

**INDUSTRIAL
LEASE**



ALDERWOOD BUSINESS CAMPUS

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ENDCAP WAREHOUSE/ OFFICE SPACE AVAILABLE

3,525 SF Available

\$1.55/SF, NNN

PROPERTY DETAILS:

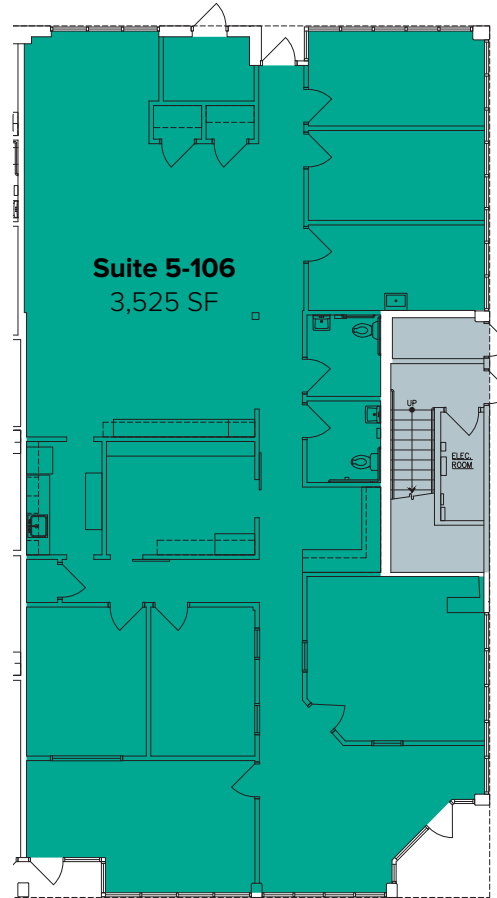
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from future Link Light Rail station
- Abundant parking

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.

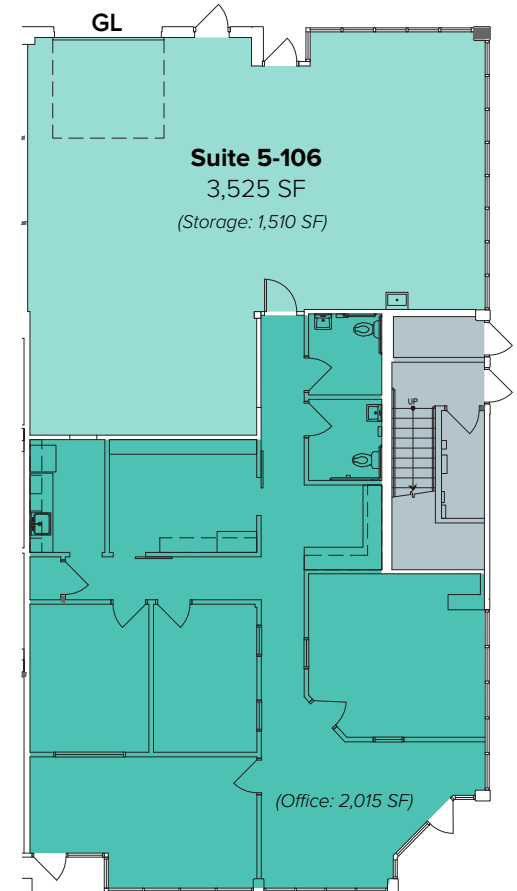
BUILDING 5 (19217) FLOOR PLAN

SUITE 5-106 FEATURES

- Available 8/1/2024
- \$1.55/SF, NNN
- 3,525 SF
- First floor office space
- As-Is floor plan:
 - Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area
- Sample floor plan:
 - Office: 2,015 SF
 - Storage: 1,510 SF
 - Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and large storage space with a grade-level loading door



As-Is Floor Plan



Sample Floor Plan

SITE PLAN



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LOCATION MAP



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