

# LEASE

## RETAIL FOR LEASE IN LYNNWOOD

6812 196th St SW Lynnwood, WA 98122



### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
NNN Expenses:	\$6.75 SF/yr
Available SF:	1,700 SF
Lot Size:	0.6 Acres
Zoning:	CDM

### PROPERTY OVERVIEW

Large open space with 13' high ceilings in high-traffic location, ideal for many uses - gym, martial arts, cafe, showroom, etc. 3 exclusive parking stalls up front ensure easy access and the huge pylon sign offers excellent visibility. Ideally located by main Lynnwood retail hub and Edmonds College. Co-tenants include a busy Korean restaurant and Nielsen Brothers' Flooring, established for 40+ years.

### PROPERTY HIGHLIGHTS

- Large, dedicated pylon sign and building signage
- Easy access with left-in on 196th and a dedicated left turn arrow on 68th
- Traffic counts: 14,133 VPD
- 3 exclusive parking stalls, and additional shared parking
- 13-foot-high ceilings and open floor plan with 1 column

**Gretchen Hamm**  
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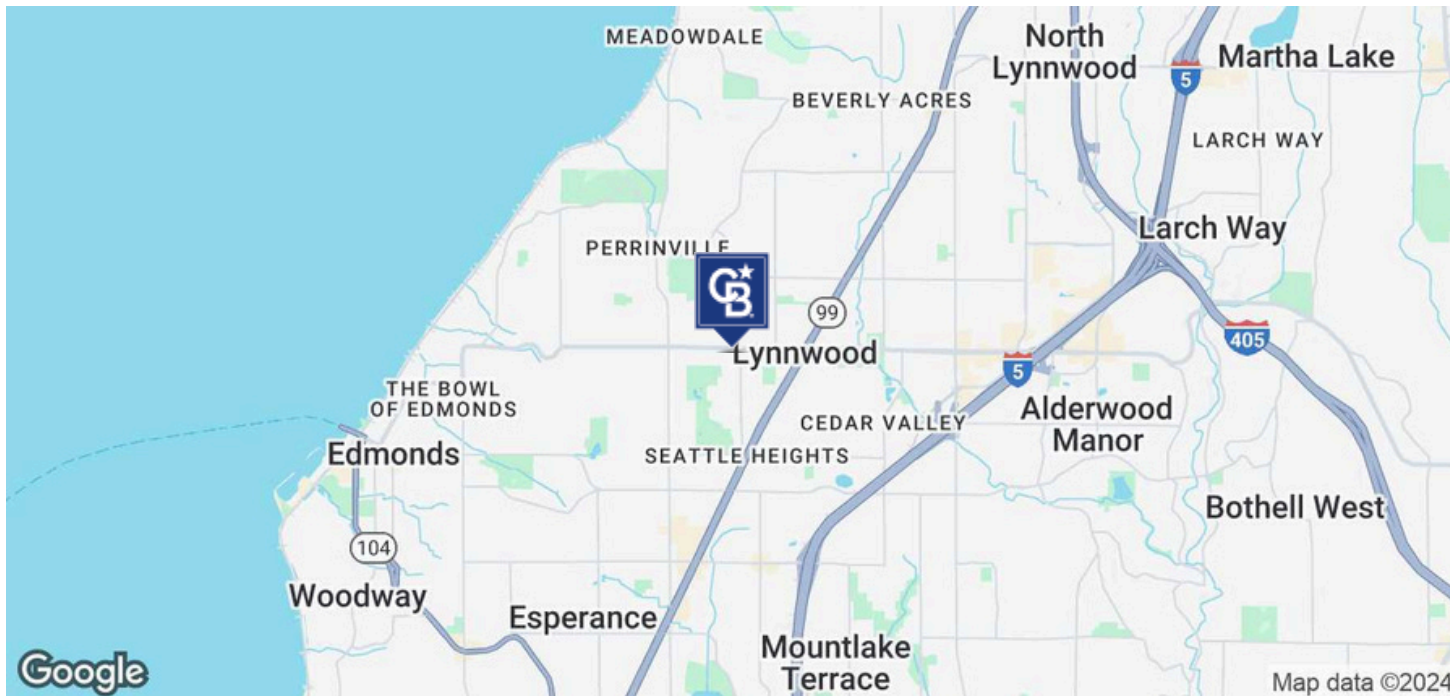
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