

# LYNNWOOD EAST BUSINESS PARK

2027-2031 196th Street SW, Lynnwood, WA 98036



## INDUSTRIAL/OFFICE FOR LEASE

**8,637 SF (1,662 SF Ofc) Available**

**\$1.35/SF Ofc | \$0.65/SF Whse, NNN**

### FEATURES:

- GL Loading
- 22' Clear Height
- Great Access to I-5, I-405 & Hwy 99
- GC Zone Snohomish County: Industrial, Manufacturing, Retail, Auto, Church, Schools, Fitness
- Abundant Parking
- New Roof, Façade, Monument Sign



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.

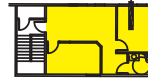
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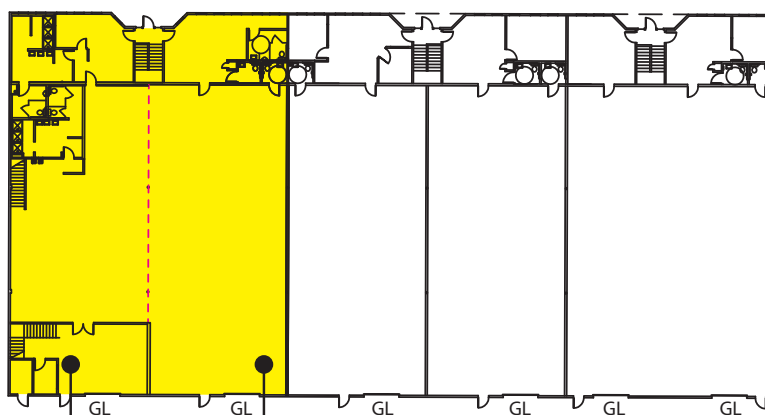
## BUILDING B

SECOND FLOOR OFFICES

Suite B-205  
737 SF Ofc  
\$13.20/SF/Yr



Contiguous: 8,637 SF (1,662 SF ofc)



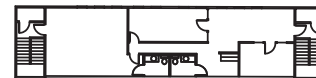
FIRST FLOOR OFFICE/WRHS

**Suite B-101**  
4,300 SF  
(918 SF ofc)

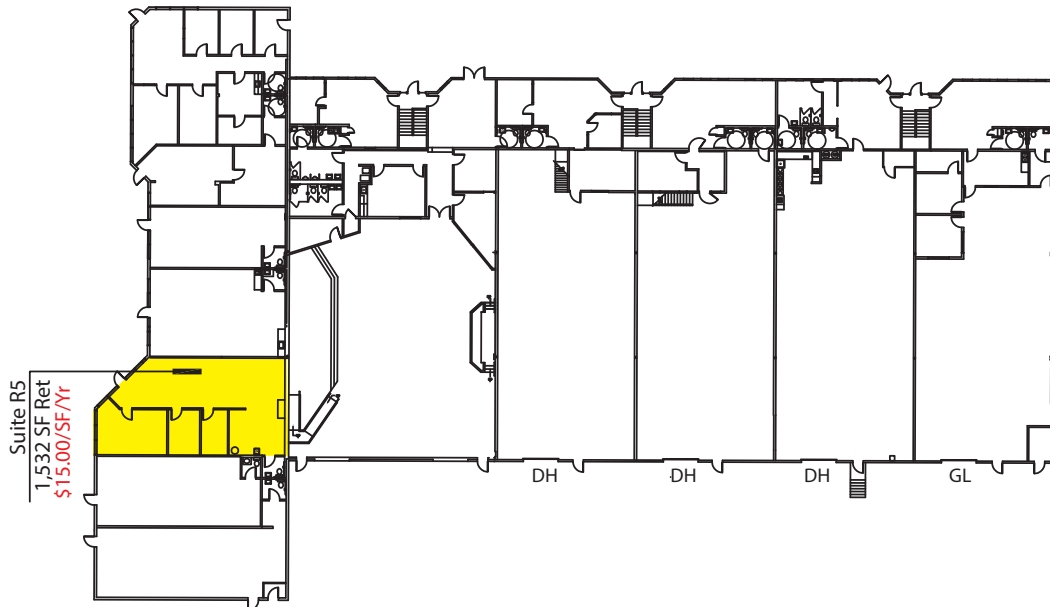
**Suite B-102**  
4,337 SF  
(744 SF ofc)

## BUILDING A

SECOND FLOOR OFFICES



FIRST FLOOR OFFICE/WRHS



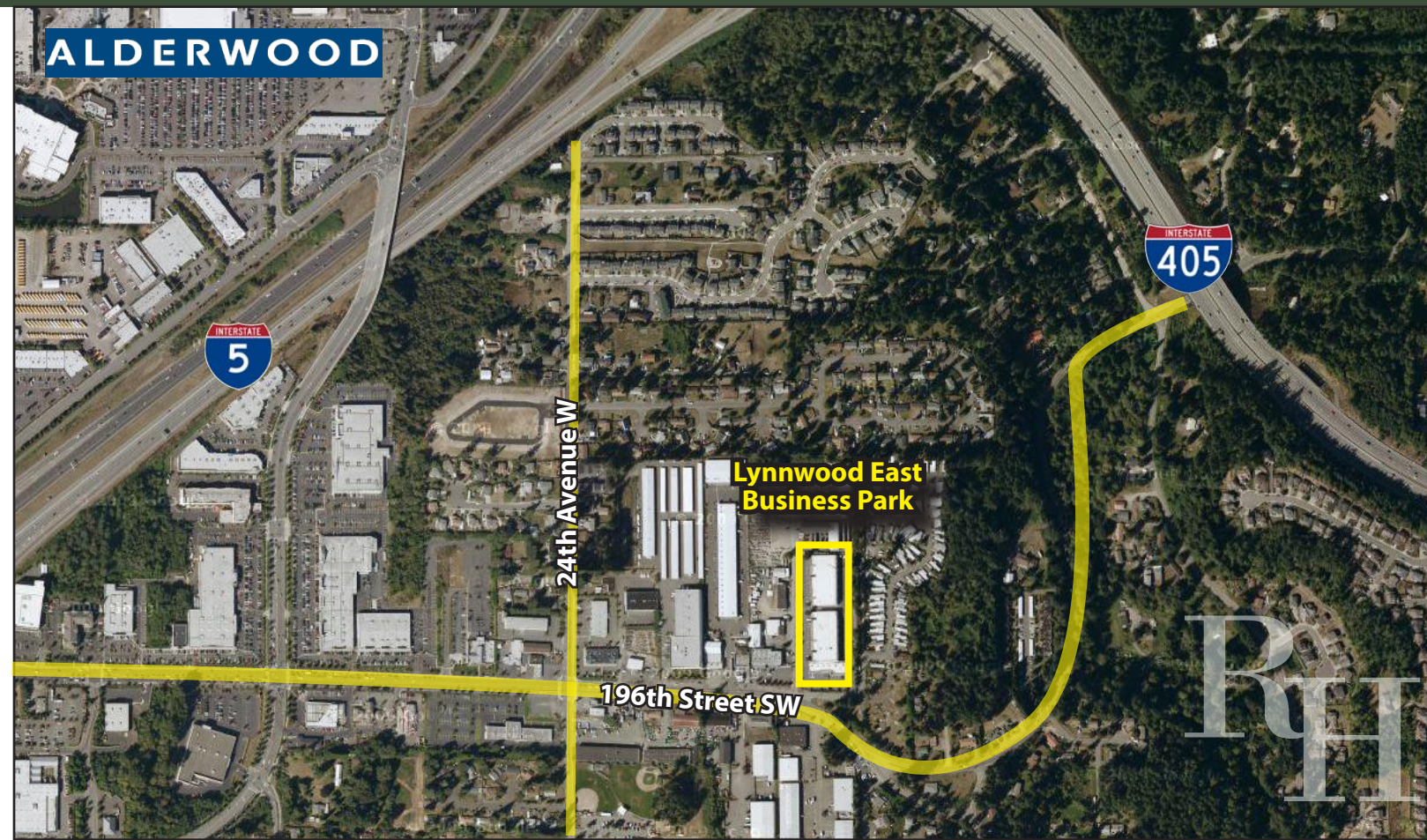
Suite R5  
1,532 SF Ret  
\$15.00/SF/Yr

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