

LYNNWOOD EAST BUSINESS PARK

2027-2031 196th Street SW, Lynnwood, WA 98036



Industrial/Office For Lease

6,495 SF-7,232 SF Available

\$1.20/SF Ofc | \$0.60/SF Whse, NNN

4,629 SF Available

\$1.25/SF Ofc | \$0.65/SF Whse, NNN

FEATURES:

- Yard Area Available
- DH & GL Loading
- 22' Clear Height
- Great Access to I-5, I-405 & Hwy 99
- GC Zone Snohomish County: Industrial, Manufacturing, Retail, Auto, Church, Schools, Fitness
- Abundant Parking
- New Roof, Façade, Monument Sign



For more information, contact:

**ROSEN~HARBOTTLE
COMMERCIAL REAL ESTATE**

Caleb Farnworth, CCIM

(425) 289-2235

calebf@rosenharbottle.com

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

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 EAST BUSINESS PARK

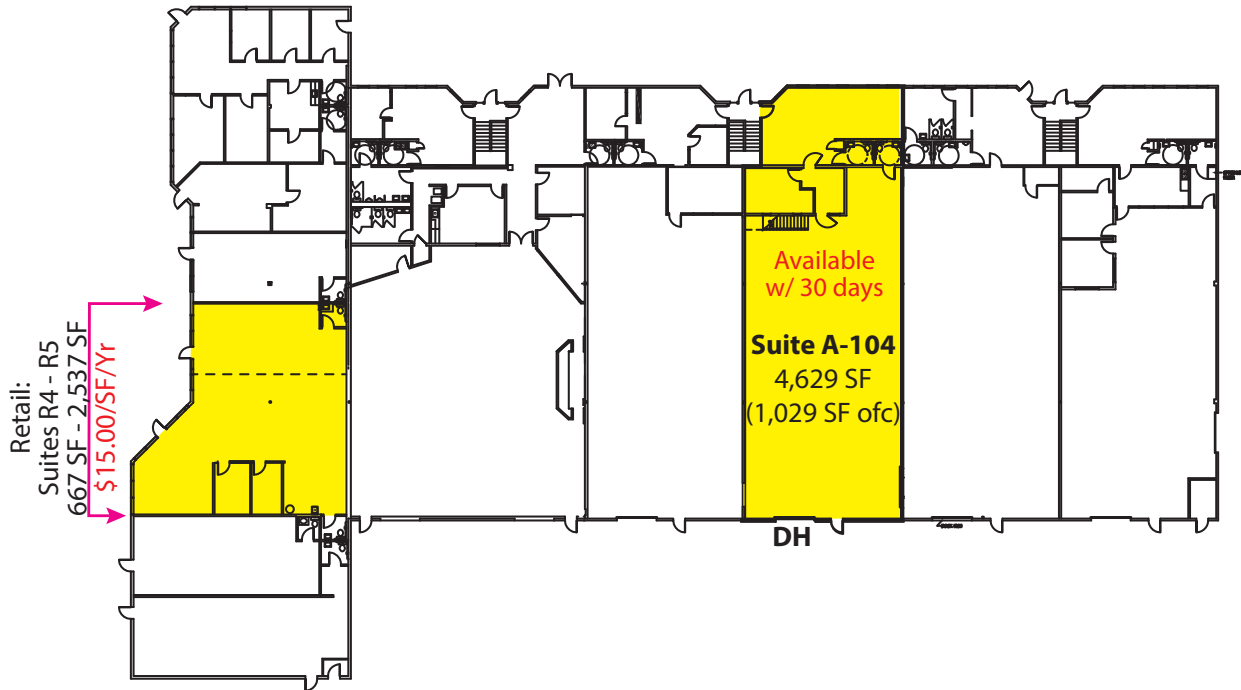
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BUILDING A

SECOND FLOOR OFFICES



FIRST FLOOR OFFICE/WRHS

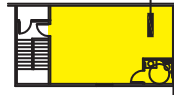


BUILDING B

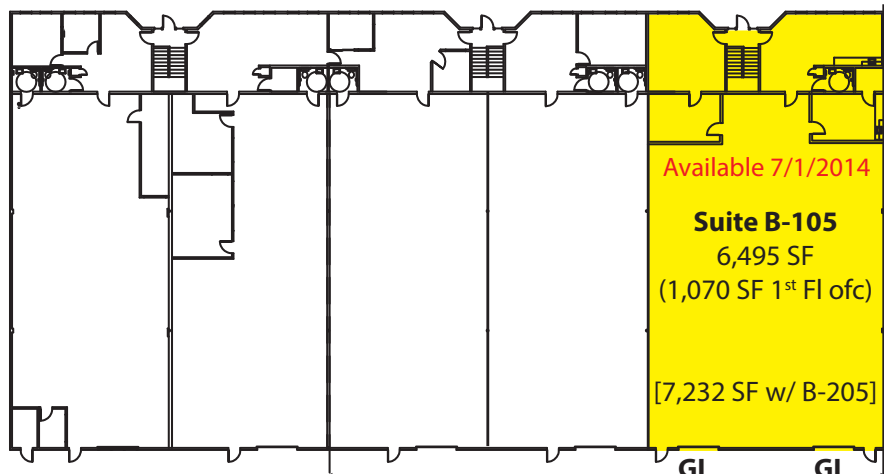
SECOND FLOOR OFFICES



Suite B-205
737 SF Ofc
\$10.20/SF/Yr
NNN



FIRST FLOOR OFFICE/WRHS



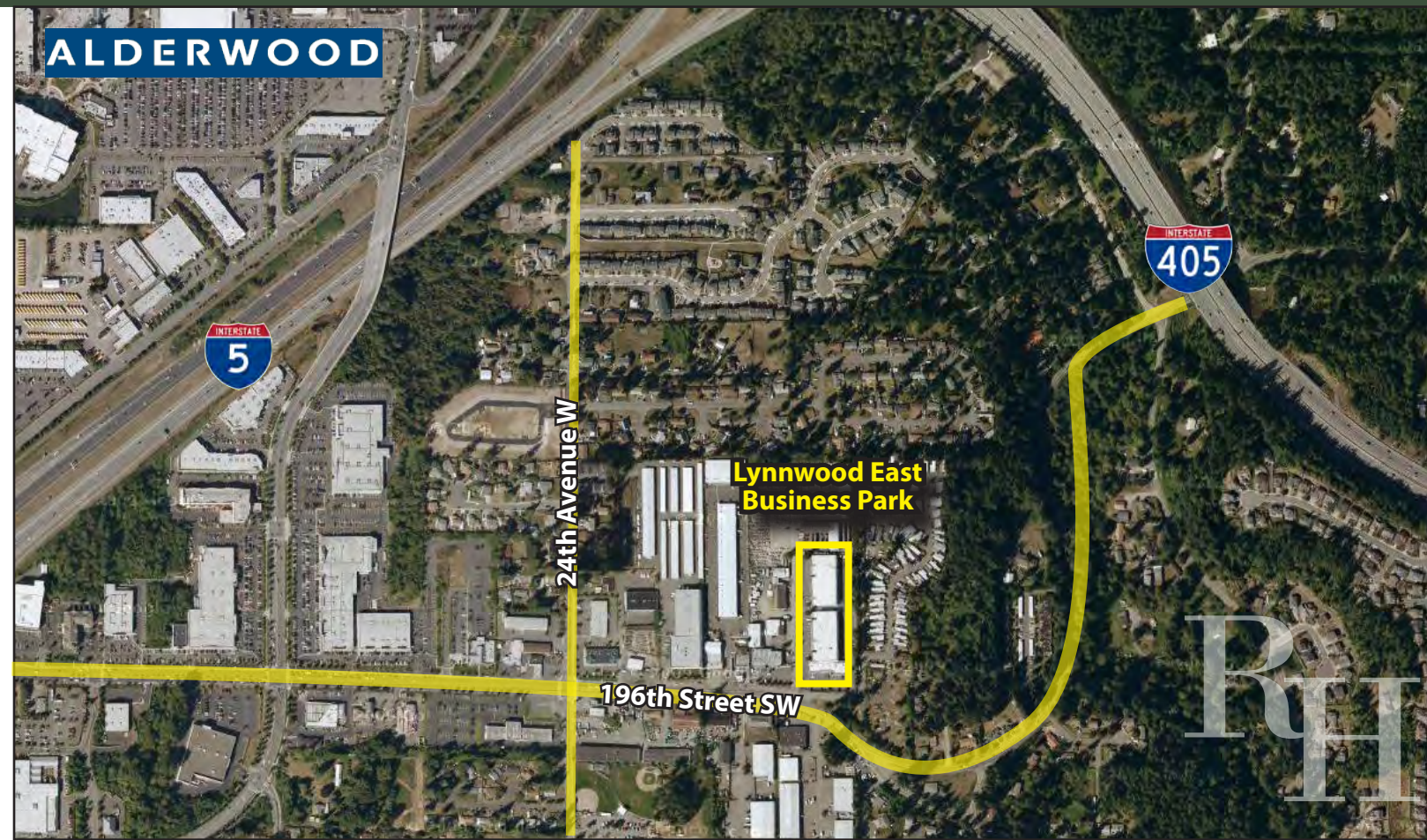
+ YARD AREA

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