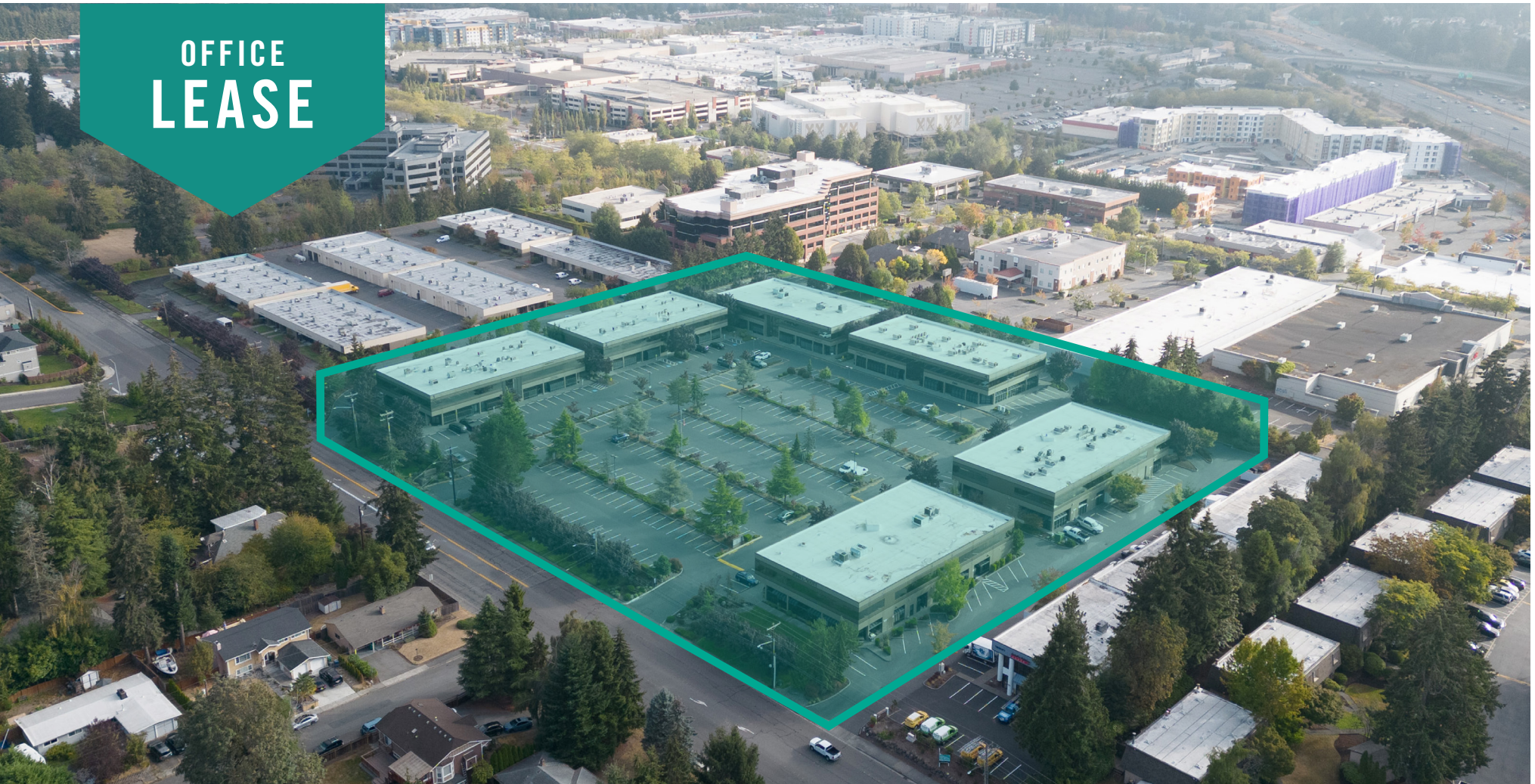


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Brian Stewart

425.289.2222

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Bellevue, WA 98009 - 5003





NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACES

708 SF - 5,312 SF Available

\$26.25/SF, Gross



PROPERTY DETAILS:

- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

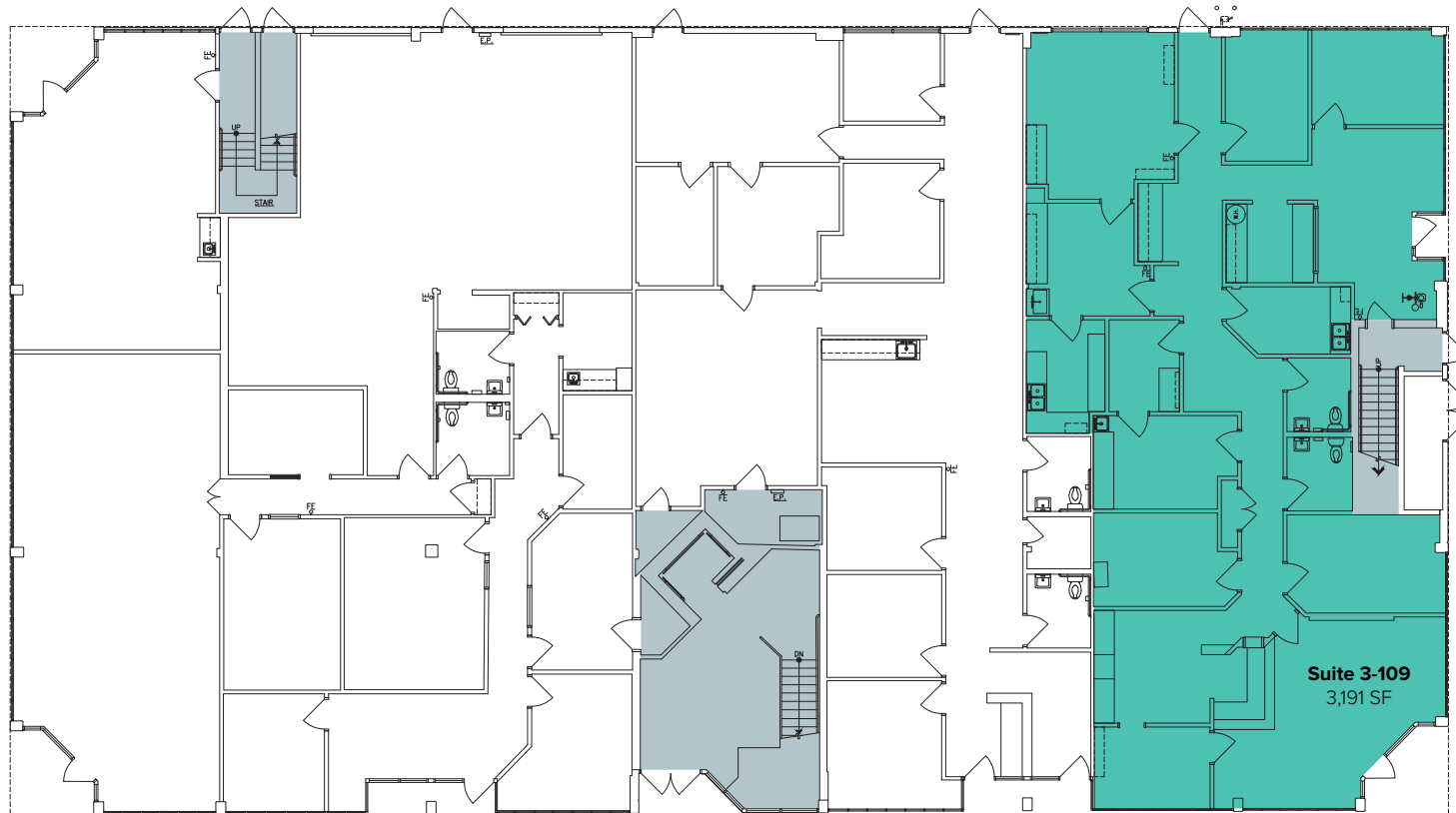
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BUILDING 3 (19109)

FIRST LEVEL FLOOR PLAN

| Suite | Square Feet | Rate |
|-------|-------------|-------------------|
| 3-109 | 3,191 SF | \$26.25/SF, Gross |

Endcap first floor office space with reception, private rooms, break room, 2 restrooms, and front, back, and side entrances. **Available Now.**



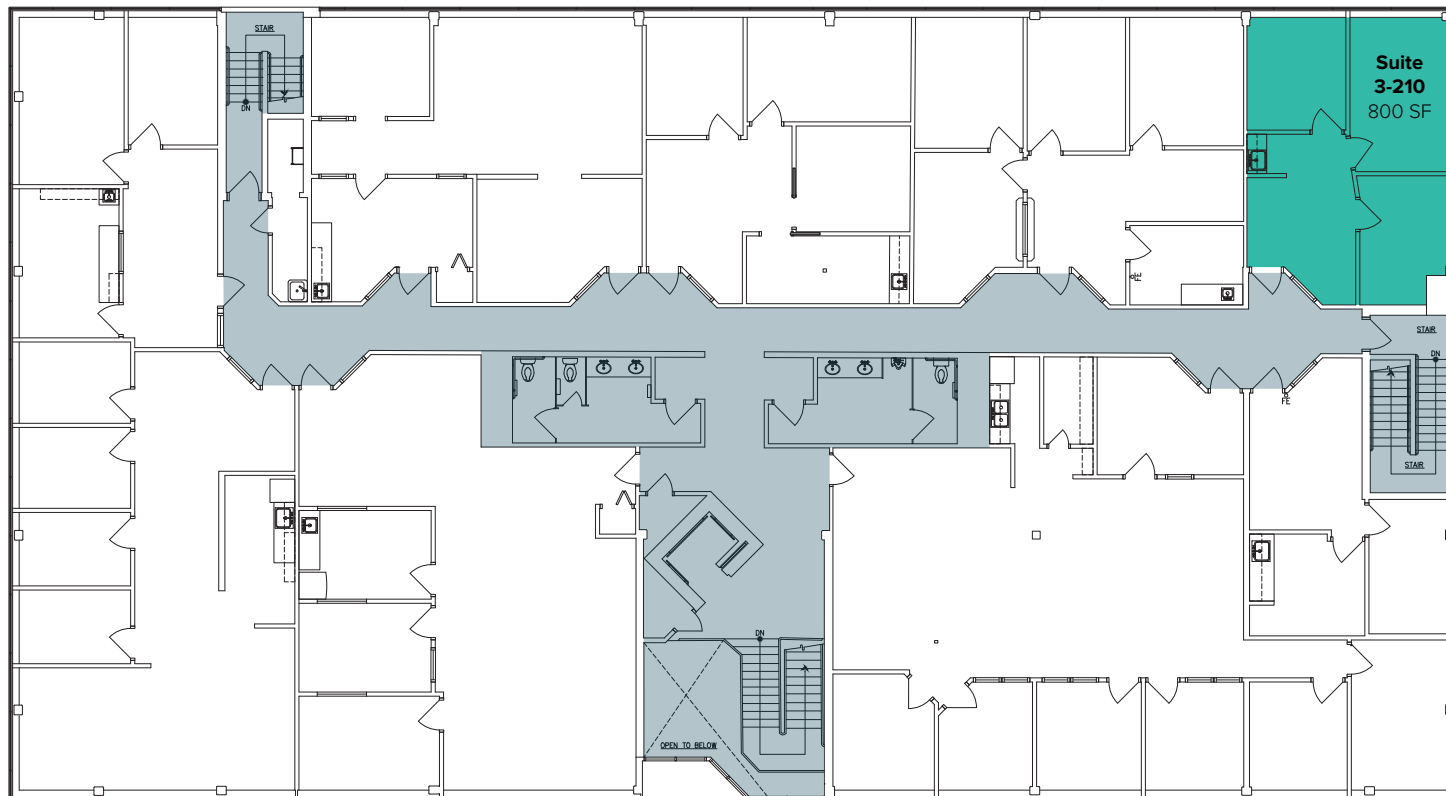
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BUILDING 3 (19109)

SECOND LEVEL FLOOR PLAN

| Suite | Square Feet | Rent |
|-------|-------------|----------------------|
| 3-210 | 800 SF | \$1,900/Month, Gross |

Endcap, second floor office space with 3 private offices, reception area, kitchenette, and natural lighting. **Available 8/1/2023.**

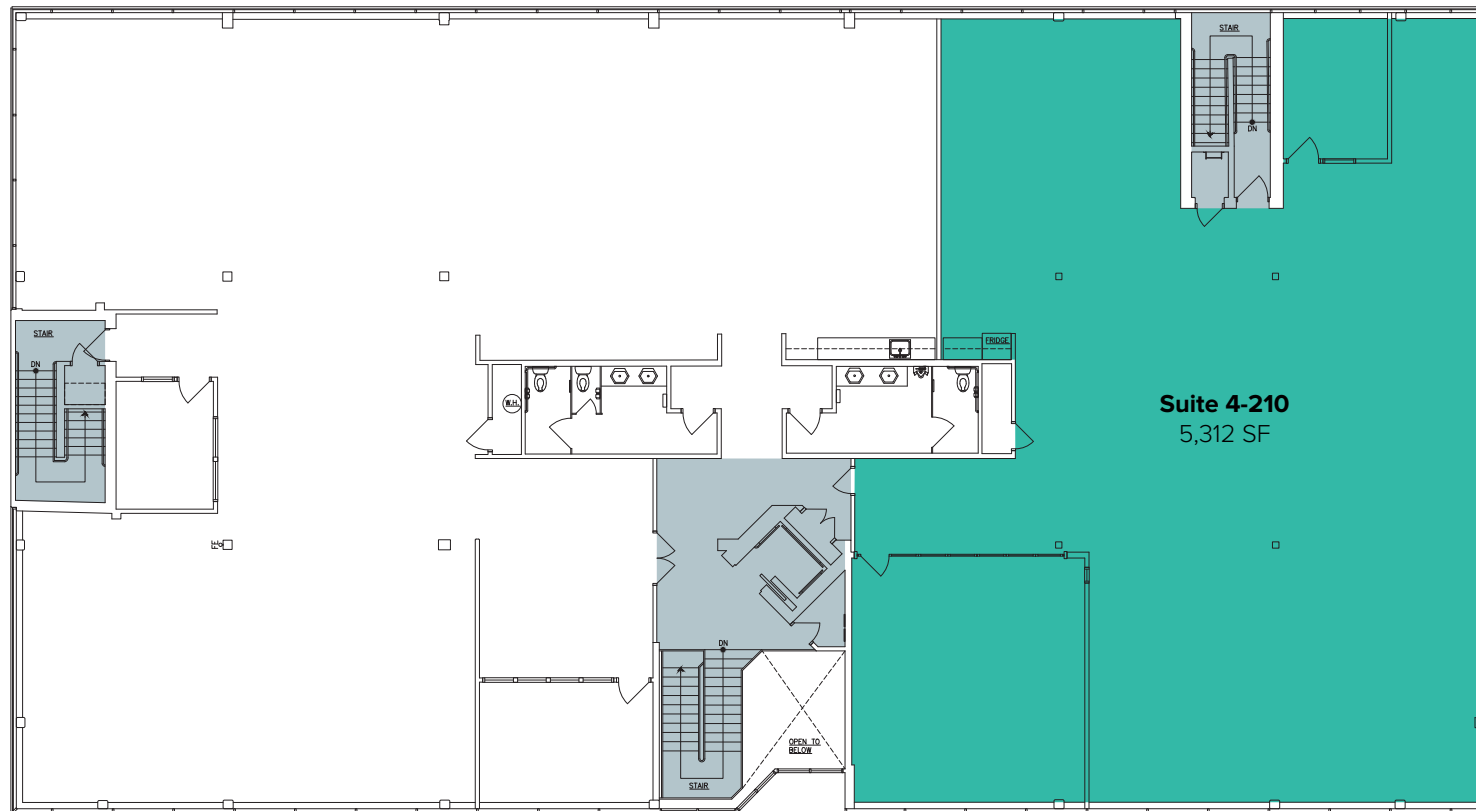


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BUILDING 4 (19203)

| Suite | Square Feet | Rate |
|-------|-------------|-------------------|
| 4-210 | 5,312 SF | \$26.25/SF, Gross |

Second floor office space available. Includes 1 private office, conference room, and open work space. **Available Now.**



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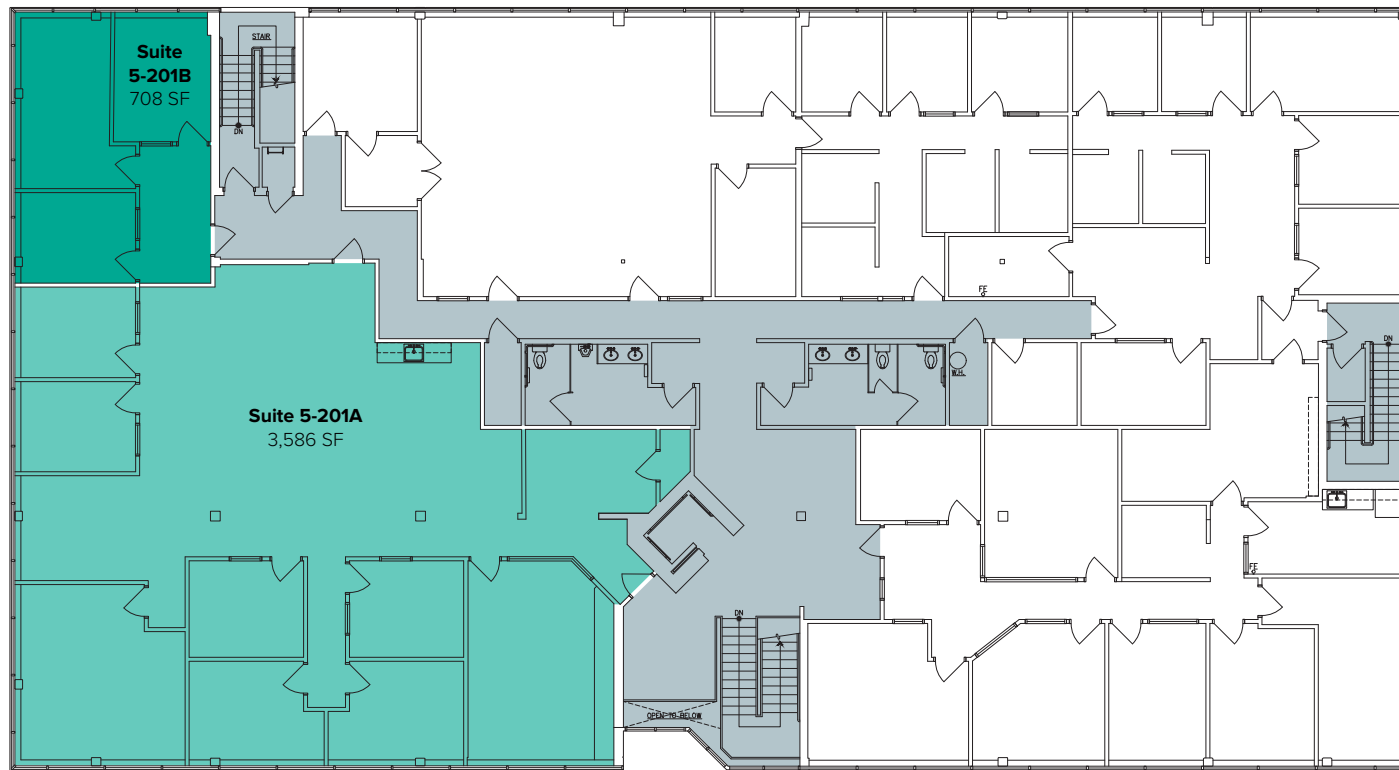
BUILDING 5 (19217)

| Suite | Square Feet | Rate |
|--------|---------------------|-------------------|
| 5-201A | 3,586 SF - 4,294 SF | \$26.25/SF, Gross |

Second floor office with private offices, conference rooms, kitchenette, and open work space. Contiguous with Suite 5-201B for a total of 4,294 SF. **Available Now.**

| | | |
|--------|-------------------|----------------------|
| 5-201B | 708 SF - 4,294 SF | \$1,700/Month, Gross |
|--------|-------------------|----------------------|

Small, second floor office with 3 private offices. Contiguous with Suite 5-201A for a total of 4,294 SF. **Available Now.**

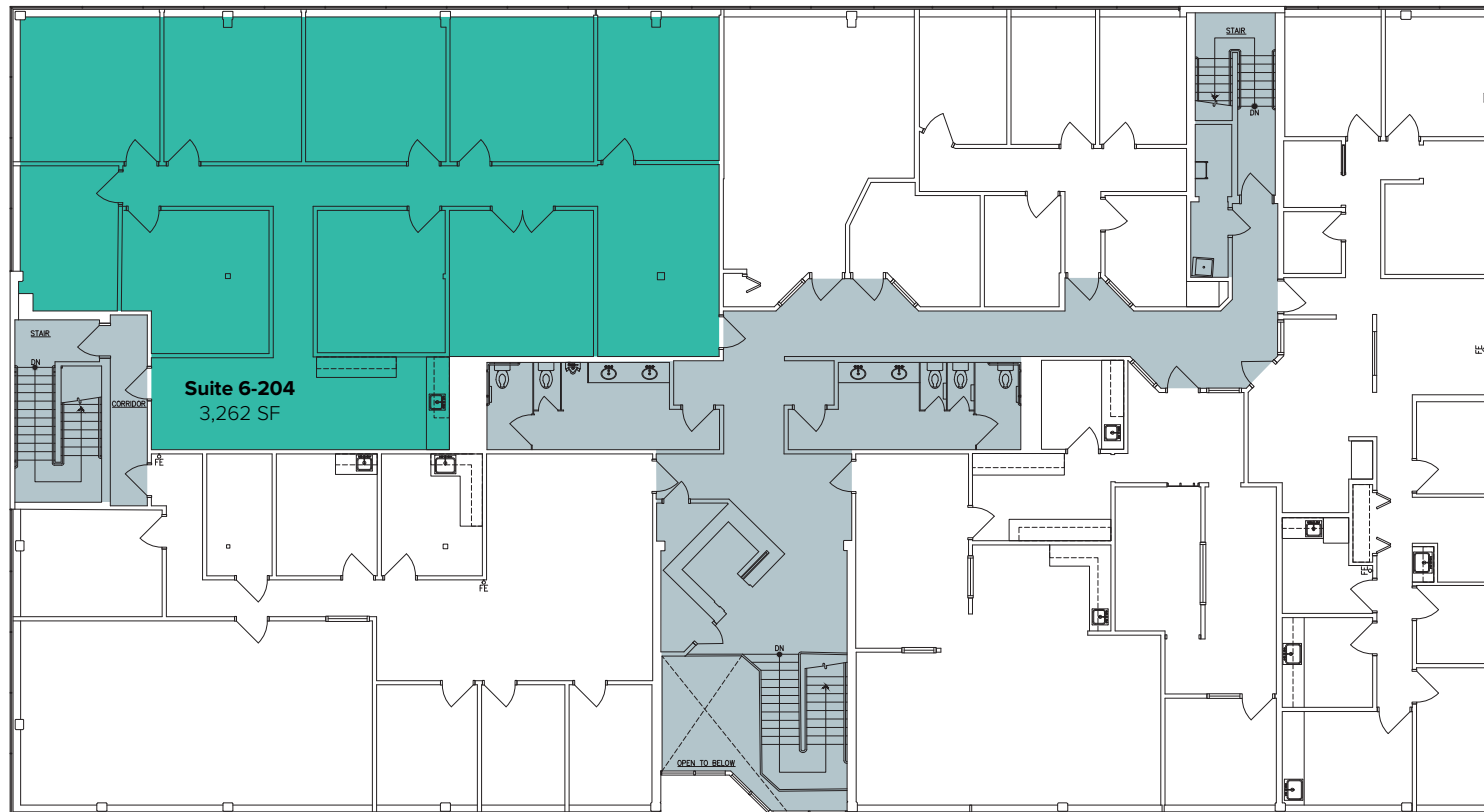


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BUILDING 6 (19221)

| Suite | Square Feet | Rate |
|-------|-------------|-------------------|
| 6-204 | 3,262 SF | \$26.25/SF, Gross |

Second floor office with private offices, reception area, break area with kitenette, and open work space. **Available 7/1/2023.**



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SITE PLAN



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LOCATION MAP



LOCATION MAP

