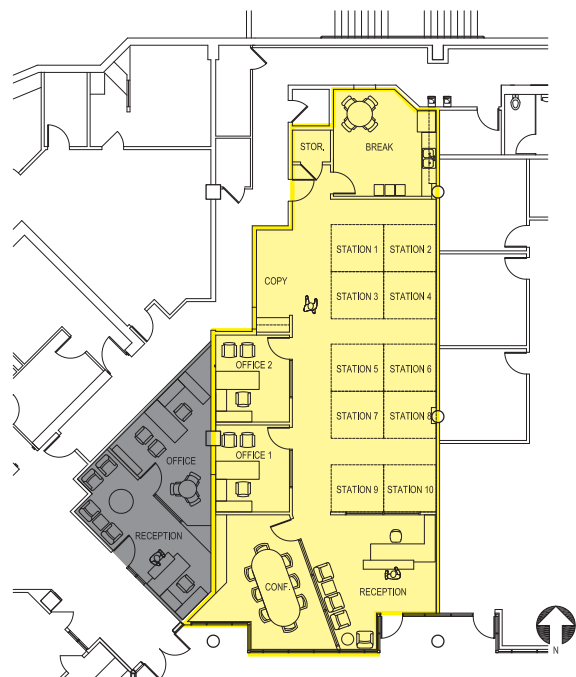
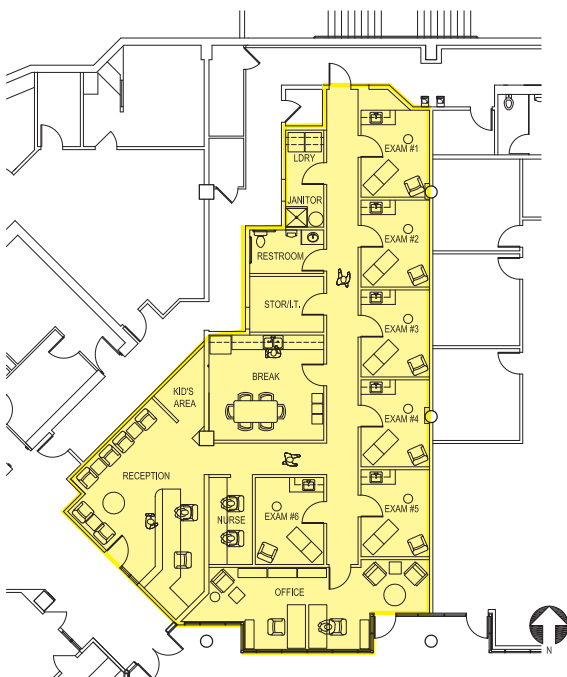
Suite	Square Feet	Available
120	2,862 SF	NOW



Suite 120 Build Out Options

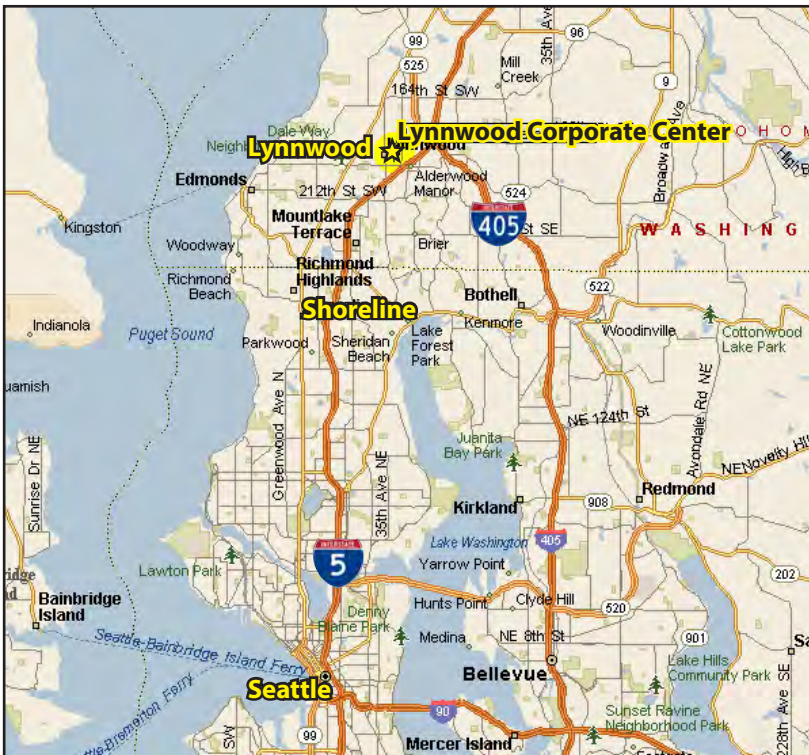
Option A - Medical Build Out: 2,862 SF

Option B - Office Build Out: 2,364 SF



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