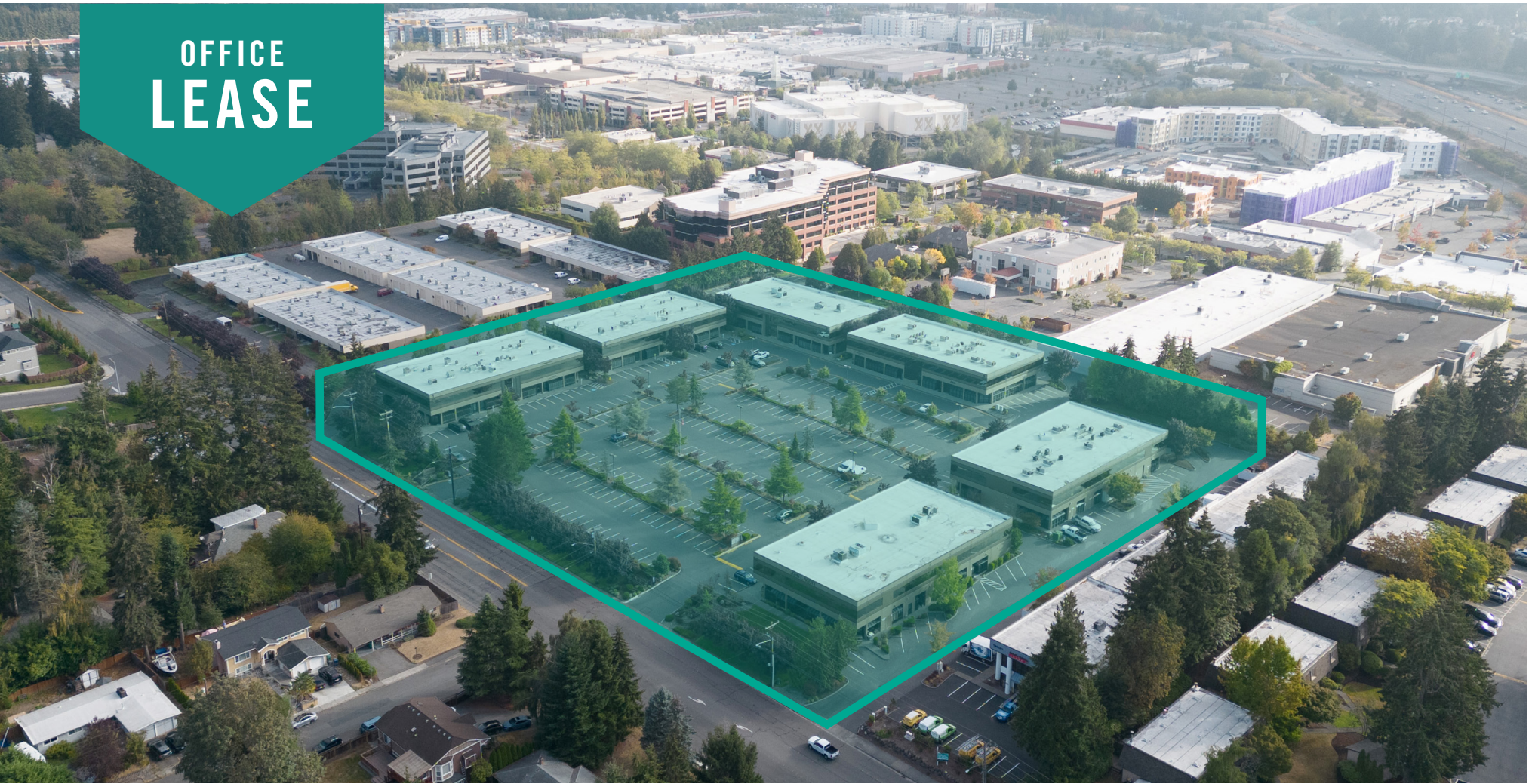


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

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NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACE

591 SF - 3,525 SF Available



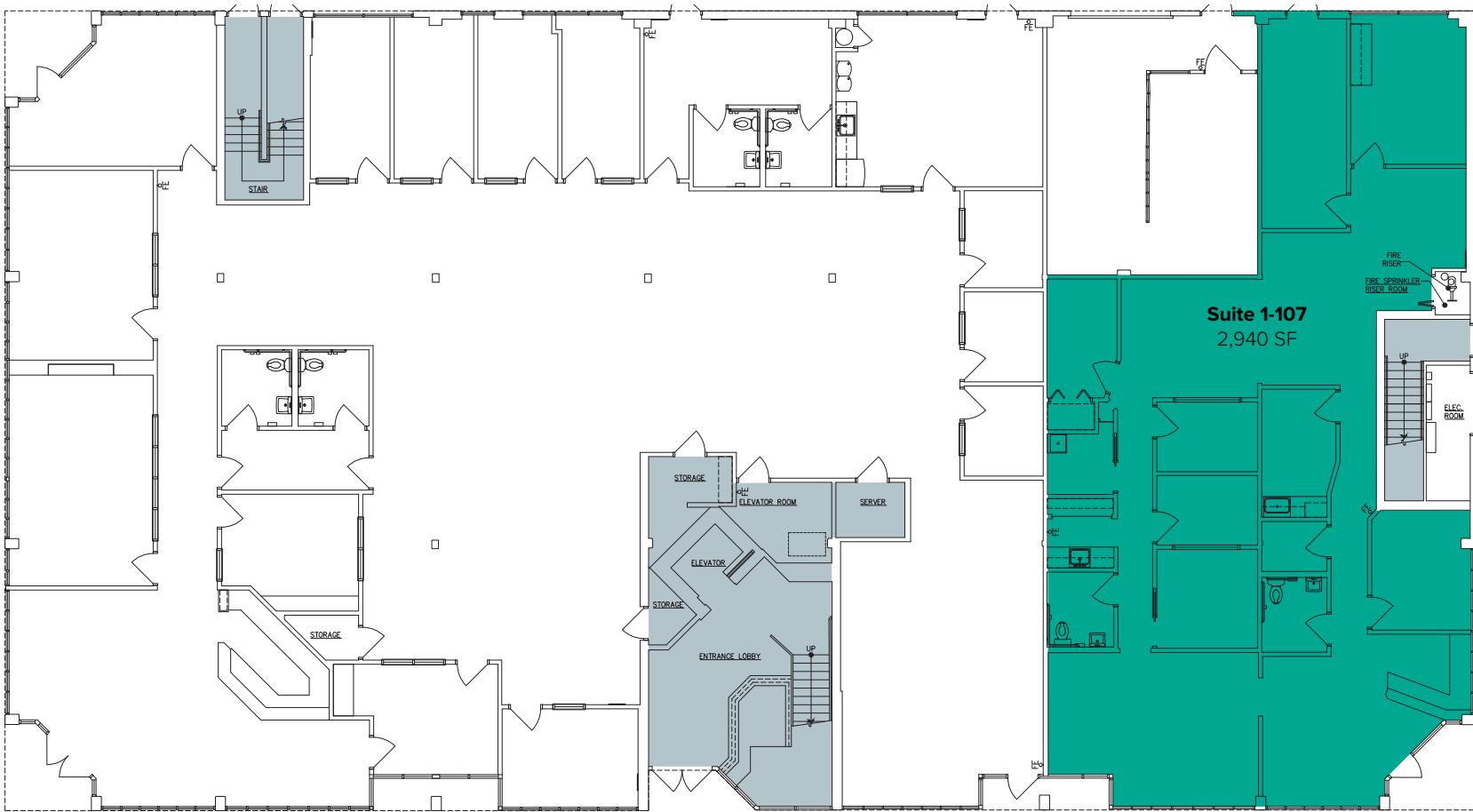
PROPERTY DETAILS:

- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING 1 (19101) FLOOR PLAN

Suite	Square Feet	Rate	Notes
1-107	2,940 SF	\$27.00/SF, Full Service	First floor office with reception area, space with private offices, 2 restrooms, kitchenette, storage room, and conference room. Available 7/1/2024



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BUILDING 3 (19109) FLOOR PLAN

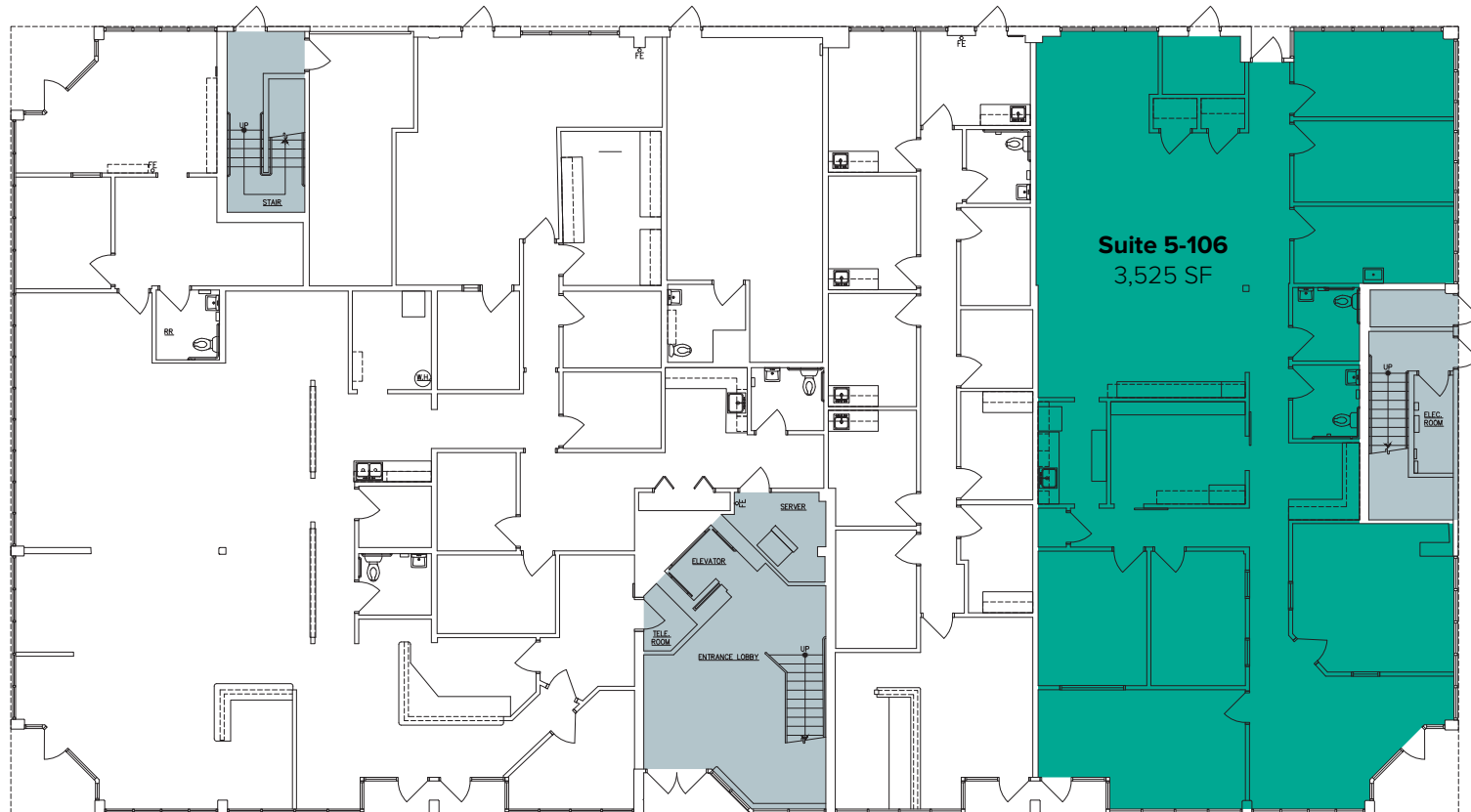
Suite	Square Feet	Rate	Notes
3-200	1,729 SF	\$27.00/SF, Full Service	Second floor office space with 2 private offices, kitchenette and open area. Available 10/1/2024
3-211	591 SF	\$1,500/month, Full Service	Second floor office space with 1 private office and kitchenette. Available 8/1/2024



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BUILDING 5 (19217) FLOOR PLAN

Suite	Square Feet	Rate	Notes
5-106	3,525 SF	\$27.00/SF, Full Service	First floor office space with private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area. Available 8/1/2024



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SITE PLAN



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LOCATION MAP



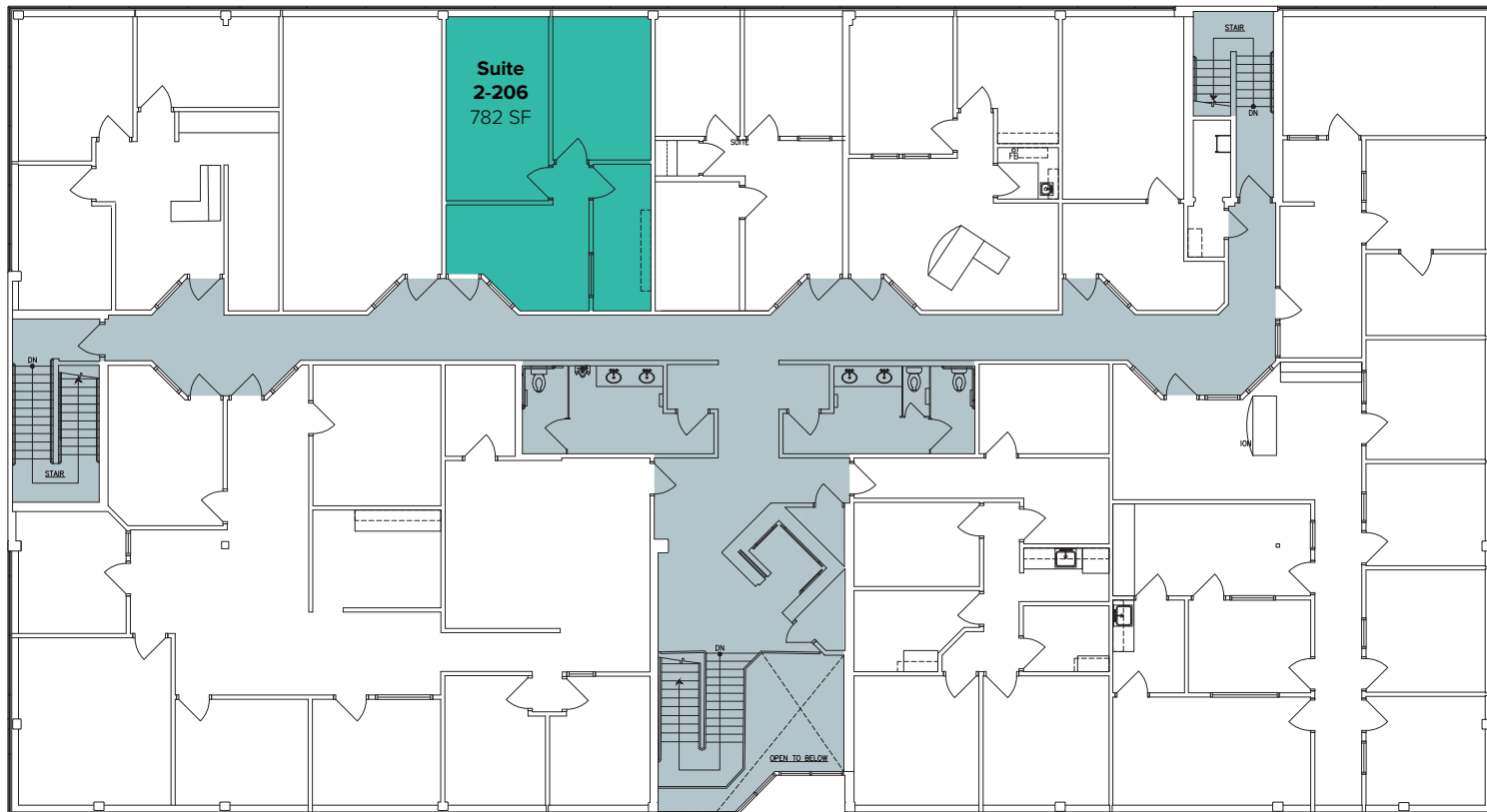
LOCATION MAP



BUILDING 2 (19105) FLOOR PLAN

Suite	Square Feet	Rate
2-206	782 SF	Call Agents

Second floor office space with 2 private offices, break room, and reception area.
Available for Sublease with 30 days' notice.



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BUILDING 1 (19101) FLOOR PLAN

Suite	Square Feet	Rate
1-103	7,988 SF	\$27.00/SF, Gross

First floor office space with private offices, restrooms, break room with a kitchenette, reception, and open work area. **Available with 30 days' notice.**



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BUILDING 2 (19105)

FIRST LEVEL FLOOR PLAN

Suite	Square Feet	Rate
2-103	2,966 SF	\$27.00/SF, Gross

First floor office space with private offices, 1 restroom, and open work area.
Available 9/1/2024.



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