

OFFICE/MEDICAL  
SPACES



# LYNNWOOD CORPORATE CENTER

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# COMMON AREA REMODEL COMPLETE

**1,711 SF - 13,087 SF Available**

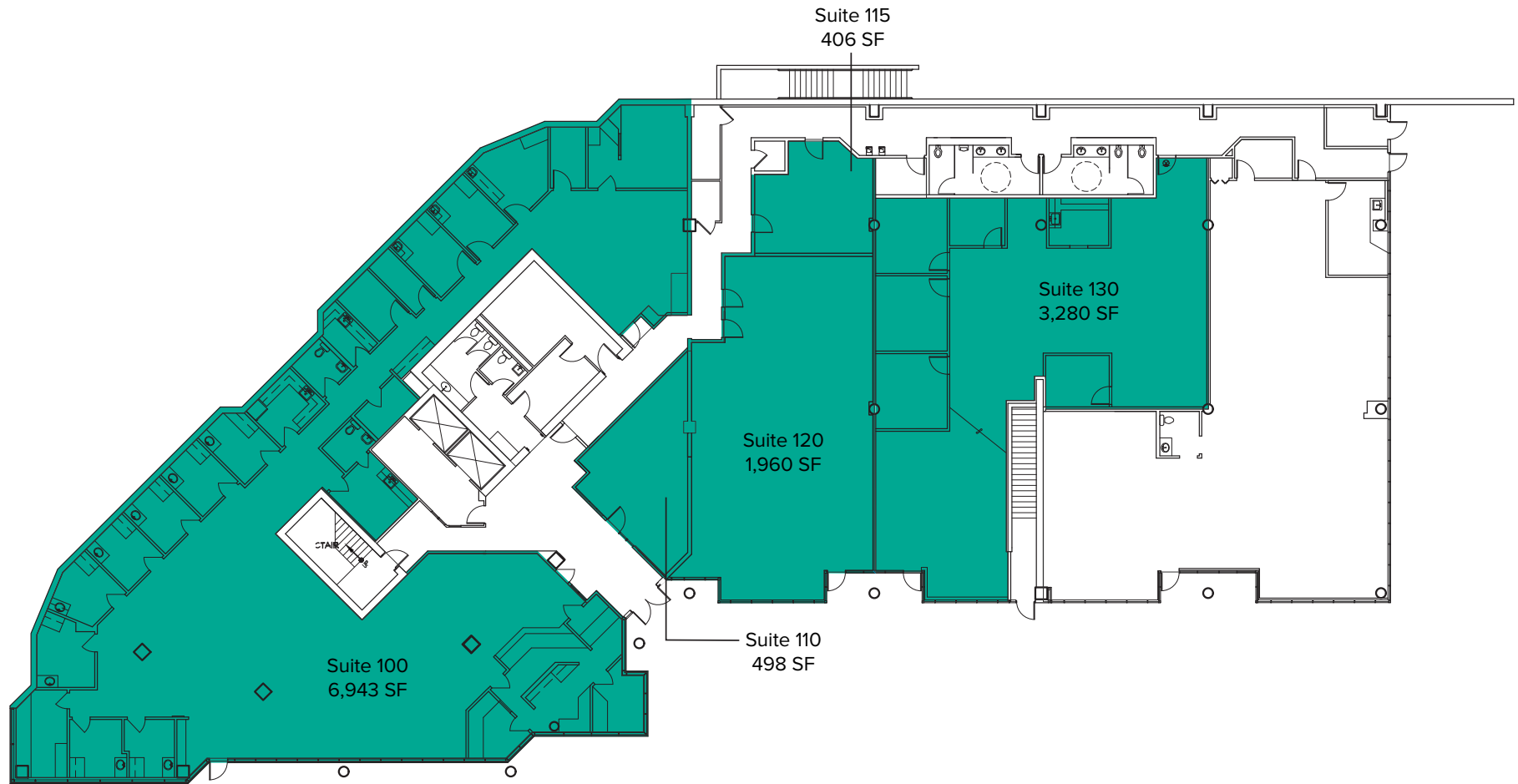
**\$16.50 - \$20.50/SF NNN**

## 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

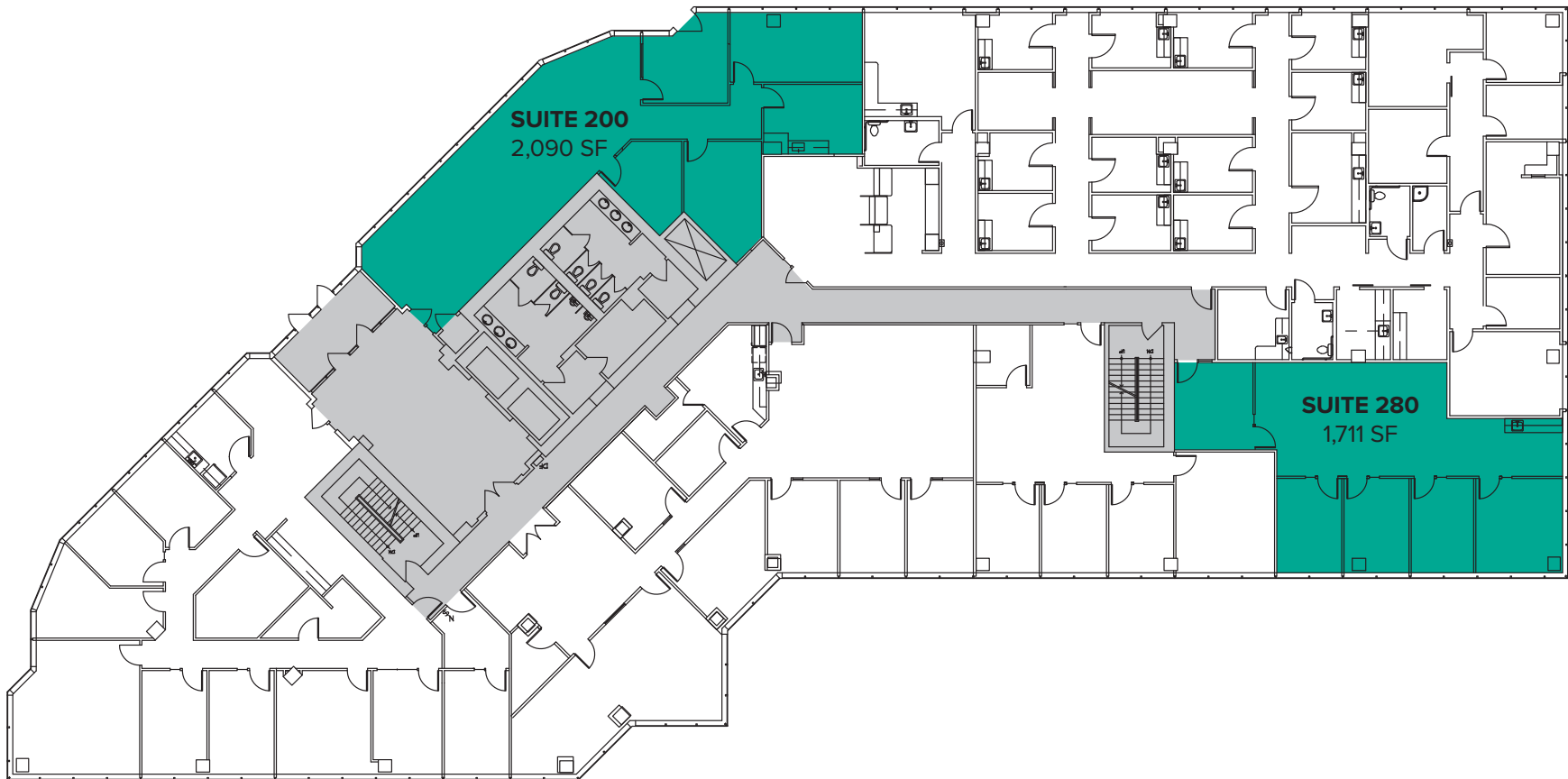
# FIRST FLOOR

Suite	Square Feet	Notes
100	6,943 SF - 13,087 SF	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 Suite 110, 115, 120, & 130 for 13,087 SF total
130	3,280 SF - 13,087 SF	



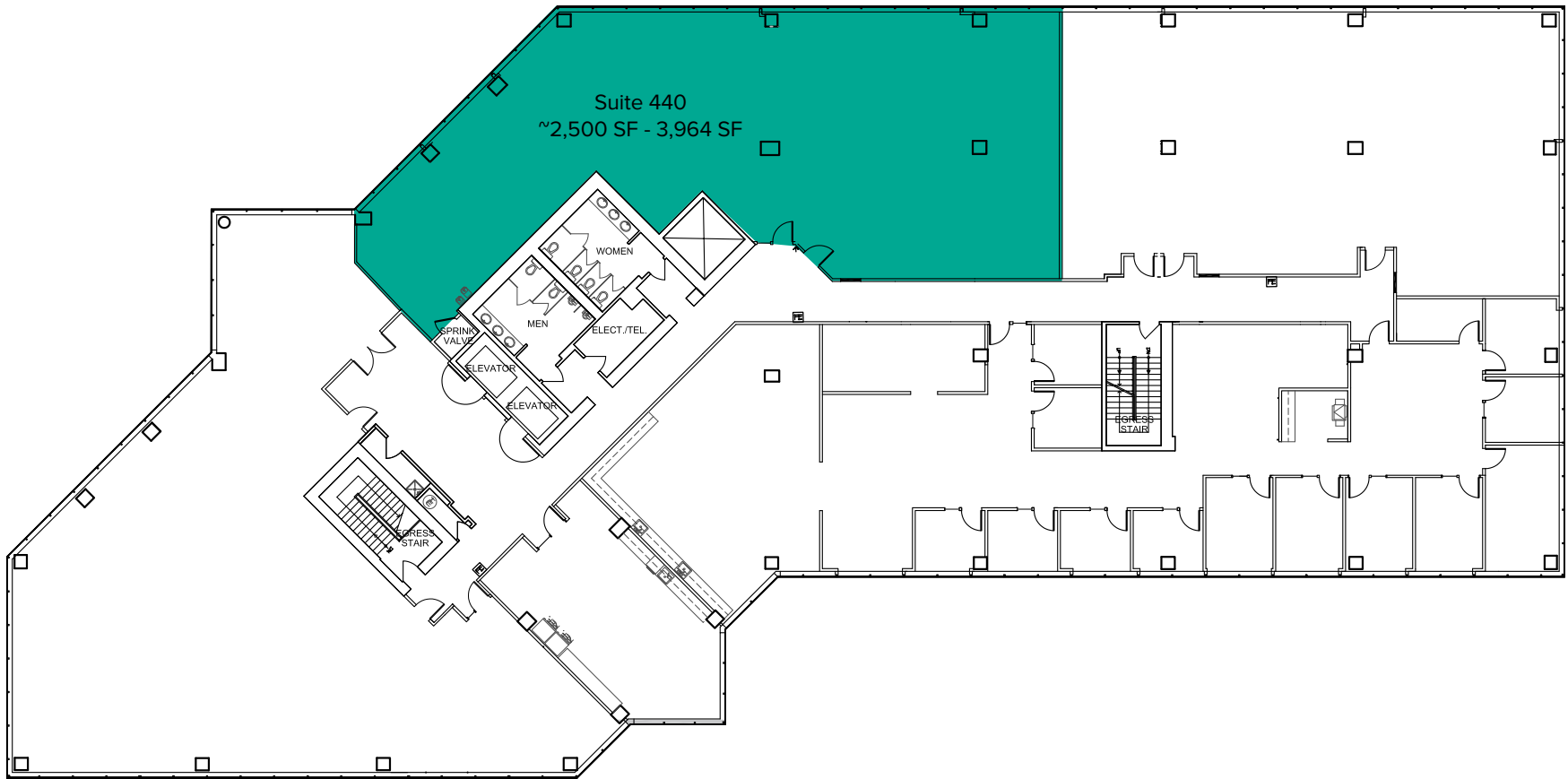
# SECOND FLOOR

Suite	Square Feet	Notes
200	2,090 SF	3 POs, conference room, and breakroom. Direct entry and suite entrance through lobby. Available 1/1/20.
280	1,711 SF	4 POs and kitchenette. Available with 30 days' notice.



# FOURTH FLOOR

Suite	Square Feet	Notes
440	~2,500 SF - 3,964 SF	Tenant Improvements available.



# LOCATION MAP

