

LYNNWOOD FINANCIAL CENTER

19009 33rd Avenue W, Lynnwood, WA 98036



OFFICE NEAR ALDERWOOD MALL

1,091 SF - 3,652 SF Available

\$20.00/SF, Full Service

FEATURES:

- New Ownership
- Former Bank Suite with Drive-Thru Available (Suite 200)
- Borders Alderwood Mall & Many Restaurants & Amenities
- Immediate Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

NEW BUILDING UPDATES UNDERWAY:

- New HVAC Systems with Controls in Each Suite
- Lobby & Restroom Renovation
- Including Flooring, Lighting & Paint
- New Exterior Building Paint & Roof
- Elevator Updates
- Improved Landscaping
- Parking Lot Seal-Coating & Re-Striping

For more information, contact:

ROSEN~HARBOTTLE COMMERCIAL REAL ESTATE

Brian Stewart

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www.rosenharbottle.com

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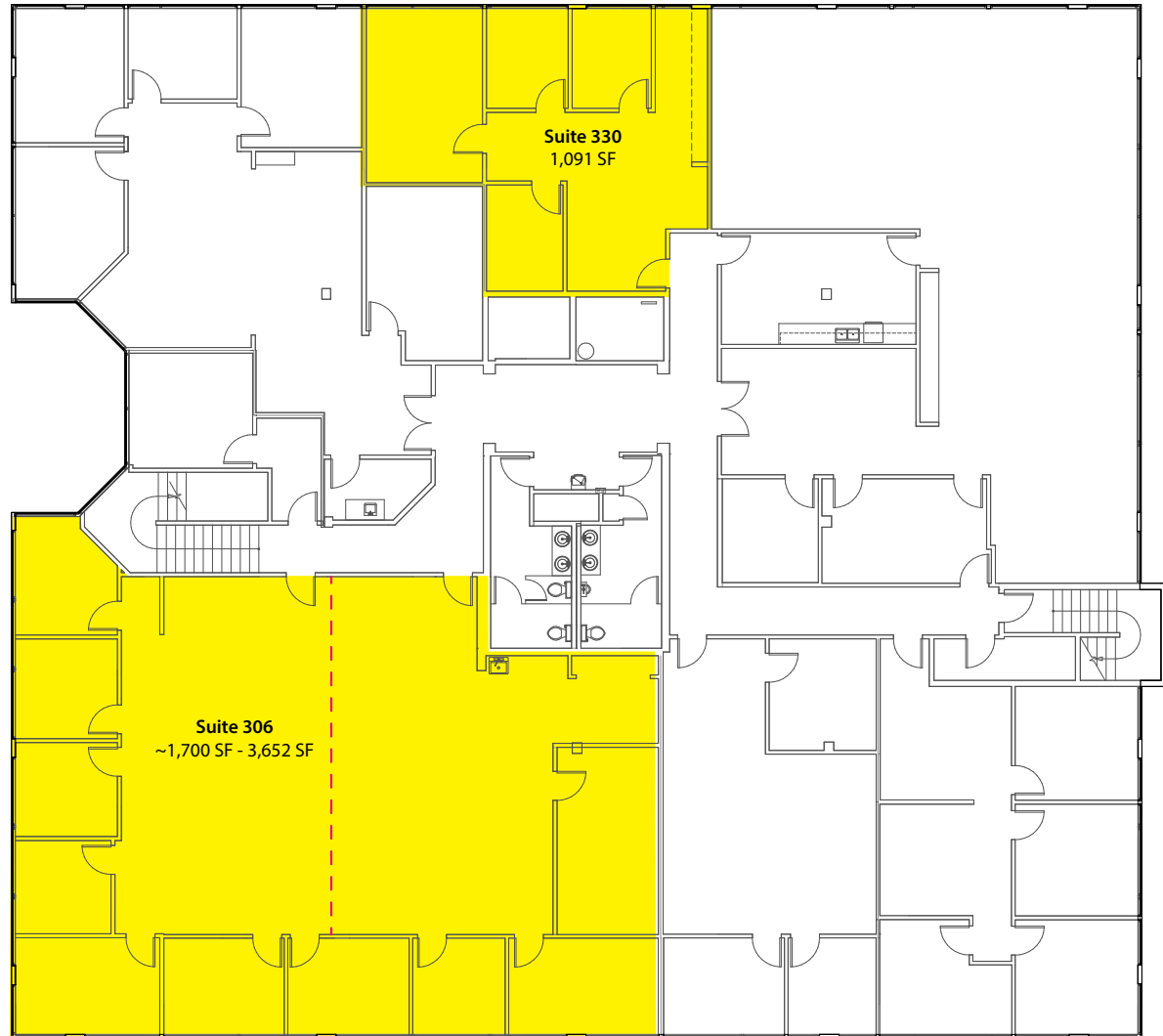
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Third Floor

| Suite | Square Feet | Available |
|-------|----------------------|-----------|
| 306 | ~1,700 SF - 3,652 SF | Now |
| 330 | 1,091 SF | 4/1/2017 |



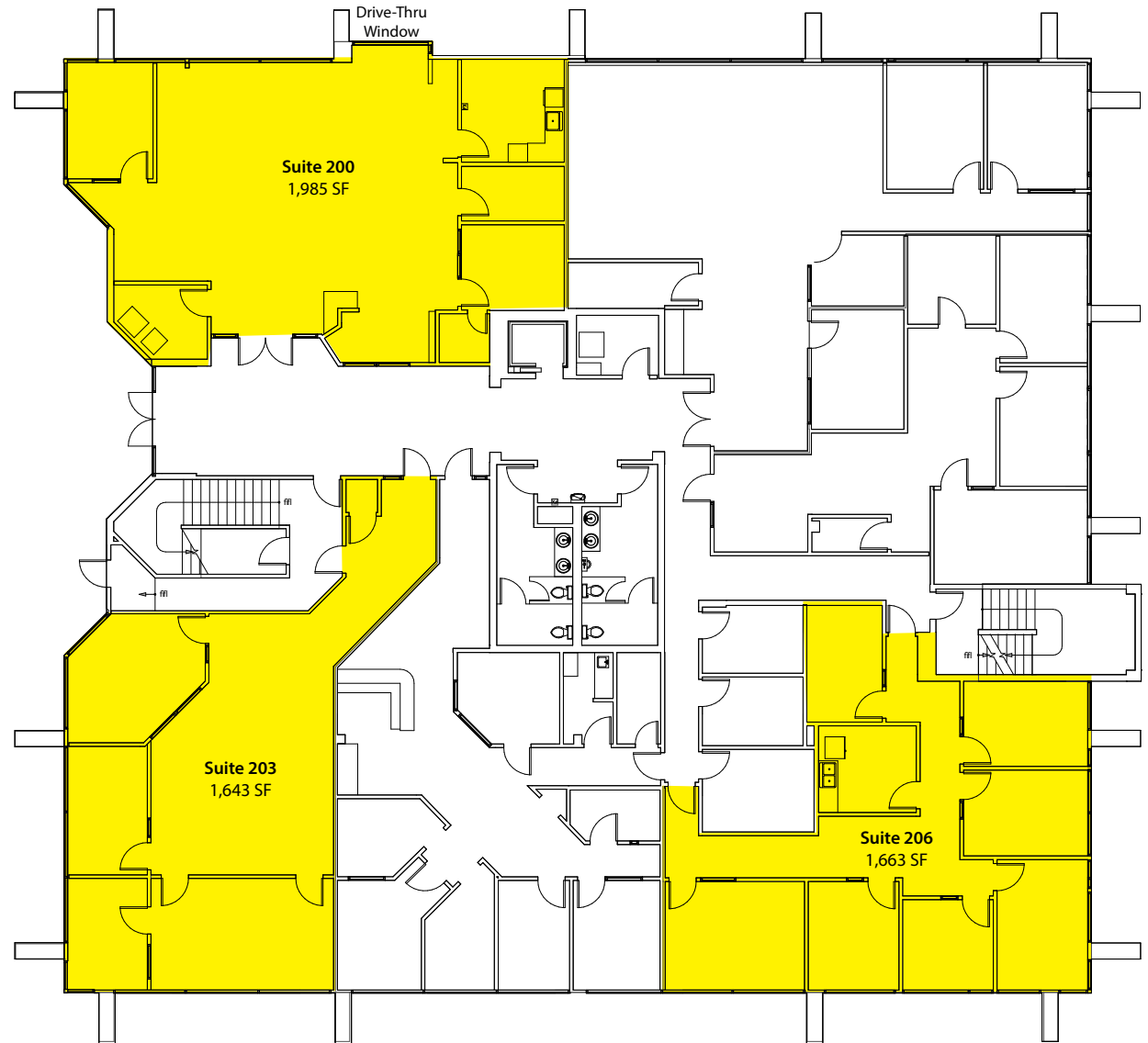
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Second Floor

| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 200* | 1,985 SF | 30 Days |
| 203 | 1,643 SF | Now |
| 206 | 1,663 SF | 12/1/2016 |

*Suite 200:
Former bank suite with drive-thru and
signage on 33rd Ave W

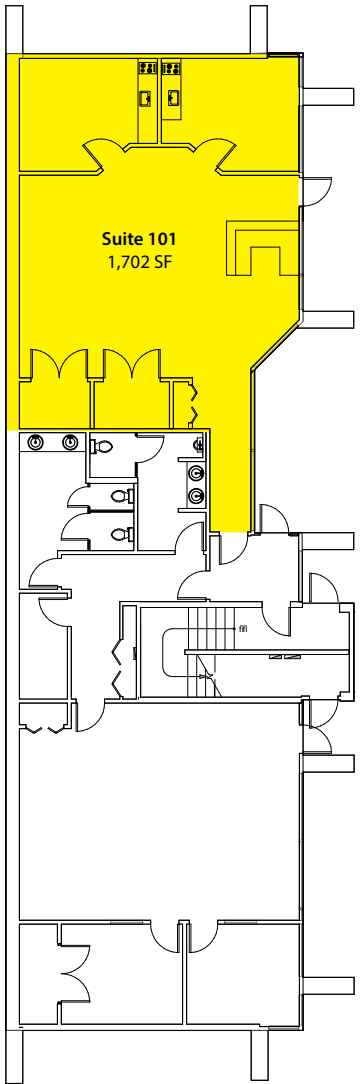


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First Floor

| Suite | Square Feet | Available |
|-------|-------------|-----------|
| 101 | 1,702 SF | Now |



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