

# LYNNWOOD FINANCIAL CENTER

19009 33rd Avenue W, Lynnwood, WA 98036



## OFFICE NEAR ALDERWOOD MALL

1,091 SF - 1,985 SF Available

\$25.00/SF, Full Service

### FEATURES:

- New Ownership
- Former Bank Suite with Drive-Thru Available (Suite 200)
- Borders Alderwood Mall & Many Restaurants & Amenities
- Immediate Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center

### NEW BUILDING UPDATES UNDERWAY:

- New HVAC Systems with Controls in Each Suite
- Lobby & Restroom Renovation  
- Including Flooring, Lighting & Paint
- New Exterior Building Paint & Roof
- Elevator Updates
- Improved Landscaping
- Parking Lot Seal-Coating & Re-Striping

For more information, contact:

**ROSEN~HARBOTTLE COMMERCIAL REAL ESTATE**

**Brian Stewart**

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[www.rosenharbottle.com](http://www.rosenharbottle.com)

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phone: (425) 454-3030 fax: (425) 454-6705 | [www.rosenharbottle.com](http://www.rosenharbottle.com)

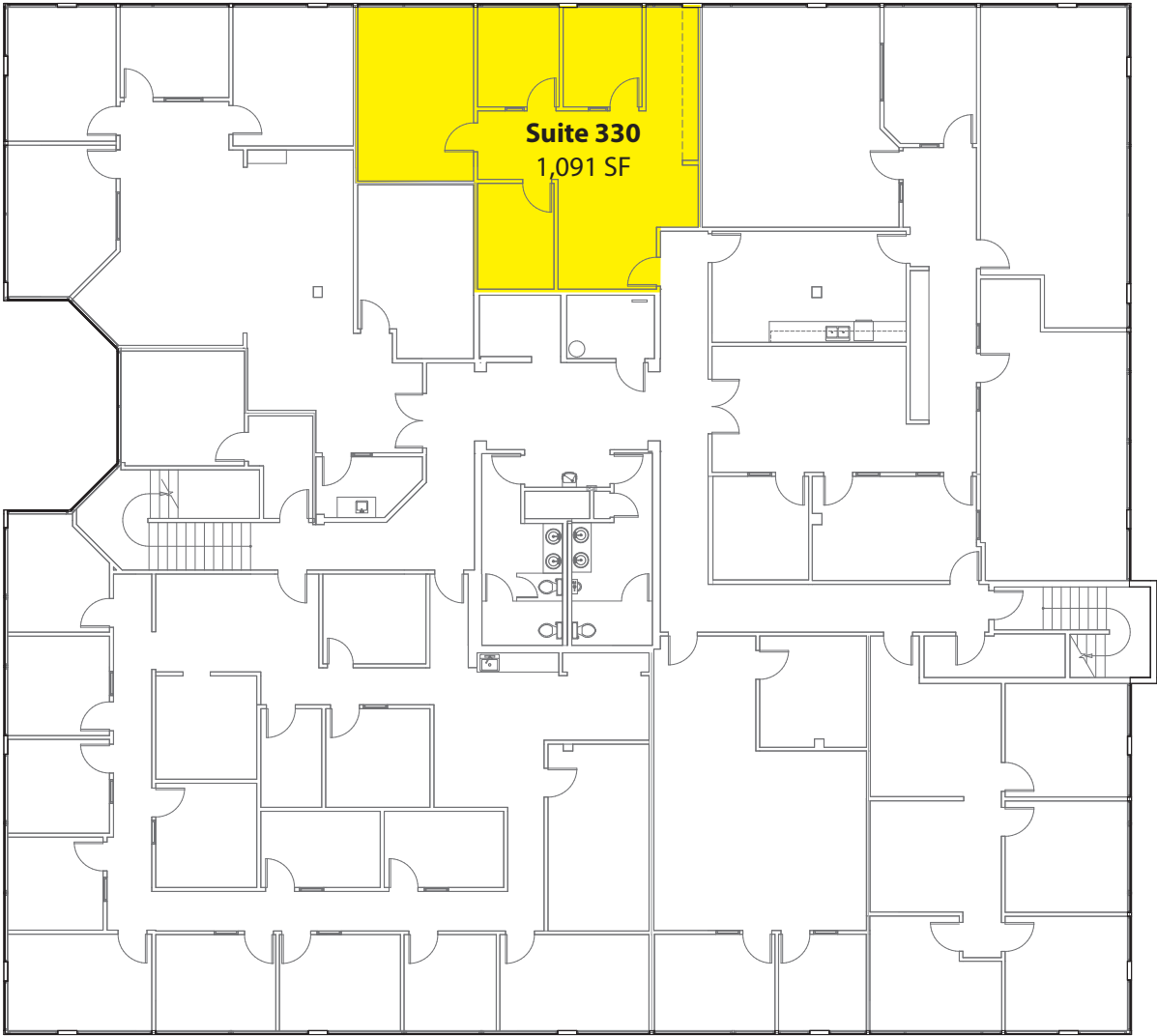
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## Third Floor

Suite	Square Feet	Available
330	1,091 SF	Now



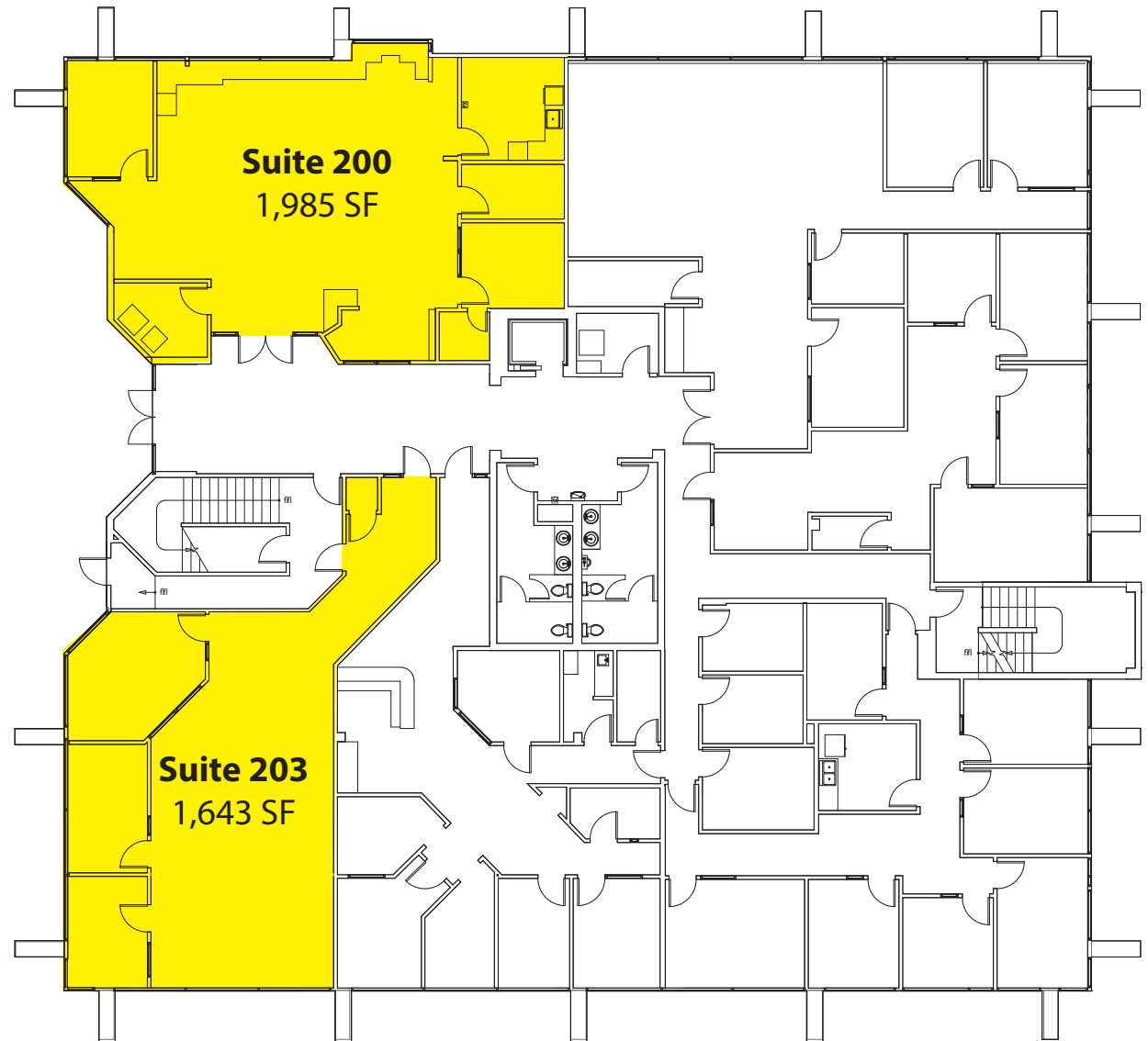
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## Second Floor

Suite	Square Feet	Available
200*	1,985 SF	30 Days
203	1,643 SF	Now

\*Suite 200:  
Former bank suite with drive-thru and  
signage on 33rd Ave W

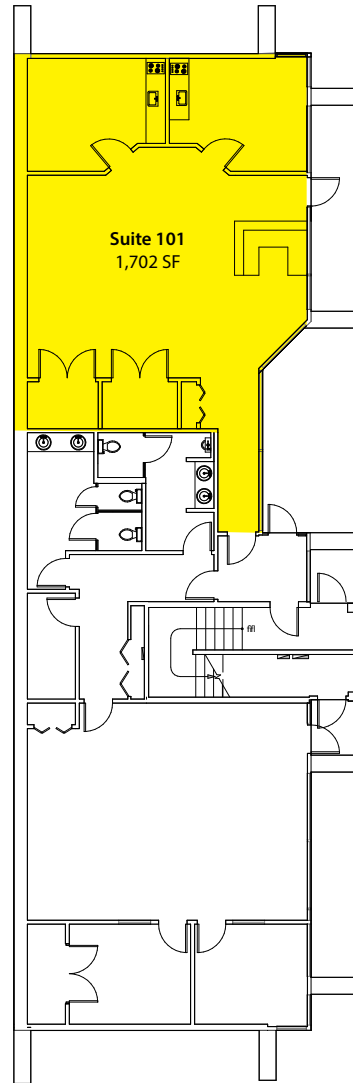


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## First Floor

Suite	Square Feet	Available
101	1,702 SF	Now



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