

# LYNNWOOD EAST BUSINESS PARK

2031 196th Street SW, Lynnwood WA 98036

**LAST SPACE AVAILABLE**



**Visibility to 42,000 Cars/Day on 196<sup>th</sup>**

**835 SF Available**

**\$19.50 / SF, NNN**

ROSEN | HARBOTTLE  
**RH**

## FEATURES:

- Building & Monument Signage Available
- Easy Ingress/Egress
- Abundant Parking
- Positive Tenant Mix
- Immediate Access to I-5, I-405, and Alderwood Mall

For more information, contact:

**ROSEN~HARBOTTLE  
COMMERCIAL REAL ESTATE**

**Caleb Farnworth, CCIM**  
(425) 289-2235  
calebf@rosenharbottle.com

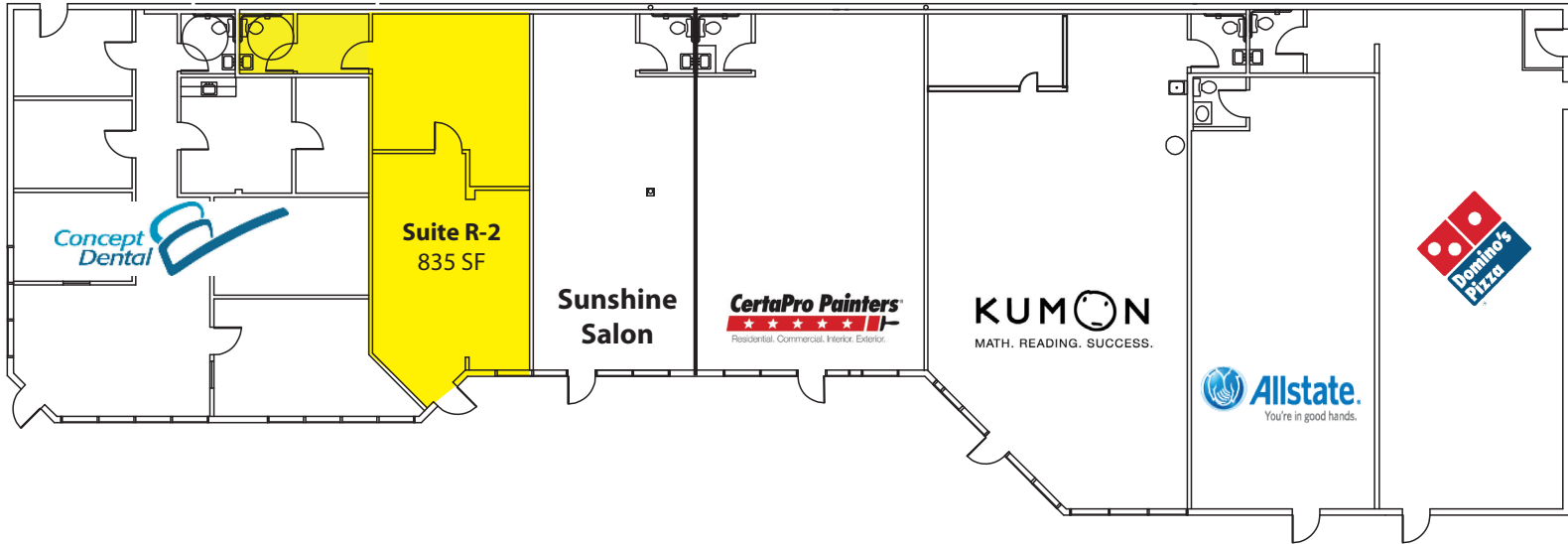
www.rosenharbottle.com

Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003  
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

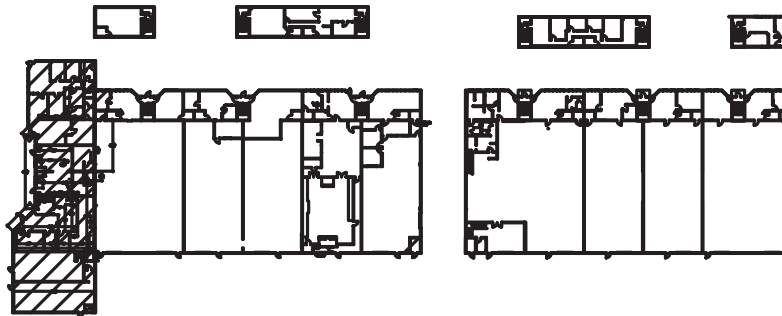
The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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196th Street SW



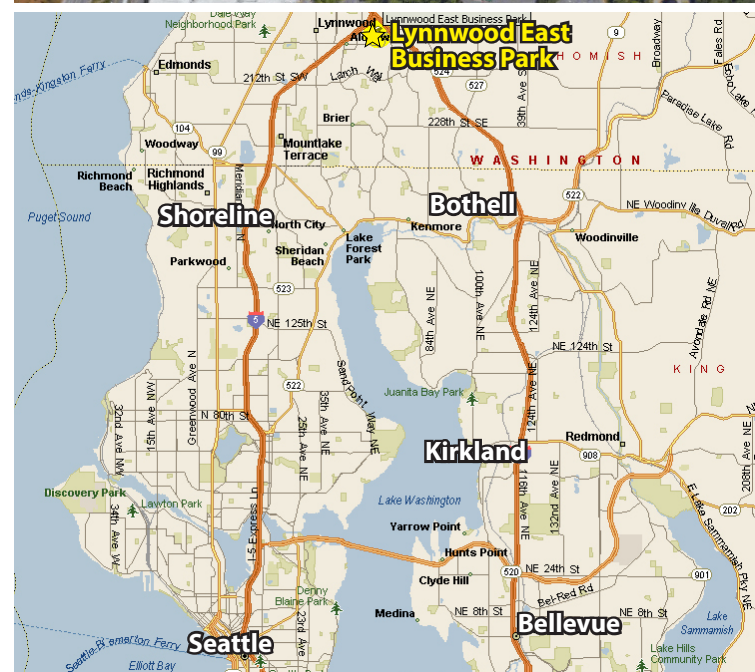
SITE PLAN

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