

**OFFICE  
FOR LEASE**



# LYNNWOOD CORPORATE CENTER

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# CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

**498 SF - 6,514 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.

# FIRST FLOOR

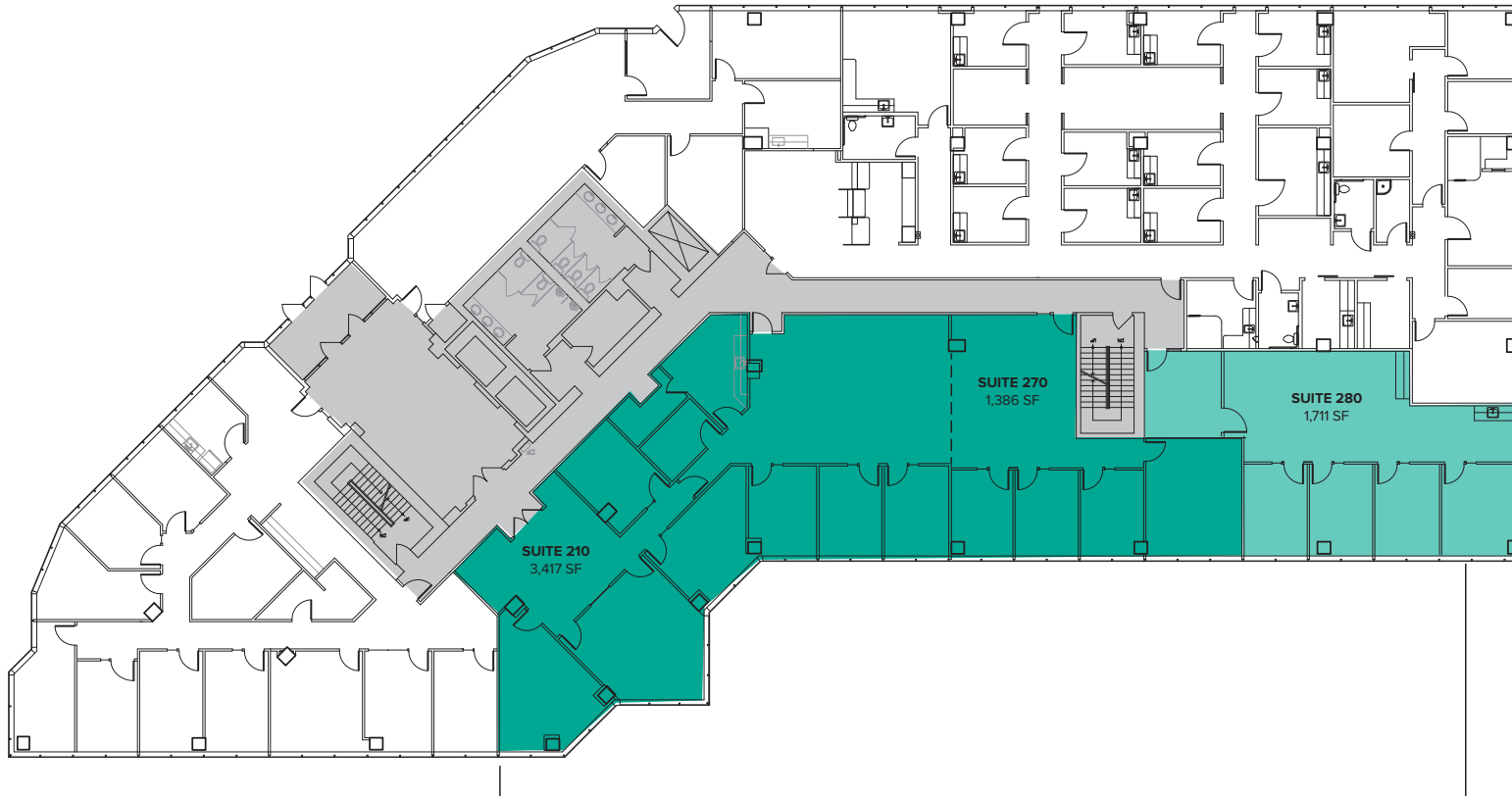
Suite	Square Feet	Rate	Notes
110	498 SF	\$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. <b>Available now.</b>



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# SECOND FLOOR

Suite	Square Feet	Rate	Notes
210	3,417 SF - 4,803 SF	\$23.00/SF, NNN	Second floor office space with reception, kitchenette, 6 private offices on window line, 2 conference rooms, open work area, and storage room. Contiguous with 270. <b>Available 2/1/2025.</b>
270	1,386 SF - 4,803 SF	\$23.00/SF, NNN	Second floor office with 3 private offices on window line, conference room, and open work area. Contiguous with 210. <b>Available 2/1/2025.</b>
280	1,711 SF - 6,514 SF	\$23.00/SF, NNN	Second floor office with open work space and 4 private offices with kitchenette. Contiguous with 210 & 270 for 6,514 SF. <b>Available 6/1/2025.</b>

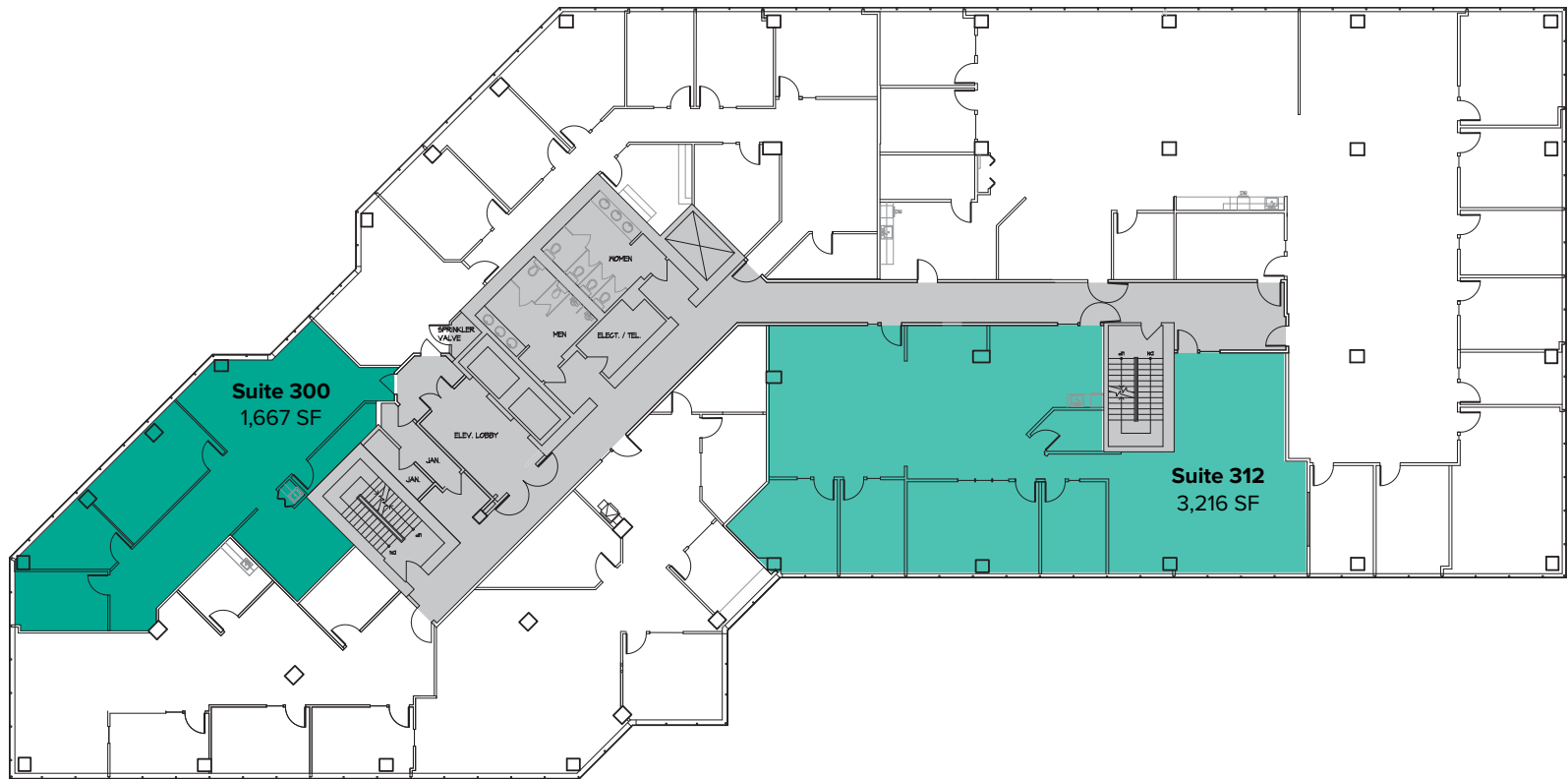


Contiguous: 6,514 SF

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# THIRD FLOOR

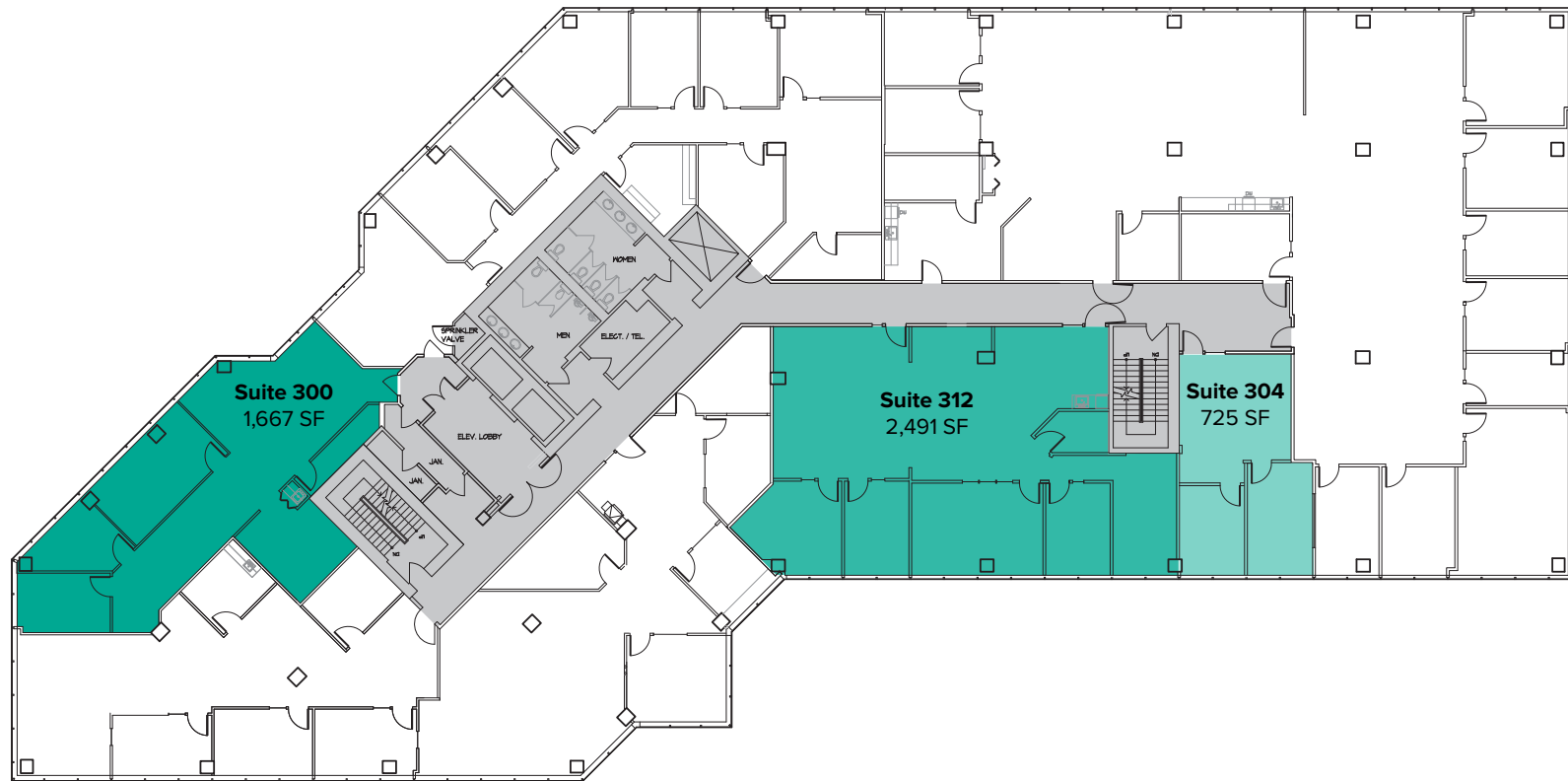
Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. <b>Available 1/1/2025.</b>
312	3,216 SF	\$23.00/SF, NNN	Third floor space 3 private offices, conference room, and open work area. <b>Available 4/1/2025.</b>



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# THIRD FLOOR - SAMPLE PLAN

Suite	Square Feet	Rate	Notes
300	1,667 SF	\$23.00/SF, NNN	Third floor office with 2 private offices, conference room, and open area. Extensive glass line. <b>Available 1/1/2025.</b>
304	725 SF	\$23.00/SF, NNN	Third floor space with 2 private offices. <b>Available 4/1/2025.</b>
312	2,491 SF	\$23.00/SF, NNN	3 private offices, conference room, and open work area. <b>Available 4/1/2025.</b>



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# FOURTH FLOOR

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



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# LOCATION MAP

