

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## CLASS A OFFICE/MEDICAL SPACE

950 SF - 19,636 SF Available

\$18.50/SF, NNN

### FEATURES:

- Extensive Windowline
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center



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.

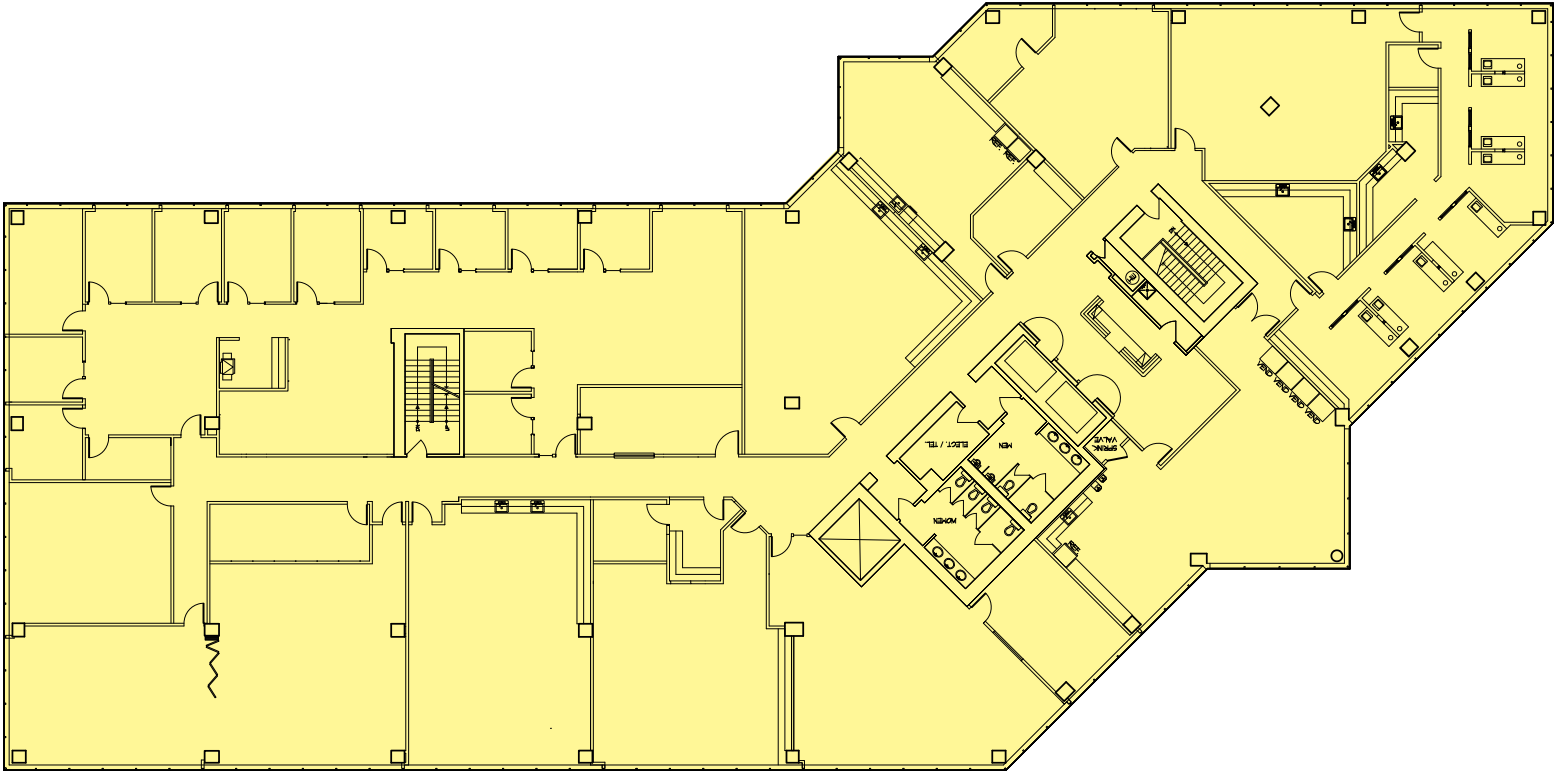
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## Fourth Floor

## Full Floor Available

Suite	Square Feet	Available
400	~8,000-19,636 SF	60 days



- Building Signage Available -

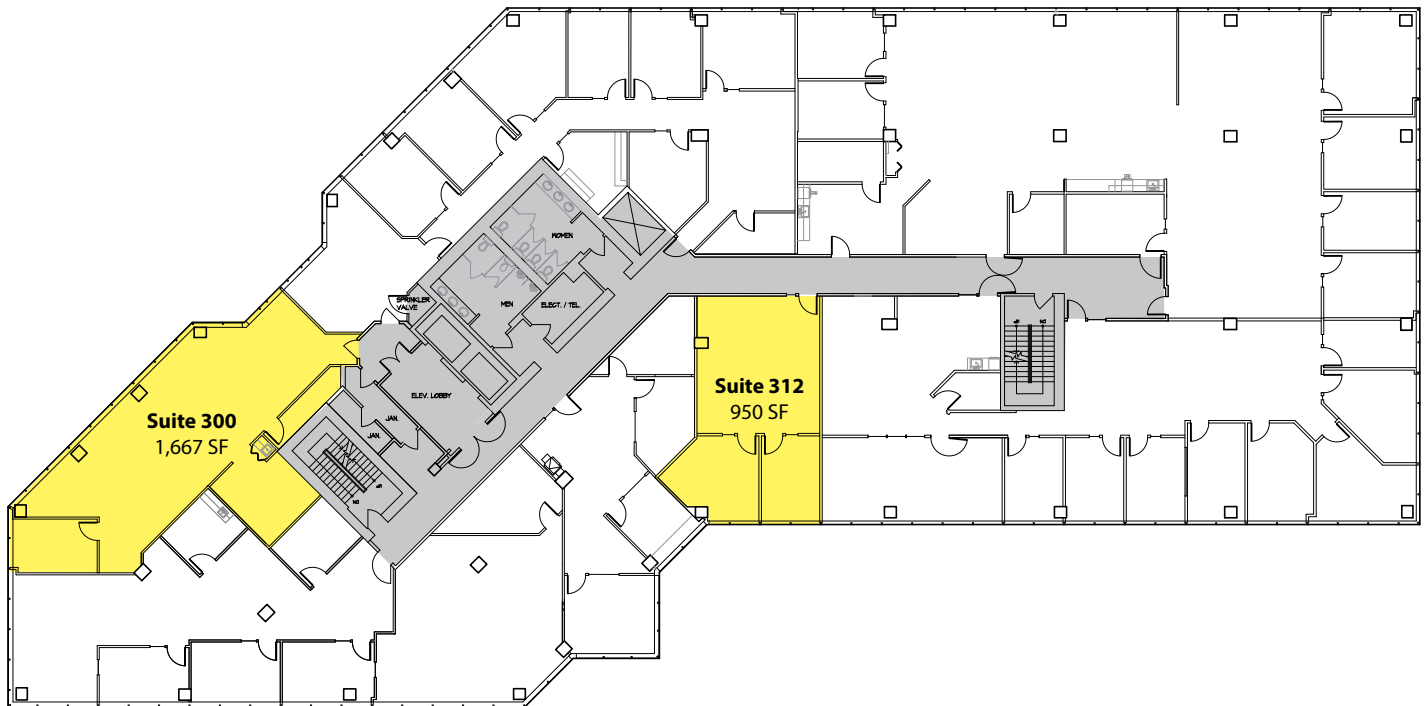


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## Third Floor

Suite	Square Feet	Available
300	1,667 SF	Now
312	950 SF	Now



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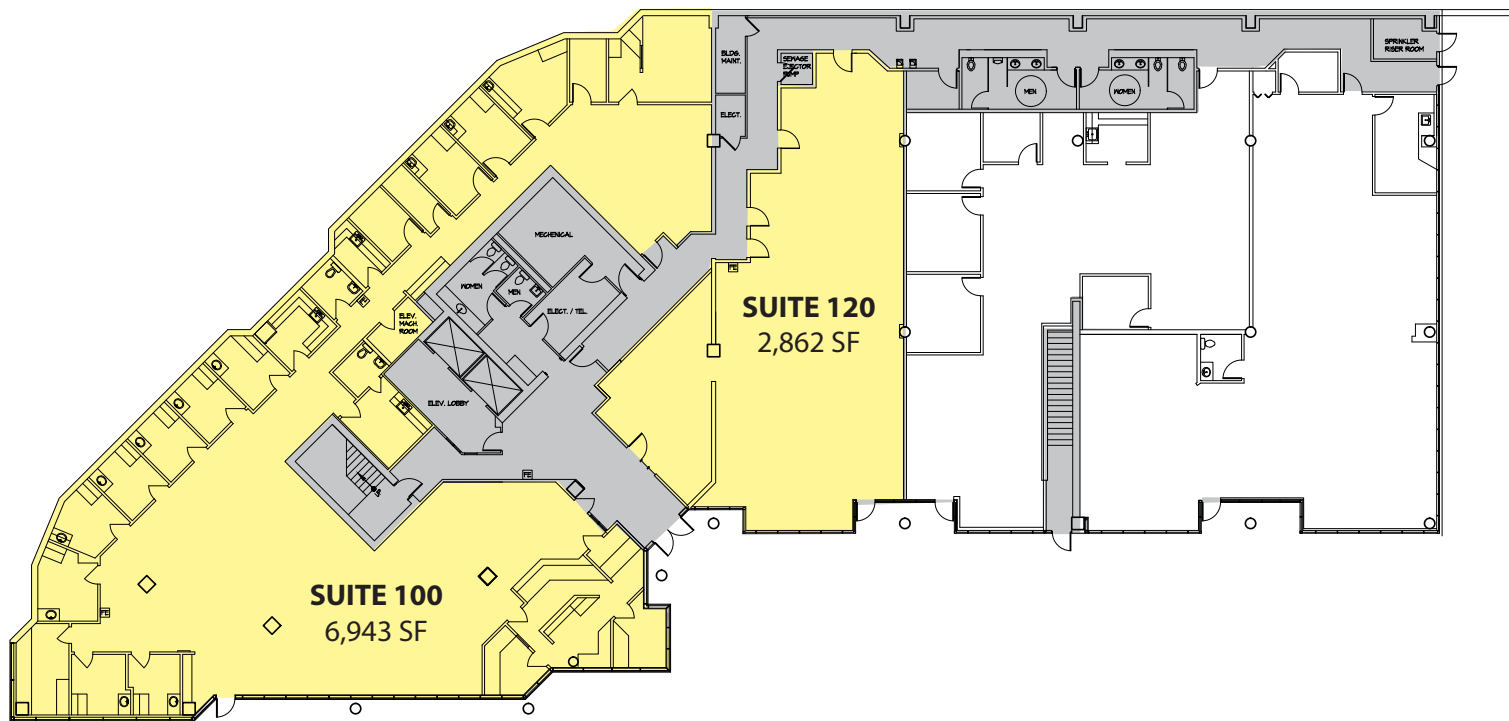
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## First Floor

Suite	Square Feet	Available
100	6,943 SF	NOW
120	2,862 SF	NOW
Contiguous	9,805 SF	



## Suite 100: Amenities & Features

- Full medical improvements in place
- Direct Entry & Separate Back Entrance
- Many exam rooms with plumbing
- Reception and waiting room
- Lab room
- Kitchenette and breakroom
- Internal restrooms
- Medical supply room
- Insurance/billing office
- Several POs
- Open work area



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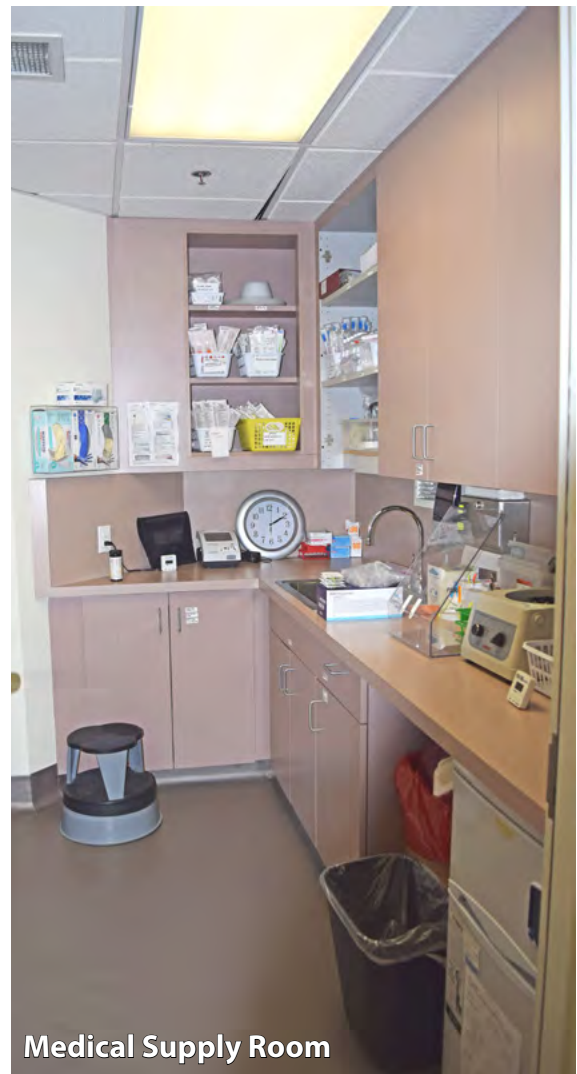
Direct Entrance & Signage



Reception & Lobby



Exam Room

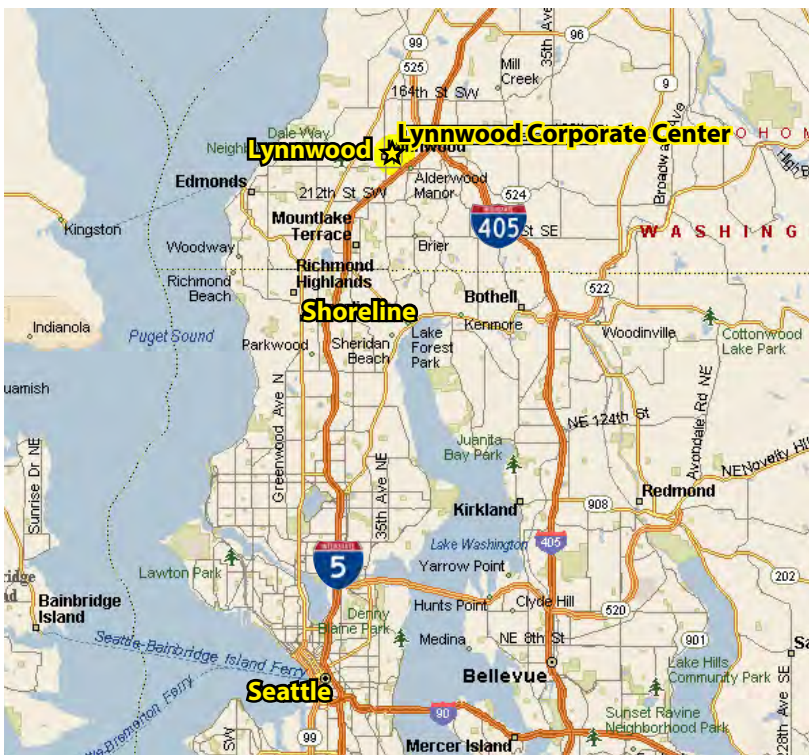
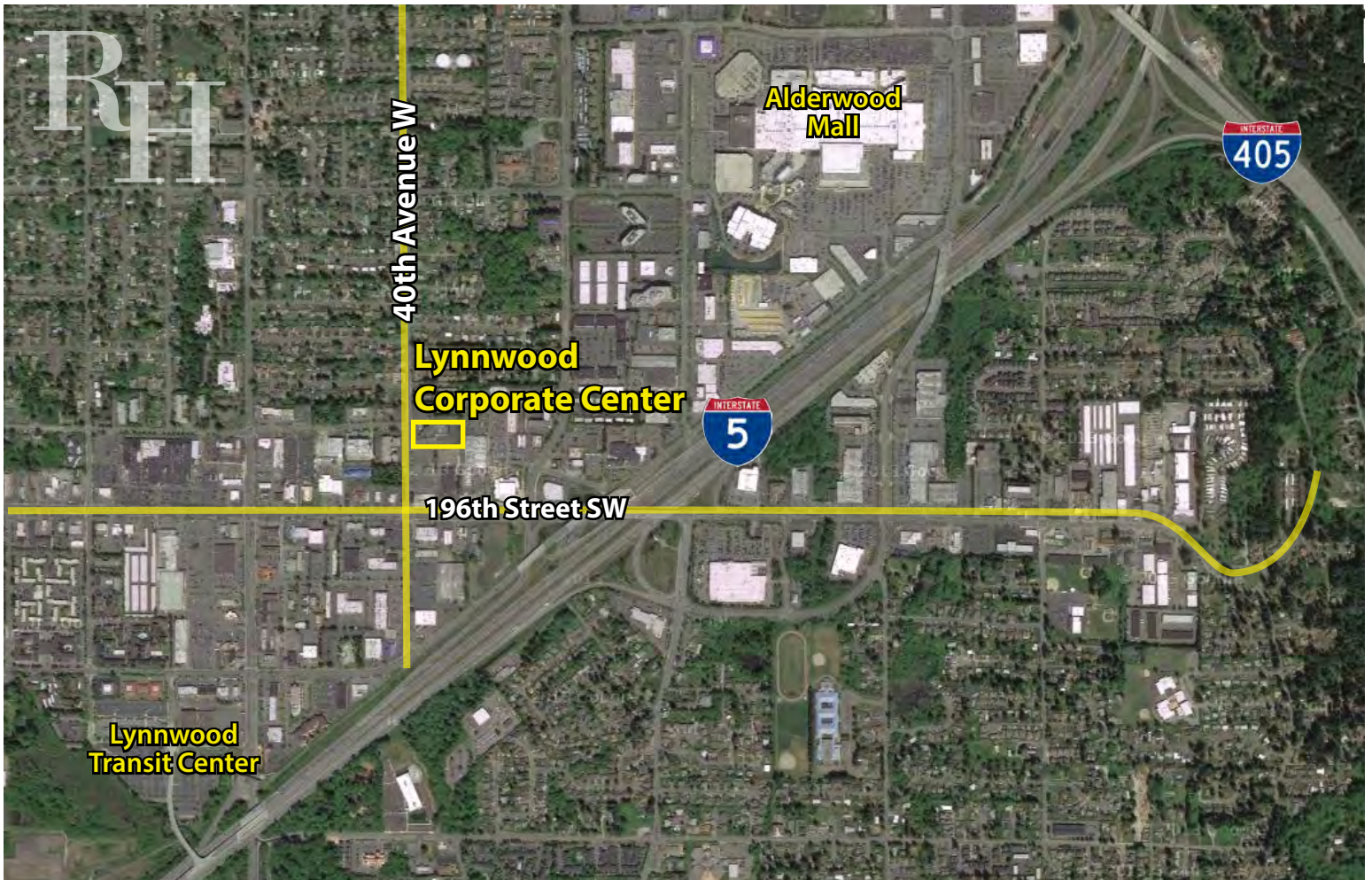


Medical Supply Room



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