

# LYNNWOOD CORPORATE CENTER

19401 40th Avenue W, Lynnwood, WA 98036



## HIGH-IMAGE, CLASS A OFFICE 2,090 SF - 4,779 SF Available

\$17.75/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**

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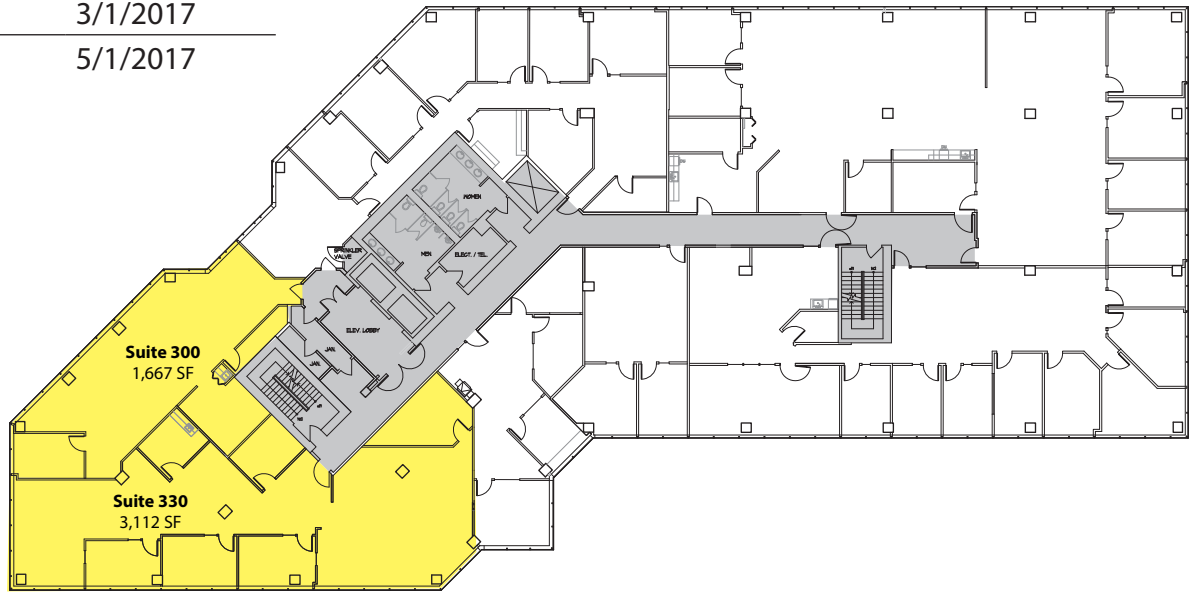
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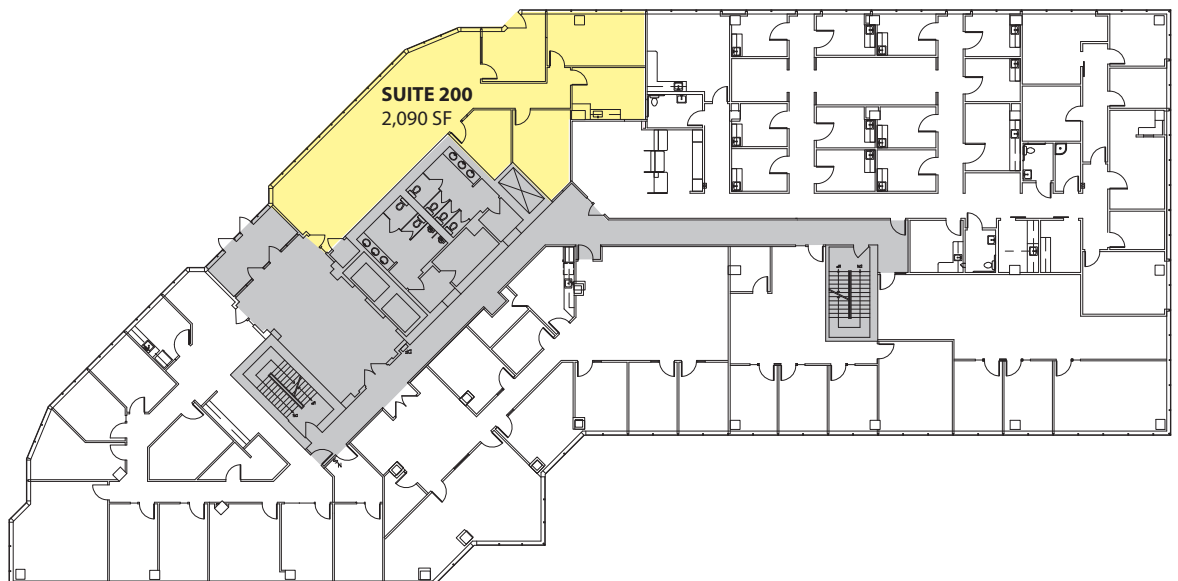
## Third Floor

Suite	Square Feet	Available
300	1,667 SF	5/1/2017
330	3,112 SF	3/1/2017
Contiguous	4,779 SF	5/1/2017



## Second Floor

Suite	Square Feet	Available
200	2,090 SF	NOW

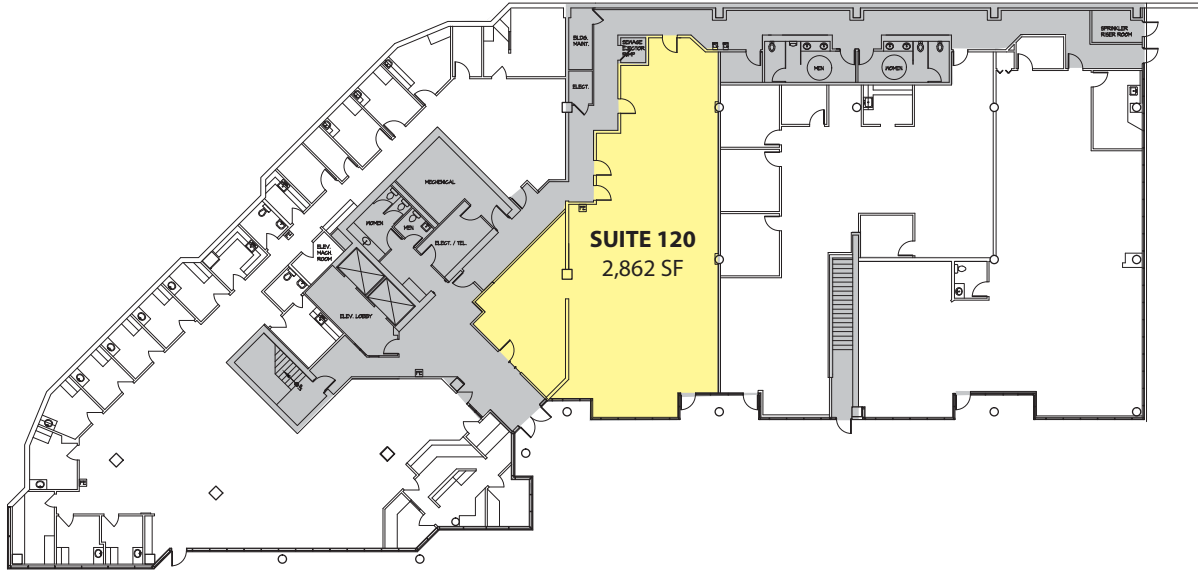


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## First Floor

Suite	Square Feet	Available
120	2,862 SF	NOW

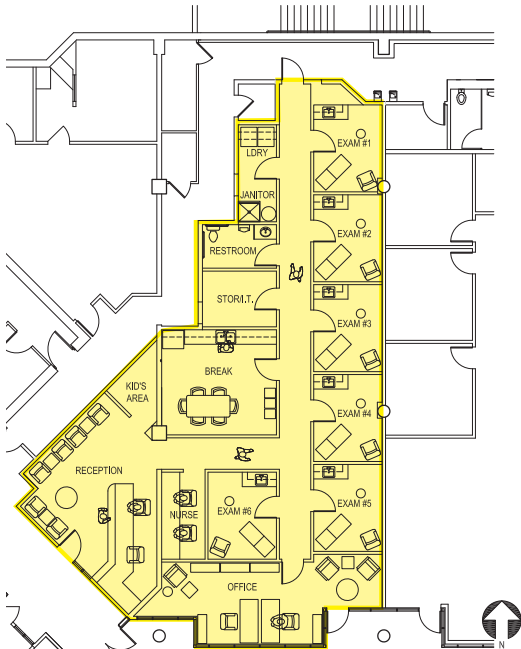


## Suite 120 Build Out Options

### Medical Build Out

#### Option A

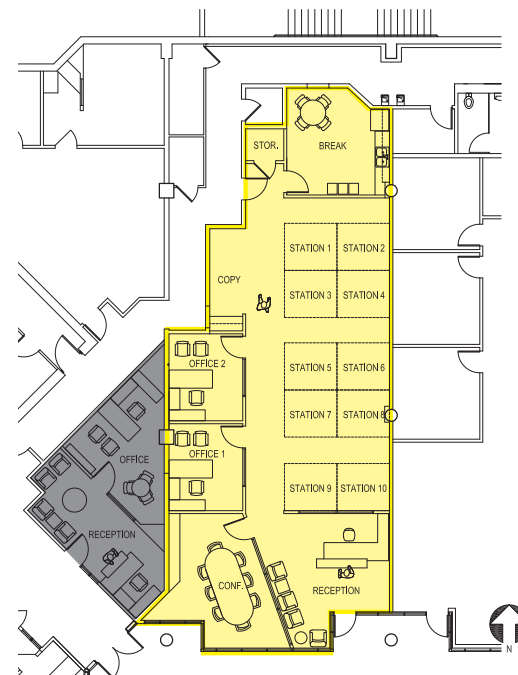
2,862 SF



### Office Build Out

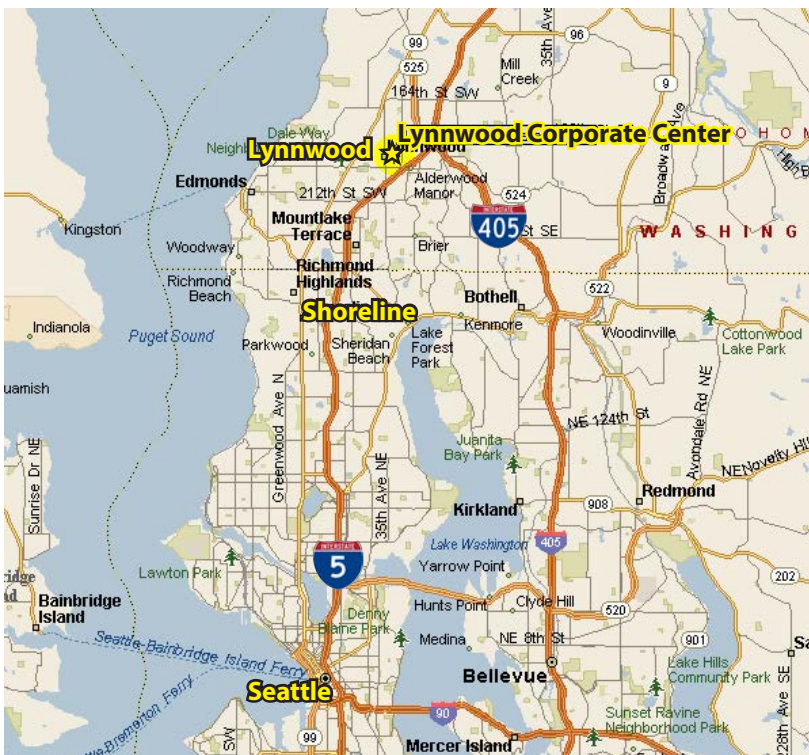
#### Option B

2,364 SF



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