

OFFICE/WAREHOUSE
LEASE



LYNNWOOD EAST BUSINESS PARK, Building B

2027 - 2031 196th Street SW | Lynnwood, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@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



OFFICE/WAREHOUSE WITH IMMEDIATE ACCESS TO I-5, I-405, & SR-525

4,300 SF Available

FEATURES:

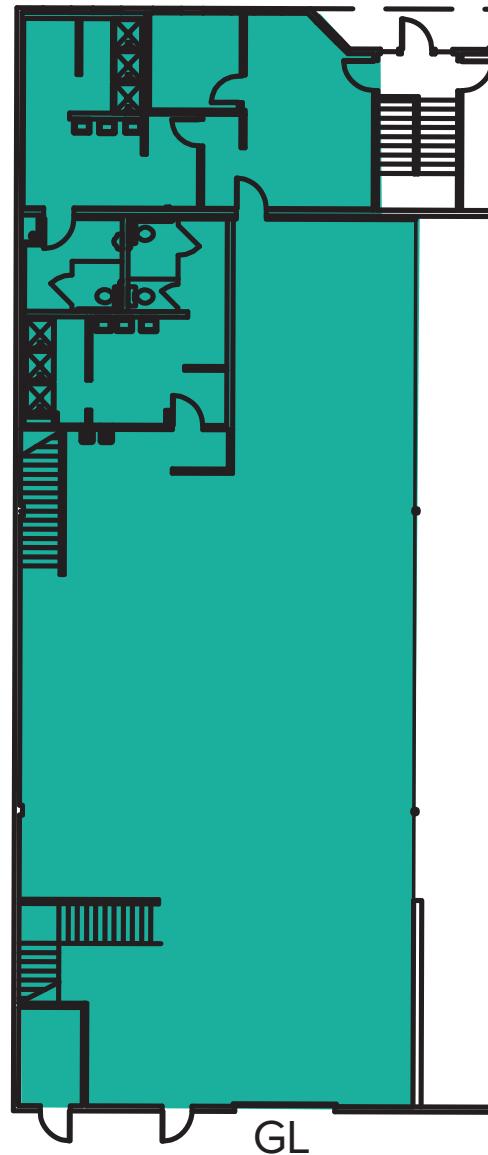
- Professional Image
- Easy Ingress/Egress
- Abundant Parking
- Monument Signage and Building Signage Available
- Immediate Access to I-5, I-405, and SR-525

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.

SUITE B-101 FLOOR PLAN

FEATURES

- **Available Now**
- **4,300 SF (918 SF Ofc)**
- **\$2.00/SF Office, \$1.30/SF Warehouse, NNN**
- Currently built as an exercise gym with locker rooms
- 1 Grade-Level loading door
- 1 private room
- 2 Restrooms



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LOCATION MAP

