

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## SMALL, OFF-LOBBY SUITES

2,090 SF - 6,142 SF Available

\$17.75/SF, NNN

### FEATURES:

- High-Image, Class A Office
- 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**

**Brian Stewart**

(425) 289-2222

brians@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

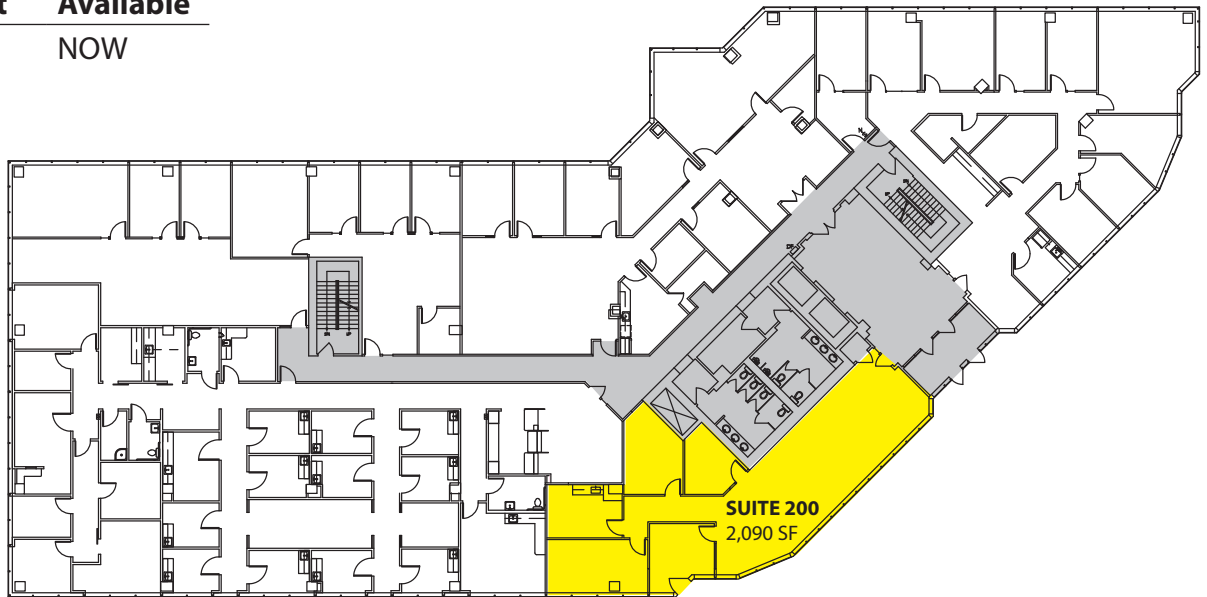
The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036

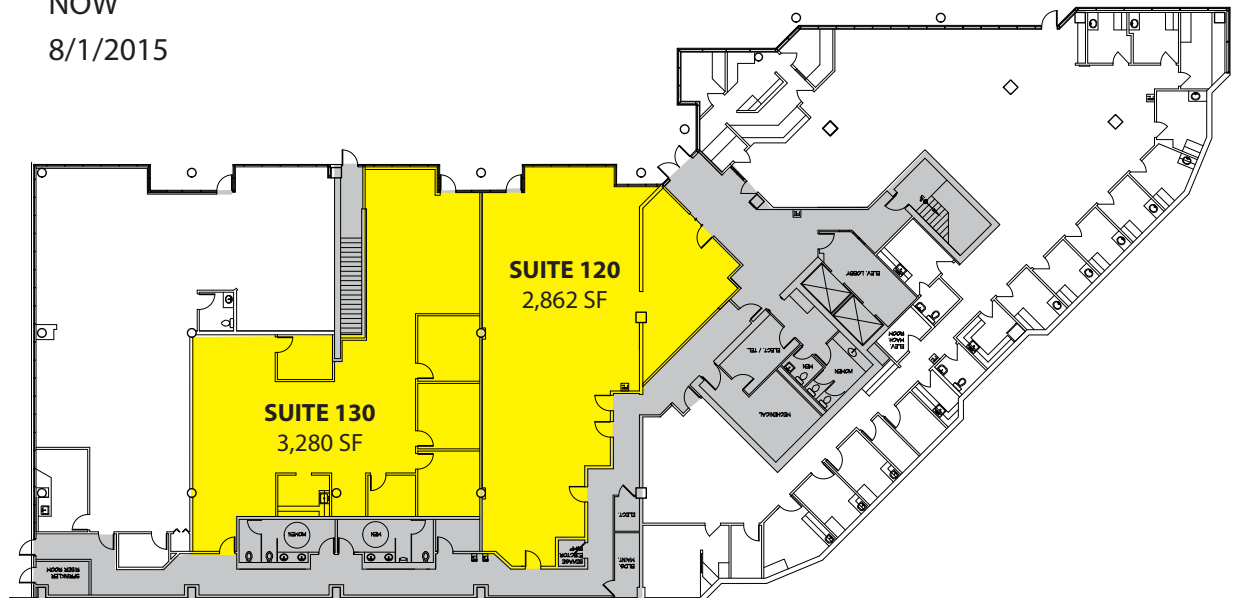
## Second Floor

Suite	Square Feet	Available
200	2,090 SF	NOW



## First Floor

Suite	Square Feet	Available
120	2,862 SF	NOW
130	3,280 SF	8/1/2015
Total	6,142 SF	



Rosen-Harbottle Commercial Real Estate | PO Box 5003, Bellevue, WA 98009-5003 | Phone: (425) 454-3030 Fax: (425) 454-6705 | [www.rosenharbottle.com](http://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.

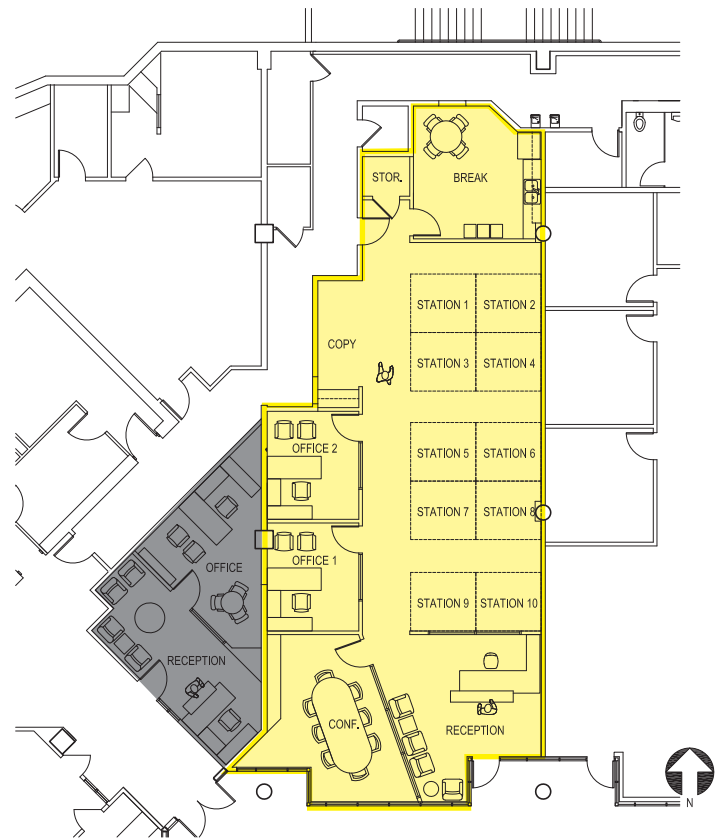
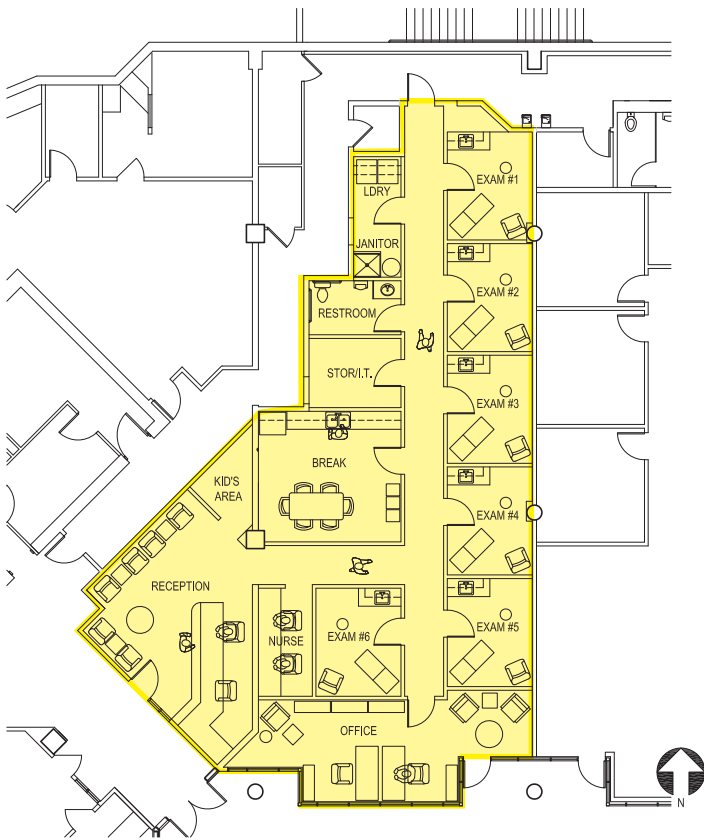
# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036

## Suite 120 Build Out Options

Option A - Medical Build Out: 2,862 SF

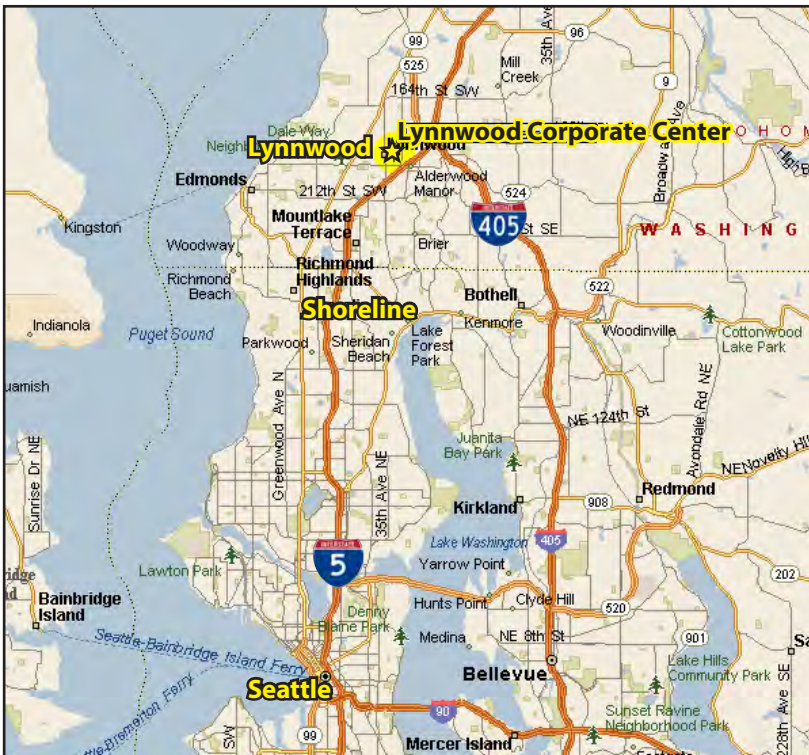
Option B - Office Build Out: 2,364 SF





# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Brian Stewart**

(425) 289-2222

[brians@rosenharbottle.com](mailto:brians@rosenharbottle.com)

[www.rosenharbottle.com](http://www.rosenharbottle.com)