

LYNNWOOD CORPORATE CENTER

19401 40th Avenue W | Lynnwood, WA

Brian Stewart
425.289.2222
brians@rosenharbottle.com

Stossi Tsantilas
425.279.7943
stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

498 SF - 6,144 SF Available





BUILDING FEATURES:

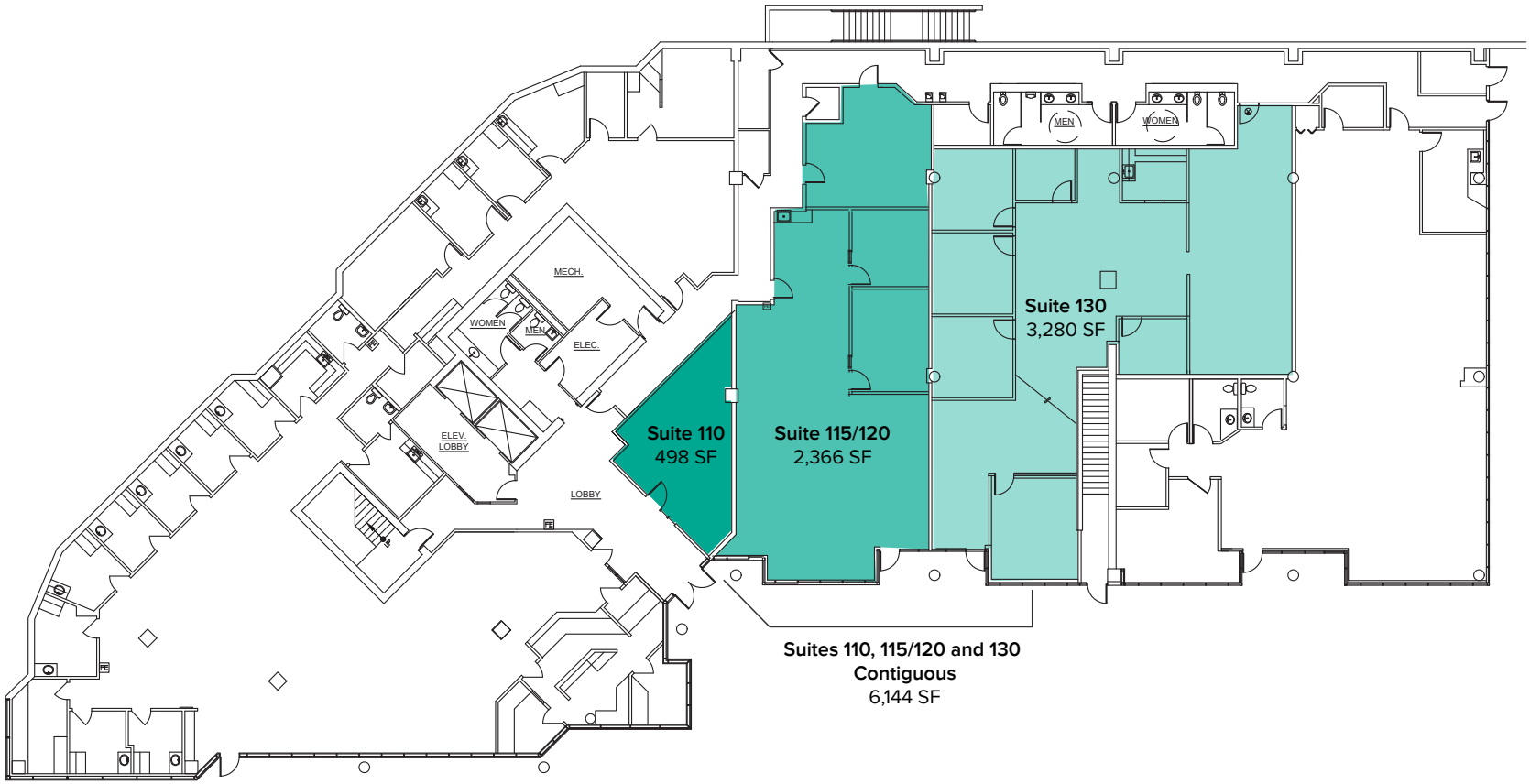
- Extensive Window Line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & Future Link Light Rail station

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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

FIRST FLOOR

Suite	Square Feet	Rate	Notes
110	498 SF	$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. Contiguous with suite 115/120 and 130 for 6,144 SF. **Available Now.**
115/120	2,366 SF	$23.00/SF, NNN	Ground floor office space with direct entry, 2 private offices, and open work area. Contiguous with suite 110 and 130 for 6,144 SF. **Available Now.**
130	3,280 SF	$23.00/SF, NNN	Office space with open work area, 6 private offices, and kitchenette/break room. Can be contiguous with suites 110 and 115/120 for 6,144 SF. **Available Now.**

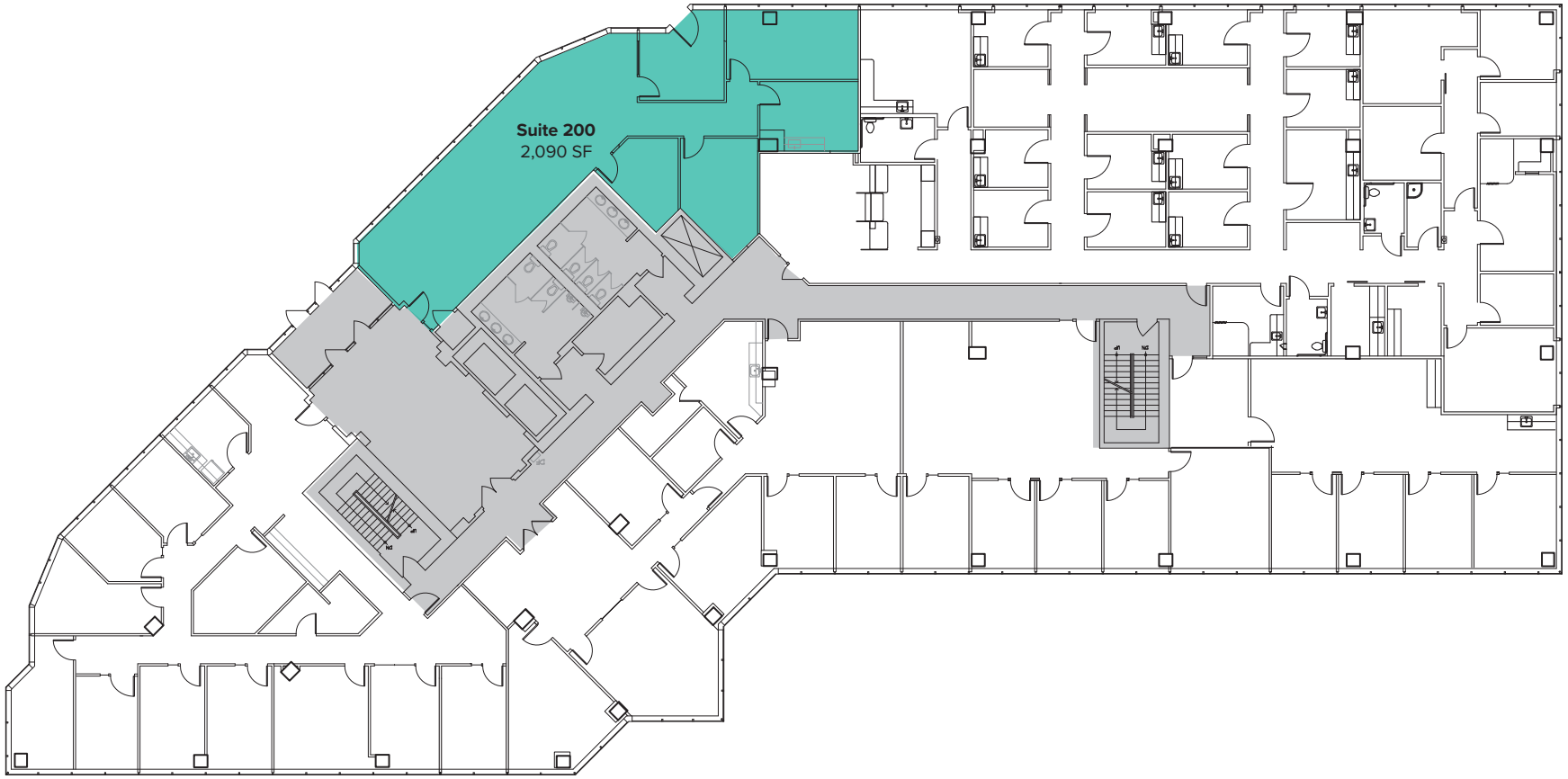


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and 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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

SECOND FLOOR

Suite	Square Feet	Rate	Notes
200	2,090 SF	$23.00/SF, NNN	Premier space directly off main lobby with 3 private offices, conference room, break-room, open work area, and exceptional natural light. **Available 2/1/2027.**



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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

THIRD FLOOR

Suite	Square Feet	Rate	Notes
315	2,491 F	$23.00/SF, NNN	Suite with 3 private offices, conference room, and open work area. **Available Now.**

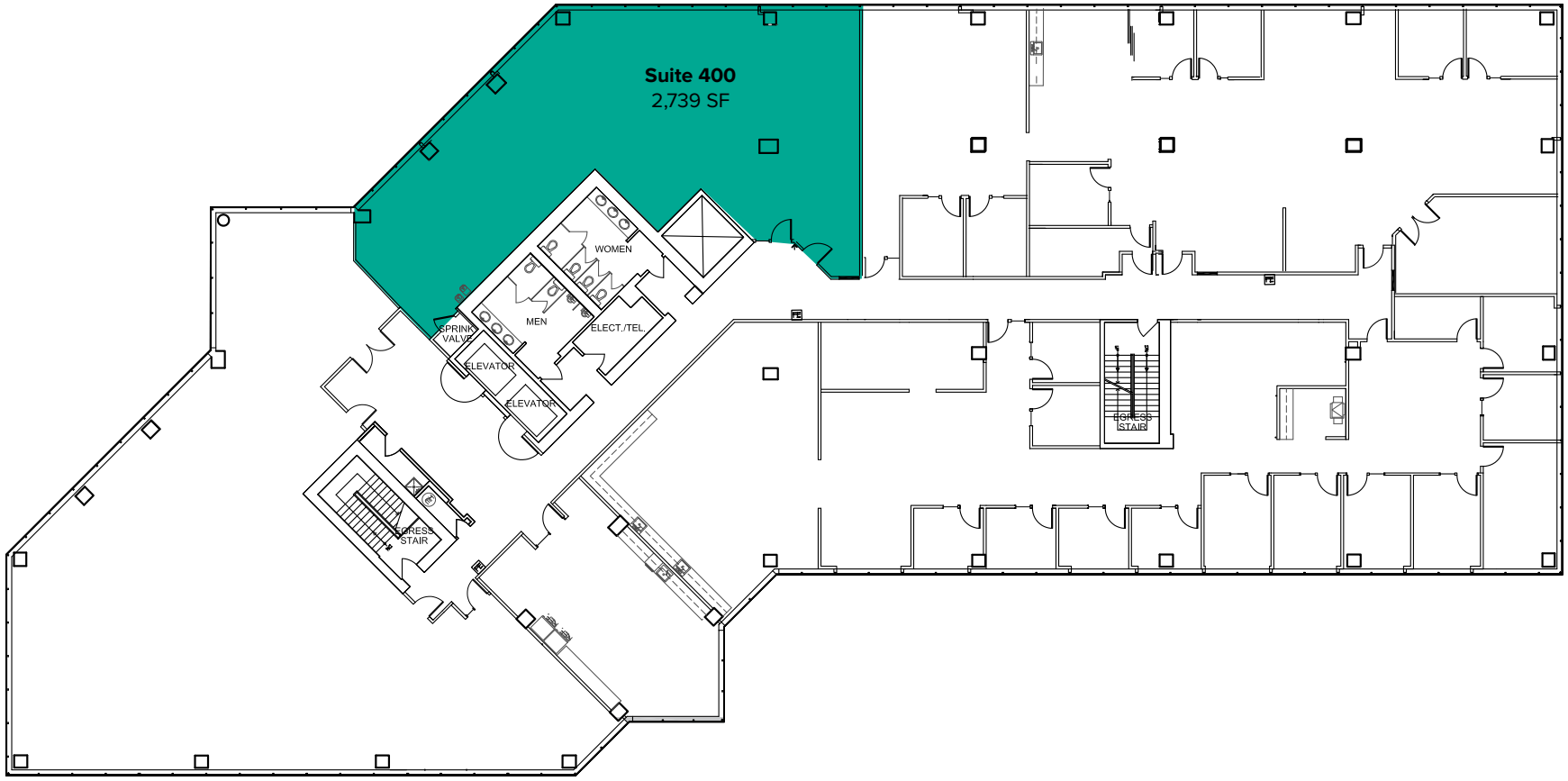


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and 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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

FOURTH FLOOR

Suite	Square Feet	Rate	Notes
400	2,739 SF	$23.00/SF, NNN	Office space with open work area. Tenant improvements available. **Available Now.**

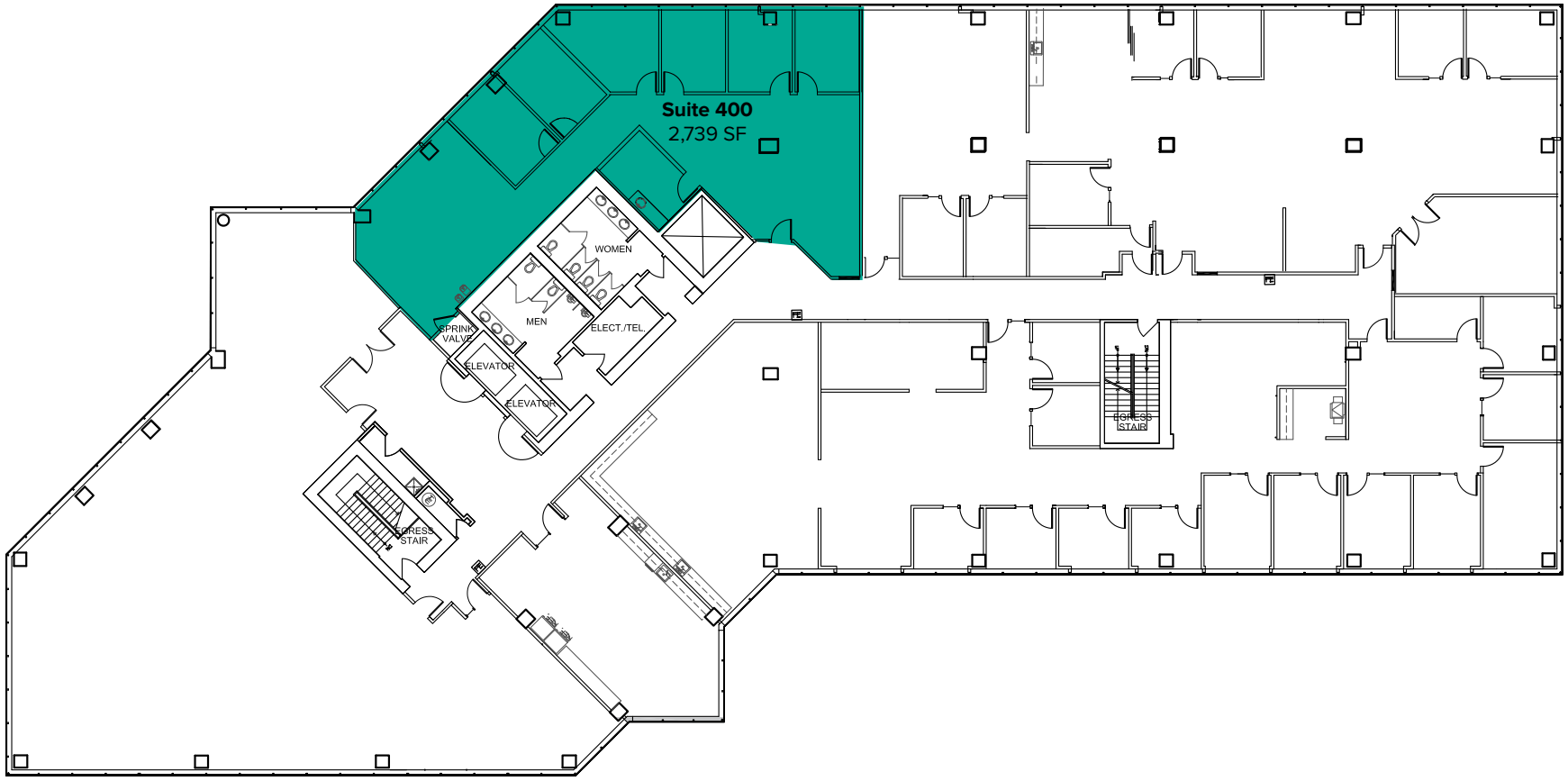


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and 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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

FOURTH FLOOR - SAMPLE PLAN

Suite	Square Feet	Rate	Notes
400	2,739 SF	$23.00/SF, NNN	5 private offices, one conference room, open work area and kitchenette/breakroom.



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.

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

LOCATION MAP



425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003

ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE