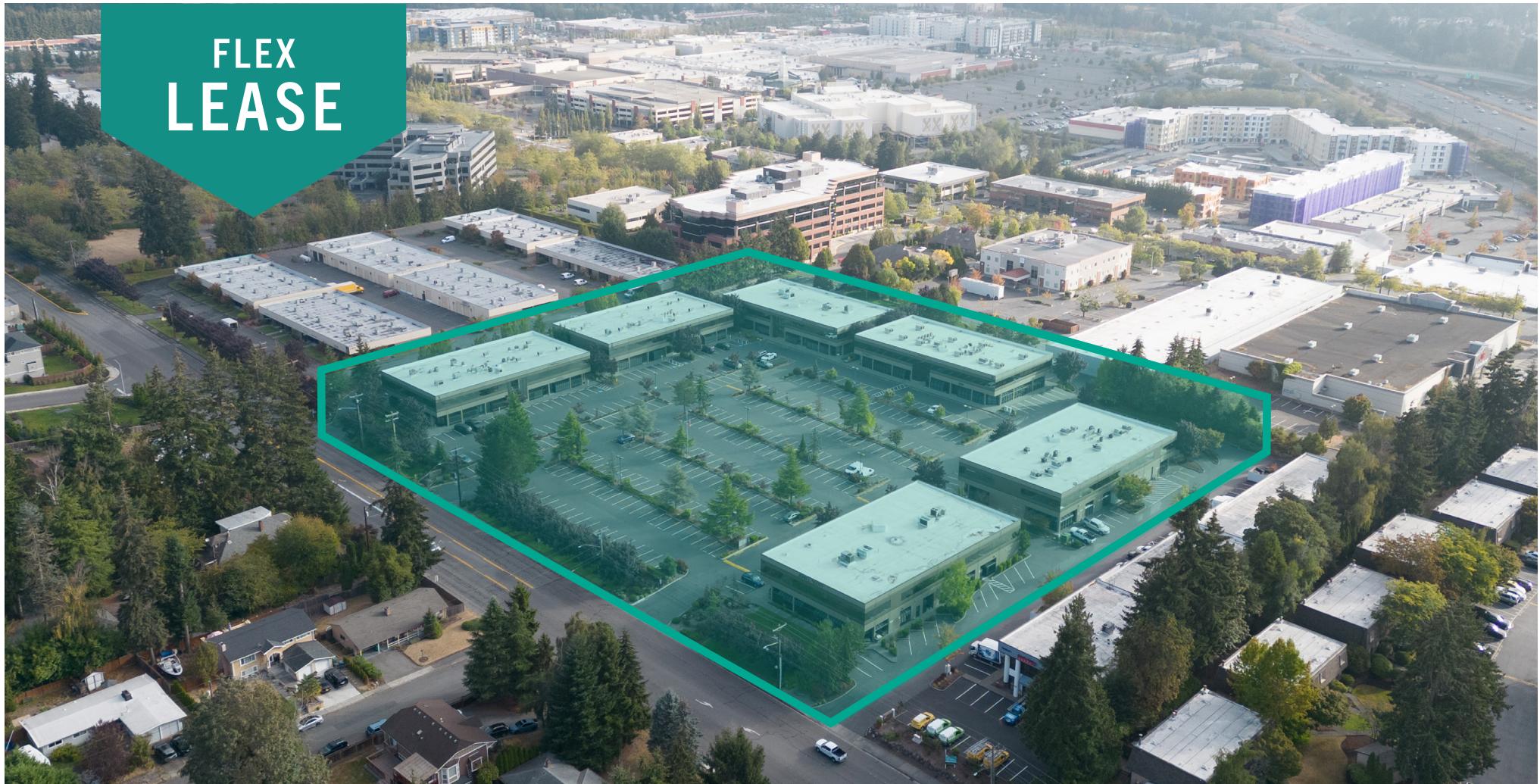


**FLEX  
LEASE**



# ALDERWOOD BUSINESS CAMPUS

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

**Grant Rubenstein**

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PO Box 5003  
Bellevue, WA 98009 - 5003



# ENDCAP OFFICE & WAREHOUSE SPACE AVAILABLE

**6,240 SF Available**

**\$1.65/SF, NNN**



## PROPERTY DETAILS:

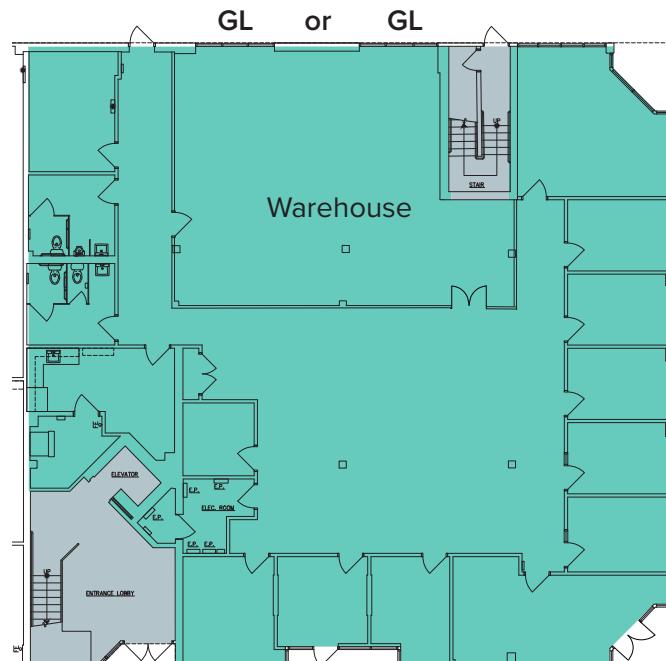
- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Mariott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from new Link Light Rail station
- Abundant Parking

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 4 (19203) FLOOR PLAN

## SUITE 4-104 FEATURES

- Available with 60 days' notice
- \$1.65/SF, NNN
- **Sample Floor Plan:** Warehouse area with one grade-level roll up door
  - 1,370 SF Warehouse
- 6,240 SF Total
- Reception area
- 8 private offices
- Conference rooms
- Kitchenette and break room
- 2 large restrooms



Sample Floor Plan



As-Is Floor Plan

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# SITE PLAN



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