

**NEW LOW RATES
OFFICE/MEDICAL**



LYNNWOOD CORPORATE CENTER

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BROKER BONUS: \$1.25/SF

1,667 SF - 13,615 SF Available

First Floor: \$12.50 - \$18.00/SF, NNN

Upper Floors: \$22.00 - \$27.00/SF, NNN

BUILDING FEATURES:

- Extensive Window line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

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.



FIRST FLOOR (AS-IS PLAN)

Suite	Square Feet	Rate/Rent	Notes
100	6,943 SF	\$12.50/SF, NNN	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Available now.
130	3,280 SF	\$16.00/SF, NNN	5 POs, kitchenette, reception, and open work area. Available now.

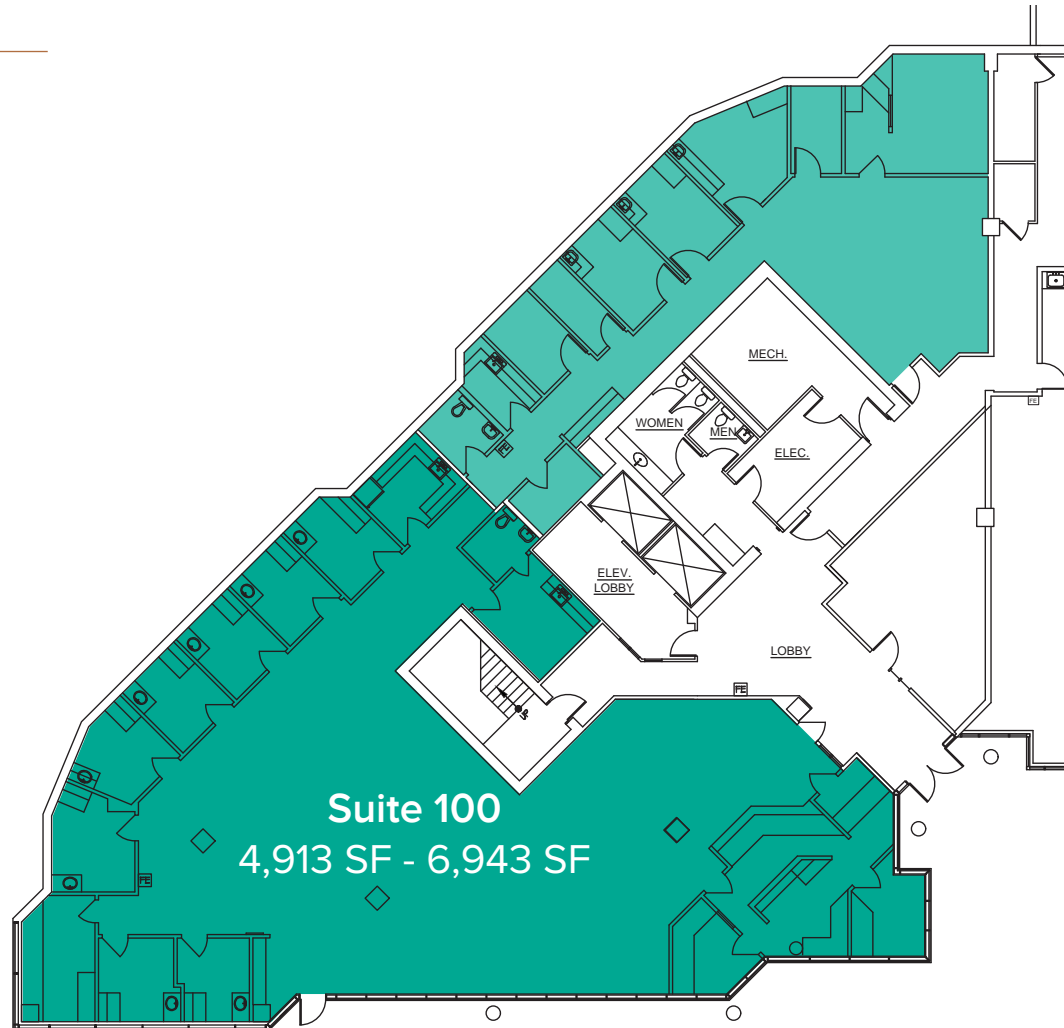


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FIRST FLOOR (SAMPLE PLAN)

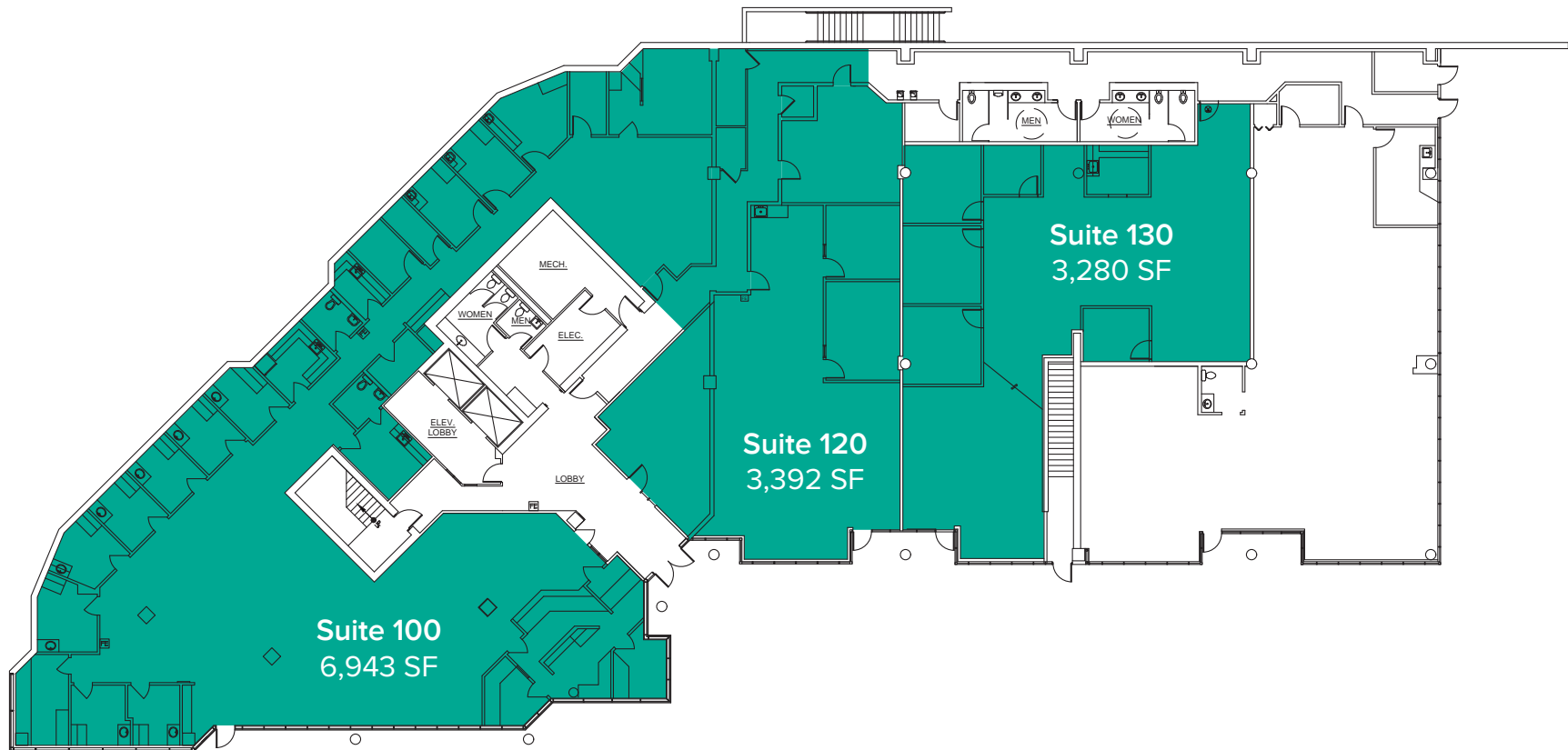
SUITE FEATURES

- Available Now
- 4,913 SF - 6,943 SF
- \$12.50 - \$18.00/SF, NNN
- End Cap Office Space
- Private Offices
- Restrooms
- Reception Area
- Open Work Area
- Natural Lighting



FIRST FLOOR (SAMPLE PLAN)

Suite	Square Feet	Rate/Rent	Notes
100	6,943 SF - 13,615 SF	\$12.50/SF, NNN	Former clinic space with full medical build-out in place and plumbing throughout. Landlord also willing to convert to office. Direct entrance with building signage. Contiguous with Suites 120 & 130 for a total of 13,615 SF. Available now.
130	3,280 SF - 13,615 SF	\$16.00/SF, NNN	5 POs, kitchenette, reception, and open work area. Contiguous with Suites 100 & 120 for a total of 13,615 SF. Available now.



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SECOND FLOOR

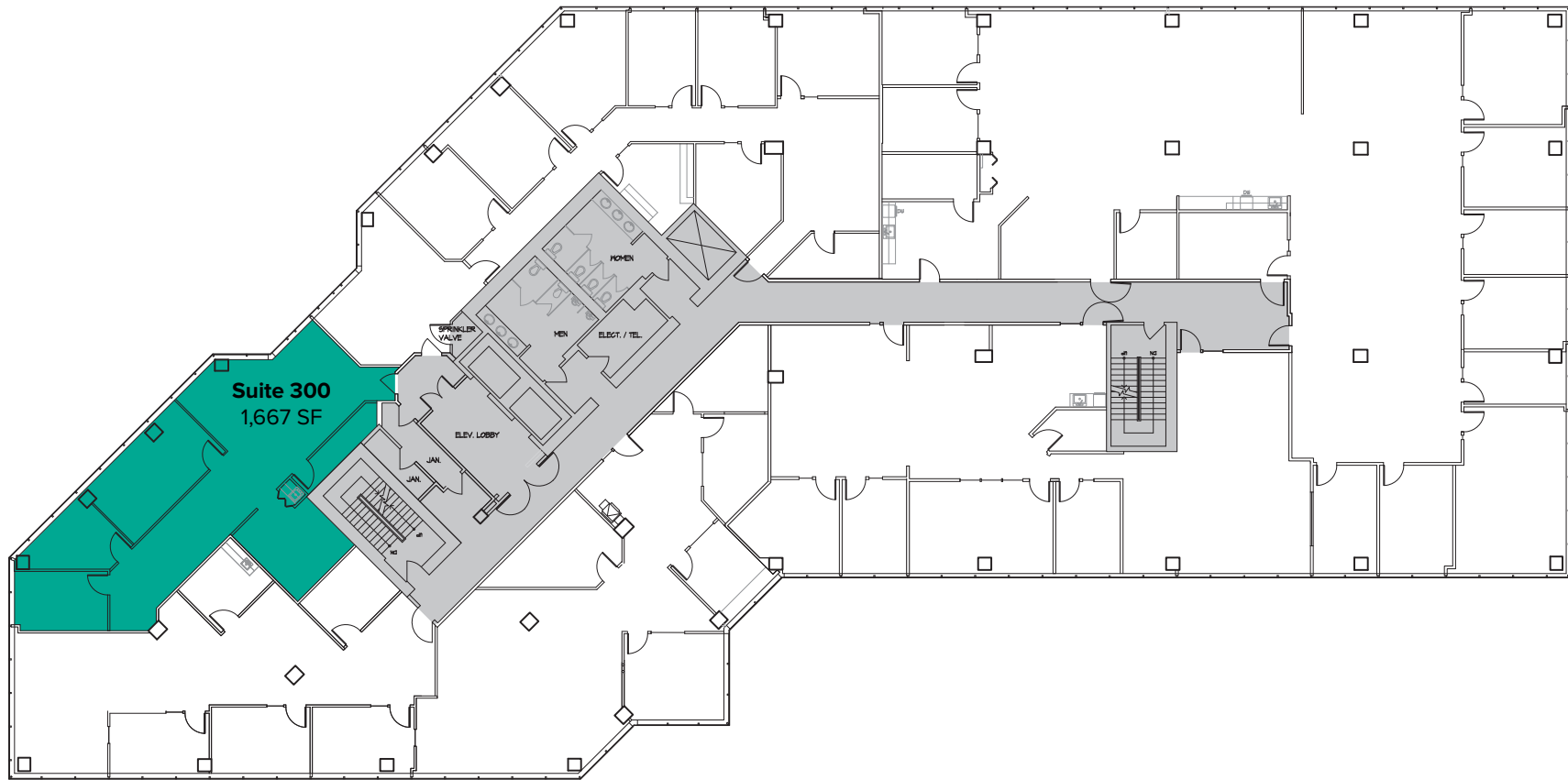
Suite	Square Feet	Rate	Notes
205	3,142 SF	\$22.00/SF, NNN	8 POs, conference room, break room, and reception area off main building lobby. Available now.
230	6,189 SF	\$27.00/SF, NNN	Medical clinic space with full build-out in place and plumbing throughout. Landlord willing to convert to office. Available 9/1/2022.



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THIRD FLOOR

Suite	Square Feet	Rate	Notes
300	1,667 SF	Call Agents	2 POs, conference room, and open work area. Available for sublease with 30 days' notice.



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FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	~2,500 SF - 3,964 SF	\$22.00/SF, NNN	Tenant Improvements available.



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LOCATION MAP

