

**NEW LOW RATES  
OFFICE/MEDICAL**



# LYNNWOOD CORPORATE CENTER

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**BROKER BONUS: \$1.25/SF**

**1,667 SF - 6,943 SF Available**

**First Floor: \$12.50 - \$18.00/SF, NNN**

**Upper Floors: \$22.00/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

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# FIRST FLOOR (AS-IS PLAN)

Suite	Square Feet	Rate/Rent	Notes
100	6,943 SF	\$12.50/SF, NNN	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. <b>Available now.</b>

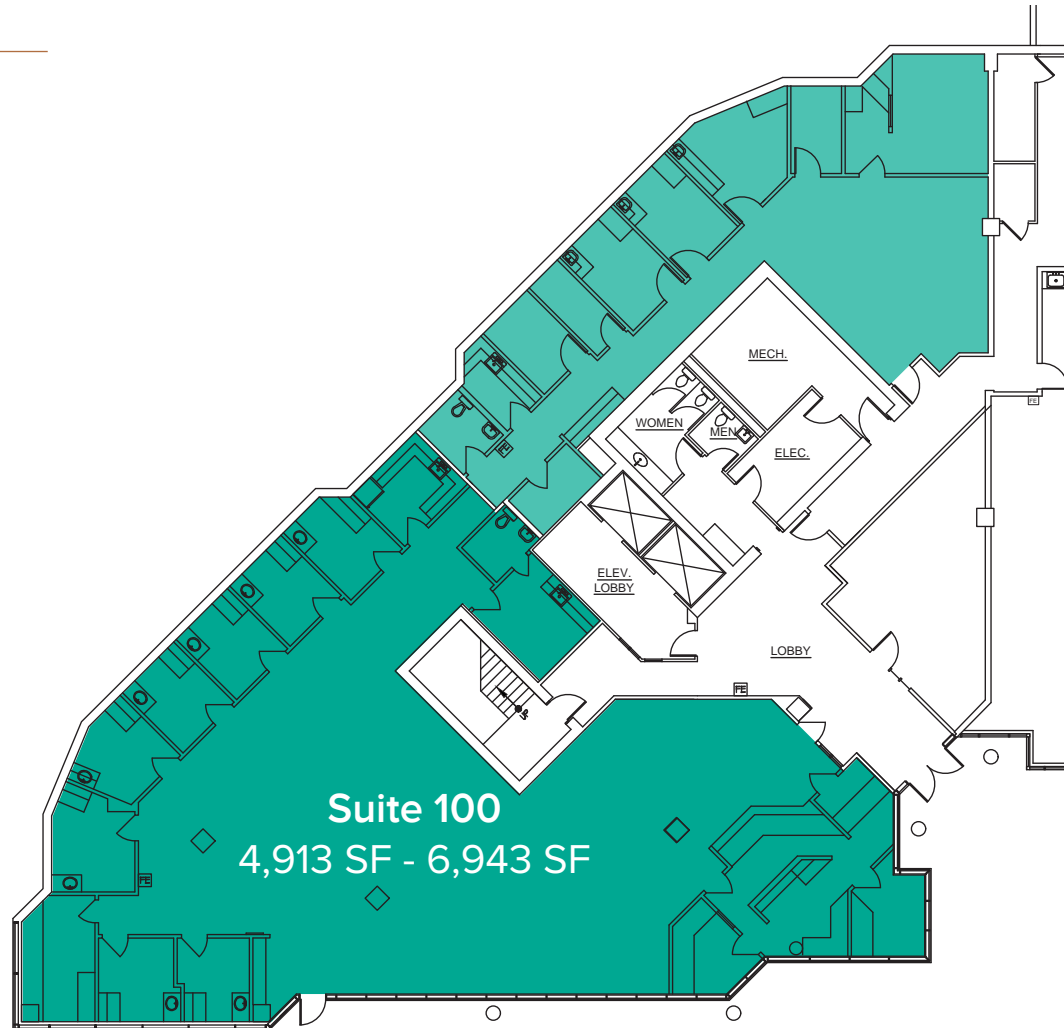


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# FIRST FLOOR (SAMPLE PLAN)

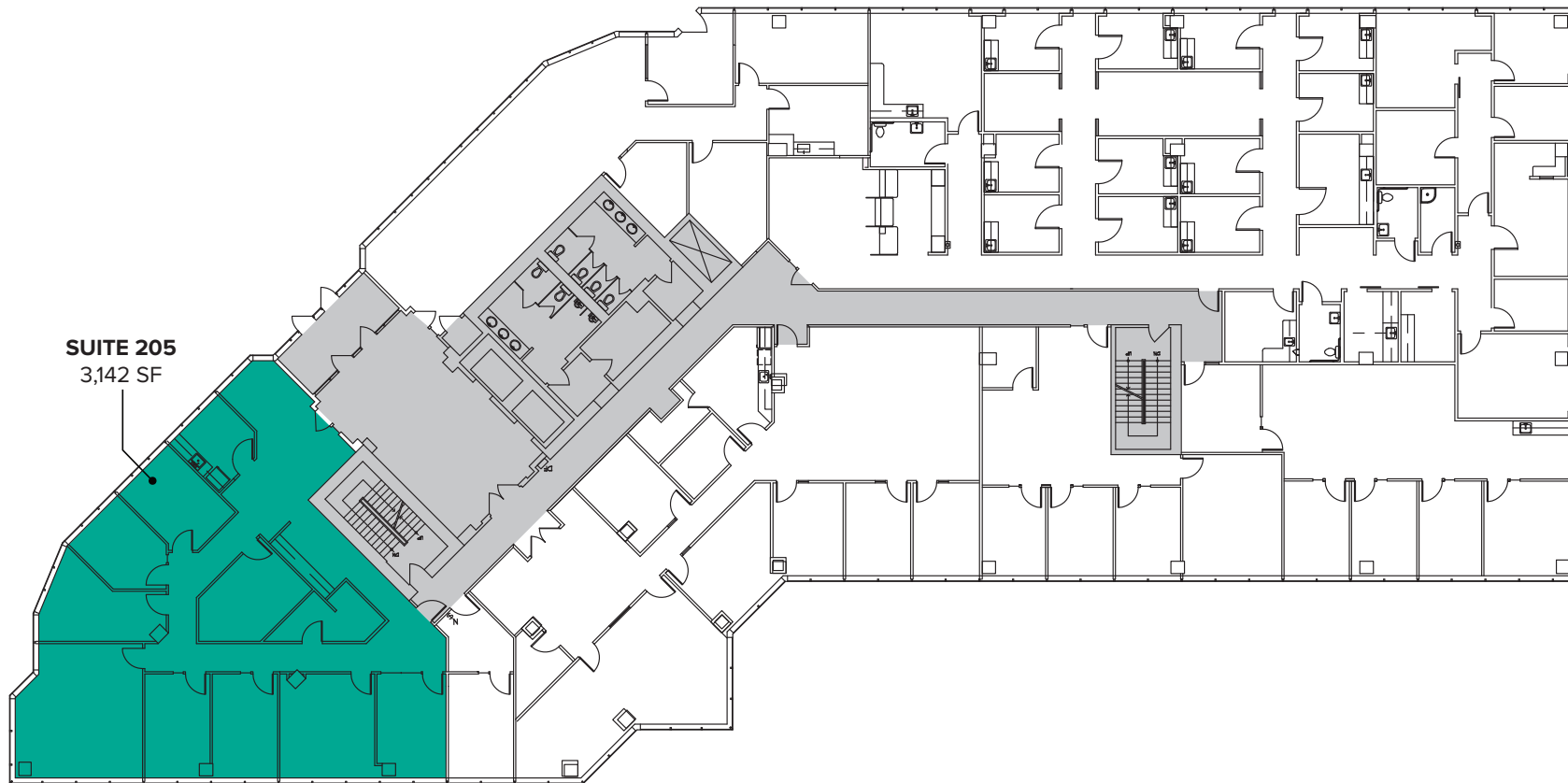
## SUITE FEATURES

- Available Now
- 4,913 SF - 6,943 SF
- \$12.50 - \$18.00/SF, NNN
- End Cap Office Space
- Private Offices
- Restrooms
- Reception Area
- Open Work Area
- Natural Lighting



# SECOND FLOOR

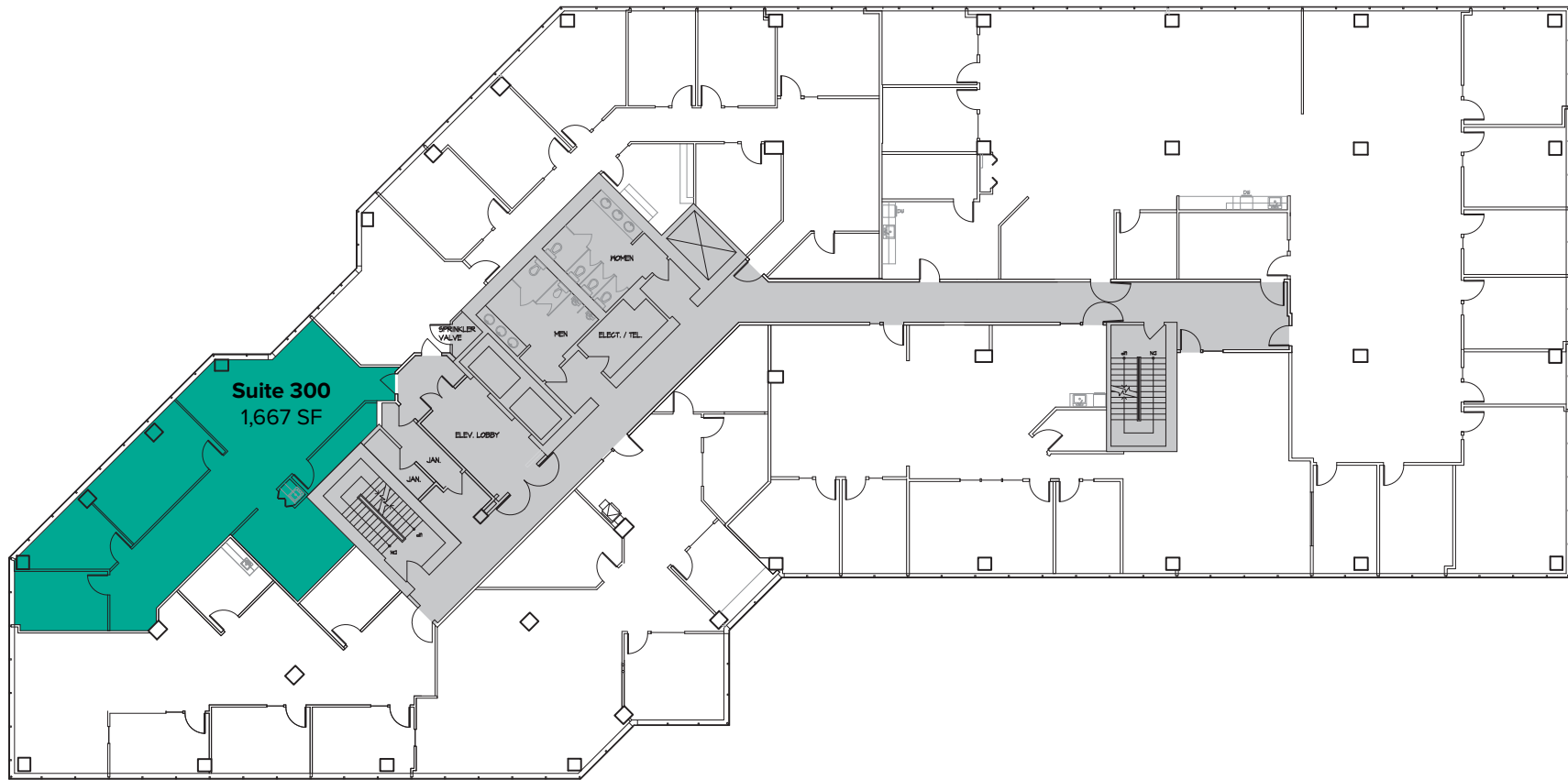
Suite	Square Feet	Rate	Notes
205	3,142 SF	\$22.00/SF, NNN	8 POs, conference room, break room, and reception area off main building lobby. <b>Available now.</b>



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# THIRD FLOOR

Suite	Square Feet	Rate	Notes
300	1,667 SF	Call Agents	2 POs, conference room, and open work area. <b>Available for sublease with 30 days' notice.</b>



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# FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	~2,500 SF - 3,964 SF	\$22.00/SF, NNN	Tenant Improvements available.



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# LOCATION MAP

