



OFFICE
LEASE

LYNNWOOD BUSINESS CENTER

19231 36th Avenue W | Lynnwood, WA

Caleb Farnworth, CCIM

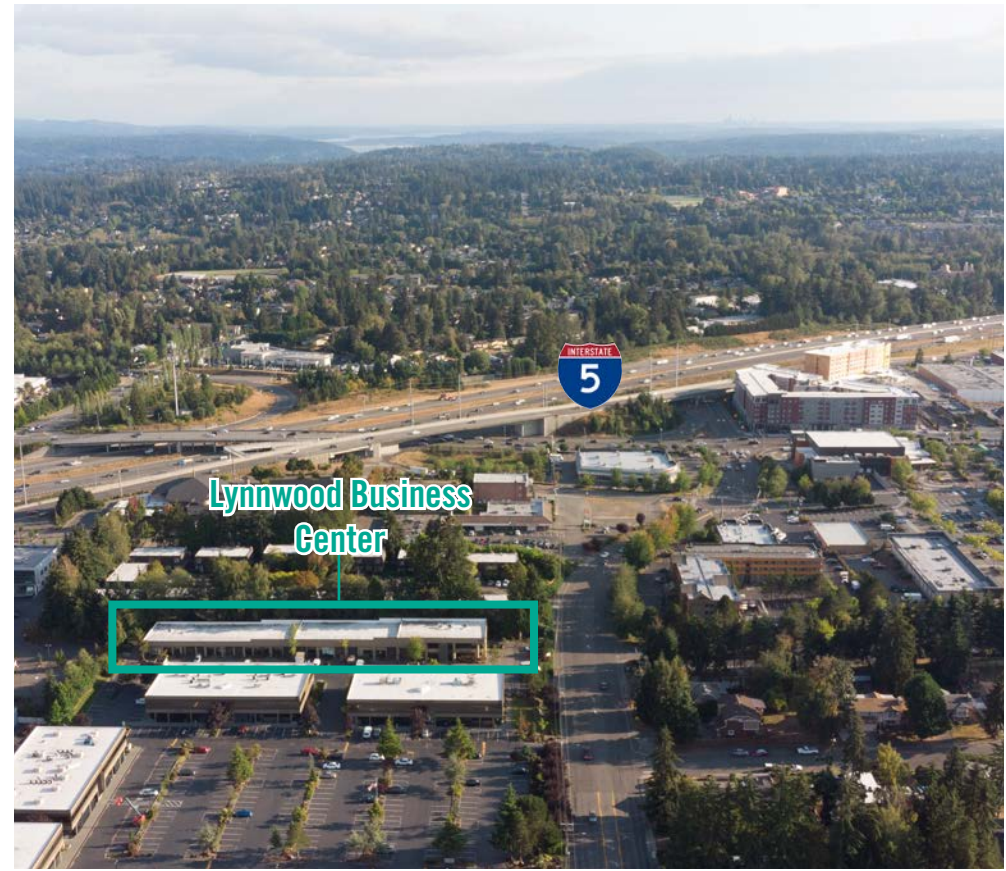
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CREATIVE OFFICE SPACES MINUTES FROM ALDERWOOD MALL

1,645 SF - 4,638 SF Available

BUILDING DETAILS:

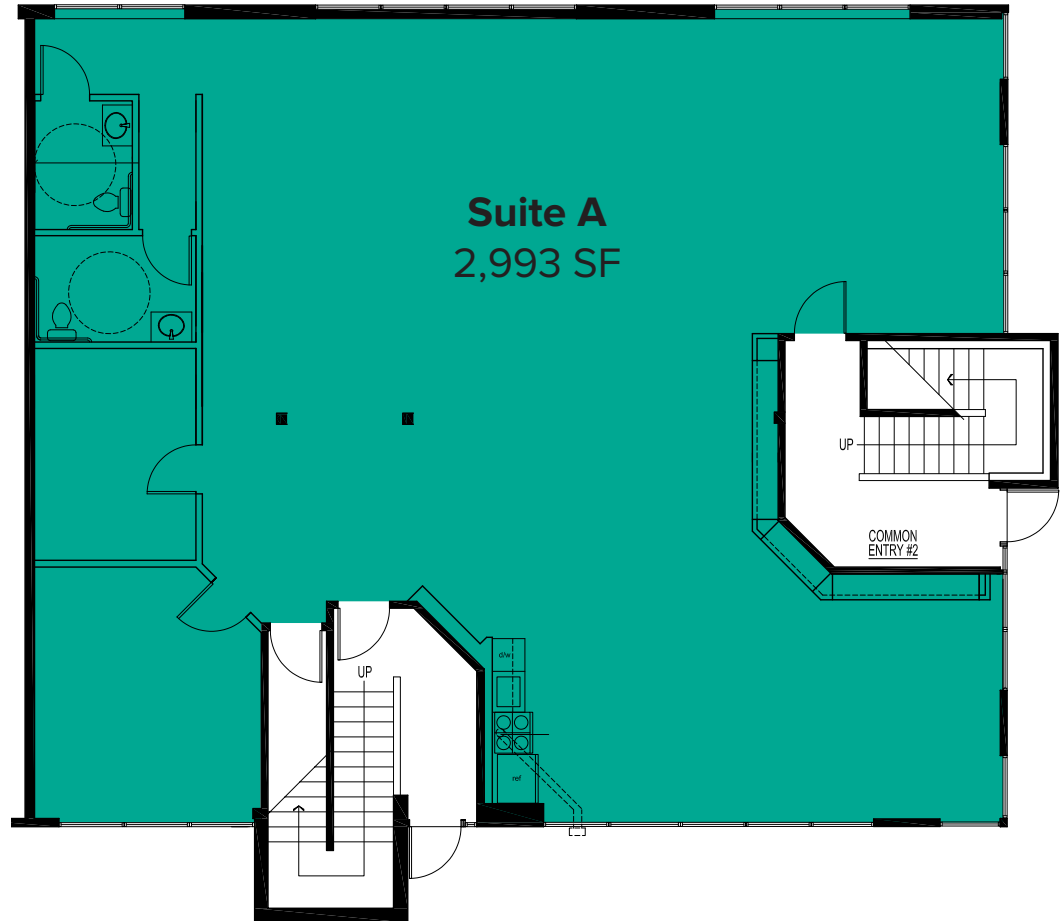
- Building Signage
- Efficient Floor Plan
- Floor to Ceiling Windows - Great Natural Light
- Quick Access to I-5, I-405 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Comcast & Frontier High-Speed Internet Available

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FIRST LEVEL FLOOR PLAN

AMENITIES & FEATURES:

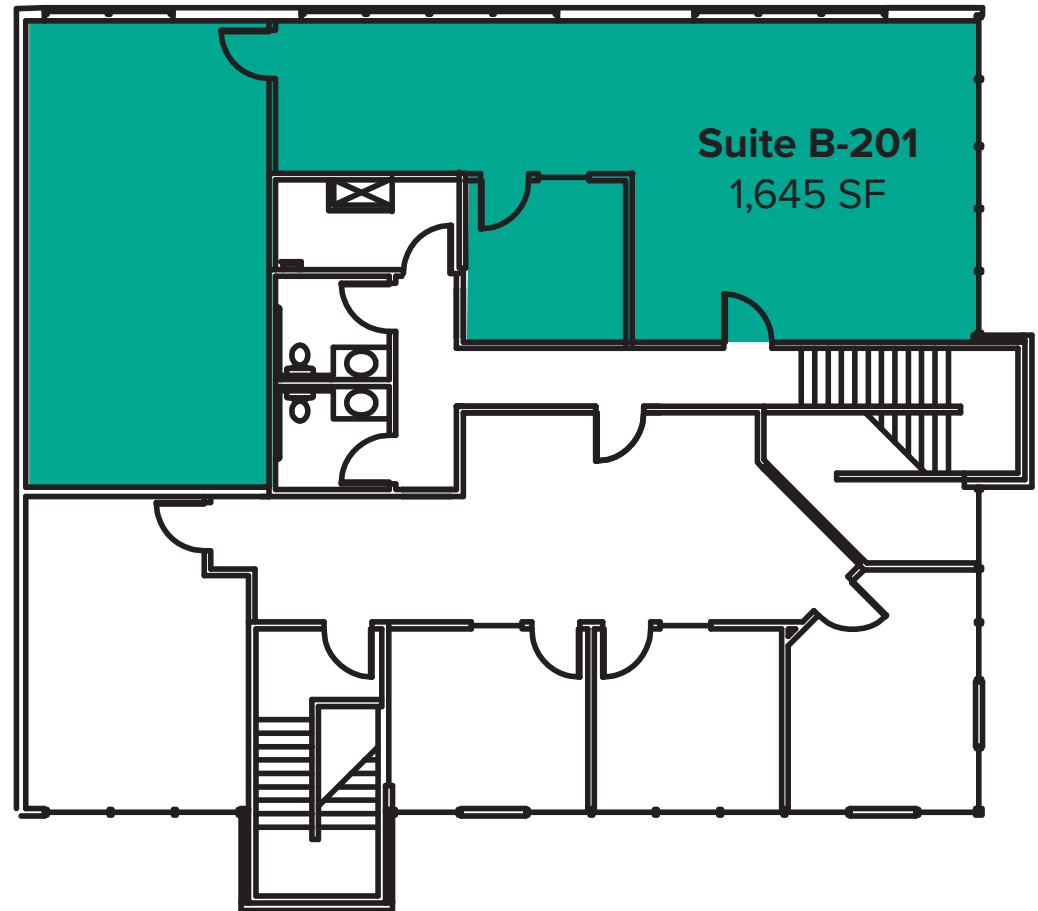
- Entire first floor office available
- 2,993 SF
- \$26.00/SF, Gross
- 2 Private offices
- Open office area
- Front and side entrances
- Kitchenette and dishwasher
- Natural lighting
- 2 Internal restrooms
- Building signage available
- Contiguous with Suite B-201 for a total of 4,638 SF



SECOND LEVEL FLOOR PLAN

AMENITIES & FEATURES:

- Office space for Sublease
- 1,645 SF
- \$29.00/SF, Gross
- 1 Private office
- Open work area
- Landlord will construct additional private offices for tenant
- Contiguous with Suite A for a total of 4,638 SF



LOCATION MAP

