



FOR SUBLEASE

6521 212th St SW | Lynnwood, WA 98036

REDUCED ASKING RATE:

\$20,984.21 /Month
+ NNN (Est. \$0.26/SF/Mo.)

CONTACT US

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Tej Asher

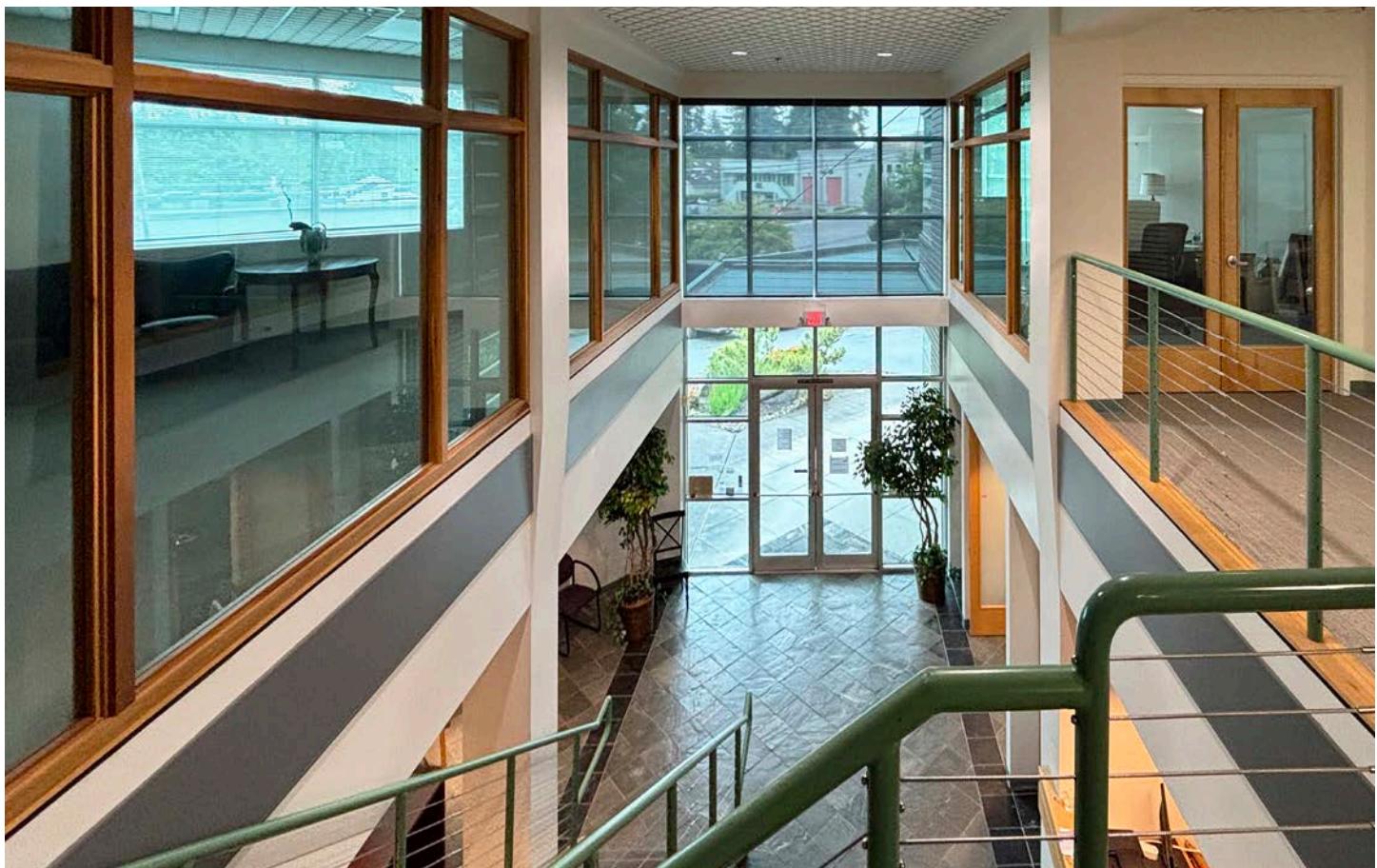
Vice President | First Western Properties
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PROPERTY FEATURES

- ±17,400 SF building (±8,900 SF office / ±8,500 SF warehouse & mezzanine)
 - » **1st floor office:** 3 private offices, 1 open bullpen area, 1 conference room, reception area, 1 kitchen/breakroom and 2 bathrooms
 - » **2nd floor office:** 6 private offices, 2 open bullpen areas, 1 storage room, 2 bathrooms, and a kitchen area
 - » **Warehouse office:** separate entrance, kitchen area, 2 restrooms, and 1 open bullpen area
 - » **Warehouse:** 1 private office, 1 bathroom and 4 low clear height assembly areas
- High image standalone building (concrete tilt construction)
- 29 parking stalls
- One dock high door – one grade level door
- 21' 7" clear height
- Fully temperature controlled and sprinklered building
- Easy access to Highway 99 and I-5
- Sublease runs through October 31, 2028 (One 5-year option to renew) – Available with 30-60 days' notice

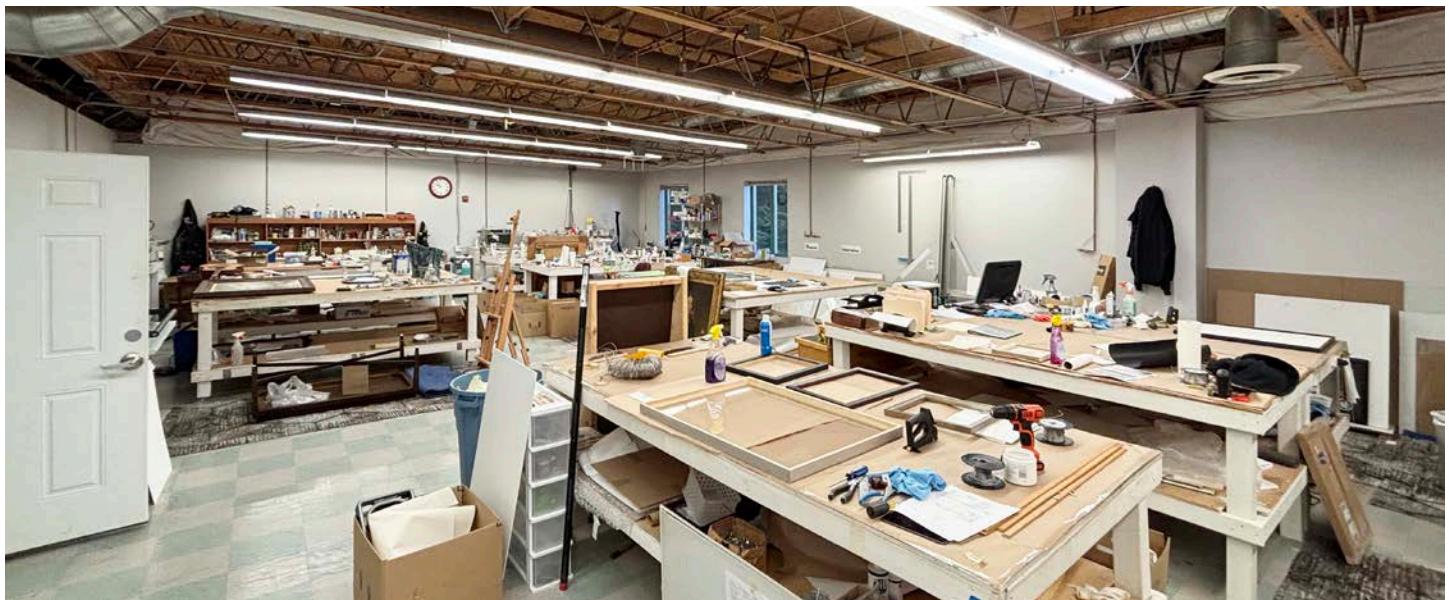
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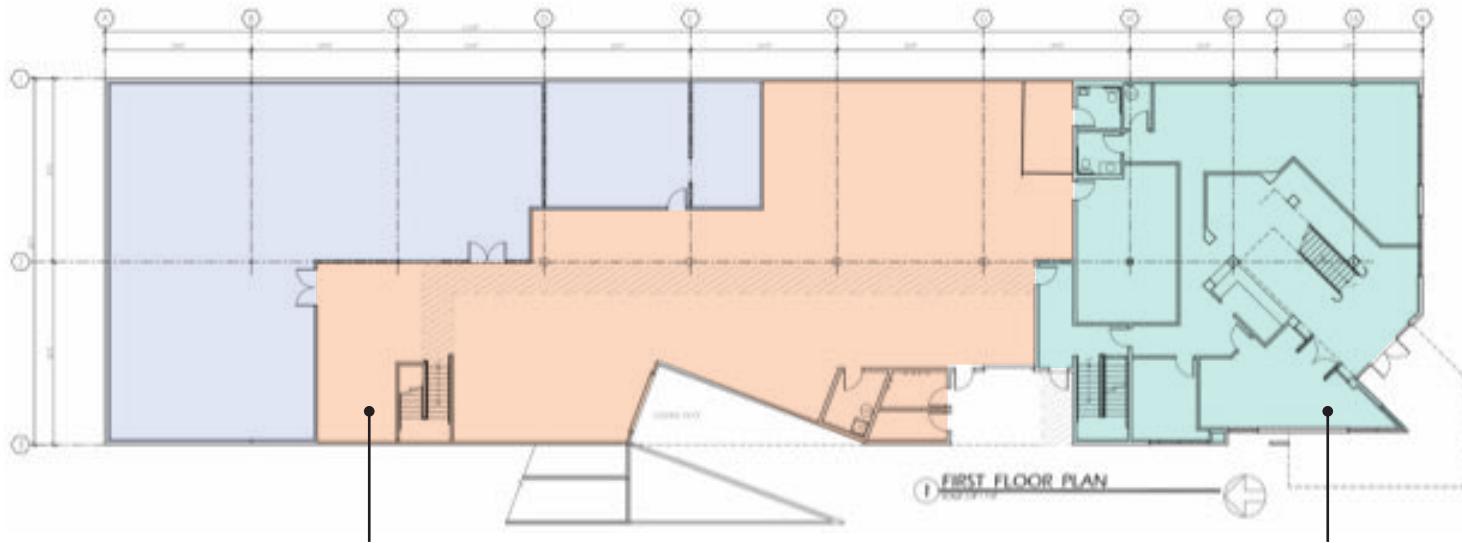


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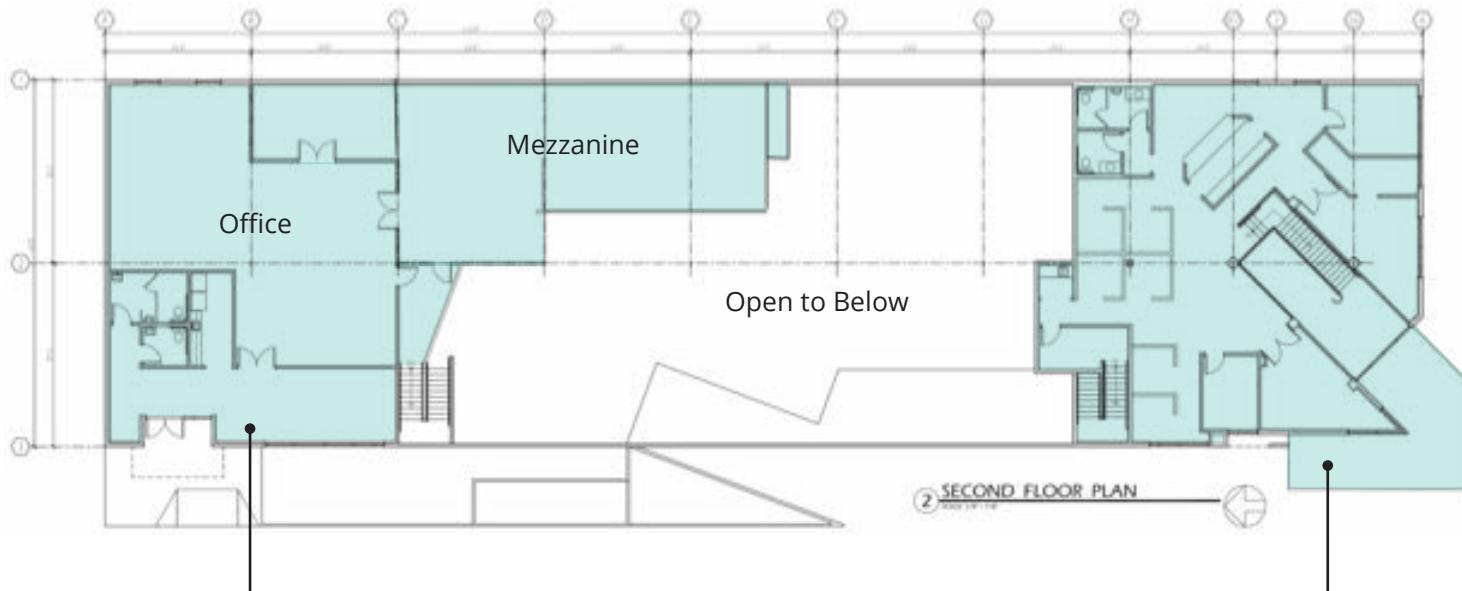
FIRST FLOOR



Warehouse: 1 private office, 1 bathroom and 4 low clear height assembly areas

1st Floor Office: 3 private offices, 1 open bullpen area, 1 conference room, reception area, 1 kitchen/breakroom and 2 bathrooms

SECOND FLOOR



Warehouse Office/Mezzanine: separate entrance, kitchen area, 2 restrooms, and 1 open bullpen area

2nd Floor Office: 6 private offices, 2 open bullpen areas, 1 storage room, 2 bathrooms, and a kitchen area

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