



Colliers

FOR SUBLEASE

6521 212th St SW | Lynnwood, WA 98036

REDUCED ASKING RATE:

\$20,984.21 /Month

+ NNN (Est. \$0.26/SF/Mo.)

CONTACT US

Jack Dennis

Associate | Colliers

+1 425 453 3144

jack.dennis@colliers.com

Talor Okada

Executive Vice President | Colliers

+1 425 492 5145

talor.okada@colliers.com

Tej Asher

Vice President | First Western Properties

+1 425 320 8834

tasher@fwp-inc.com

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

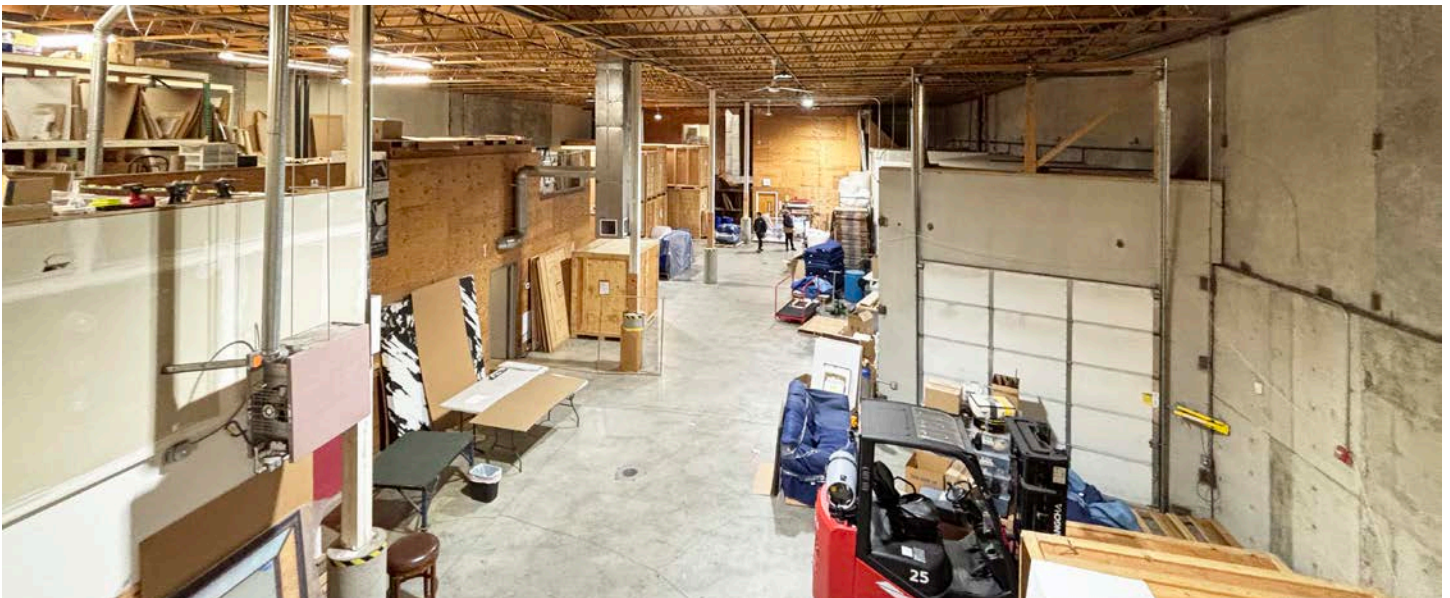
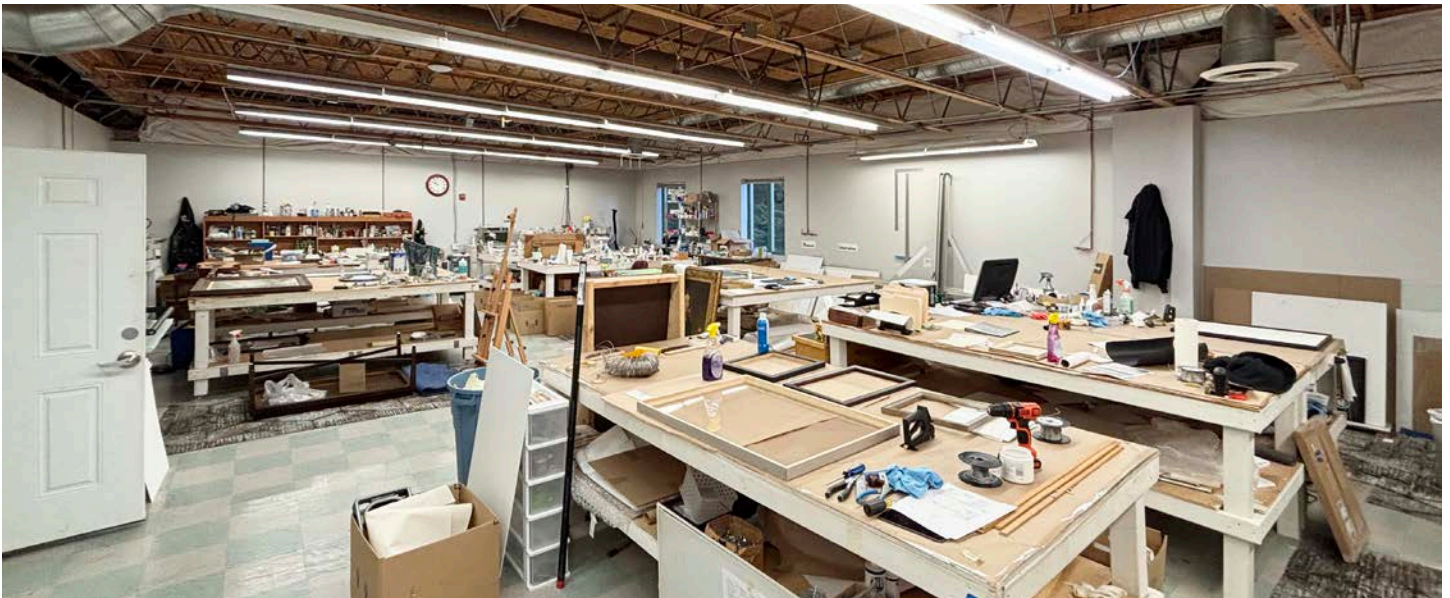
For Sublease

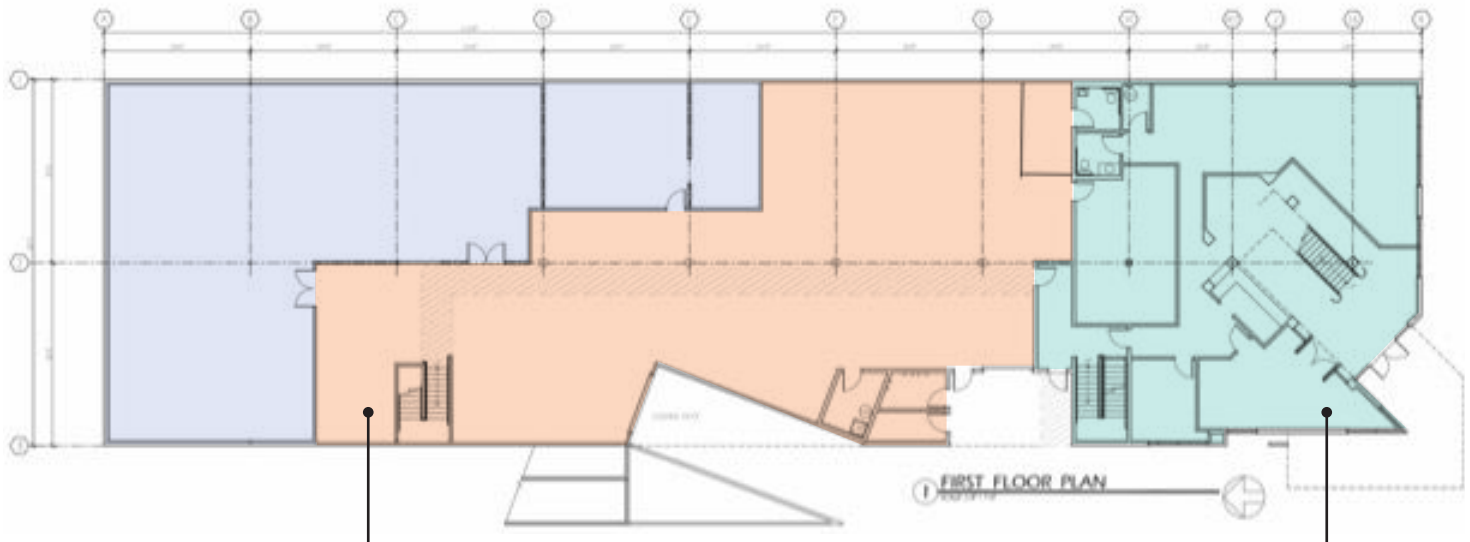
6521 212th St SW, Lynnwood, WA 98036



For Sublease

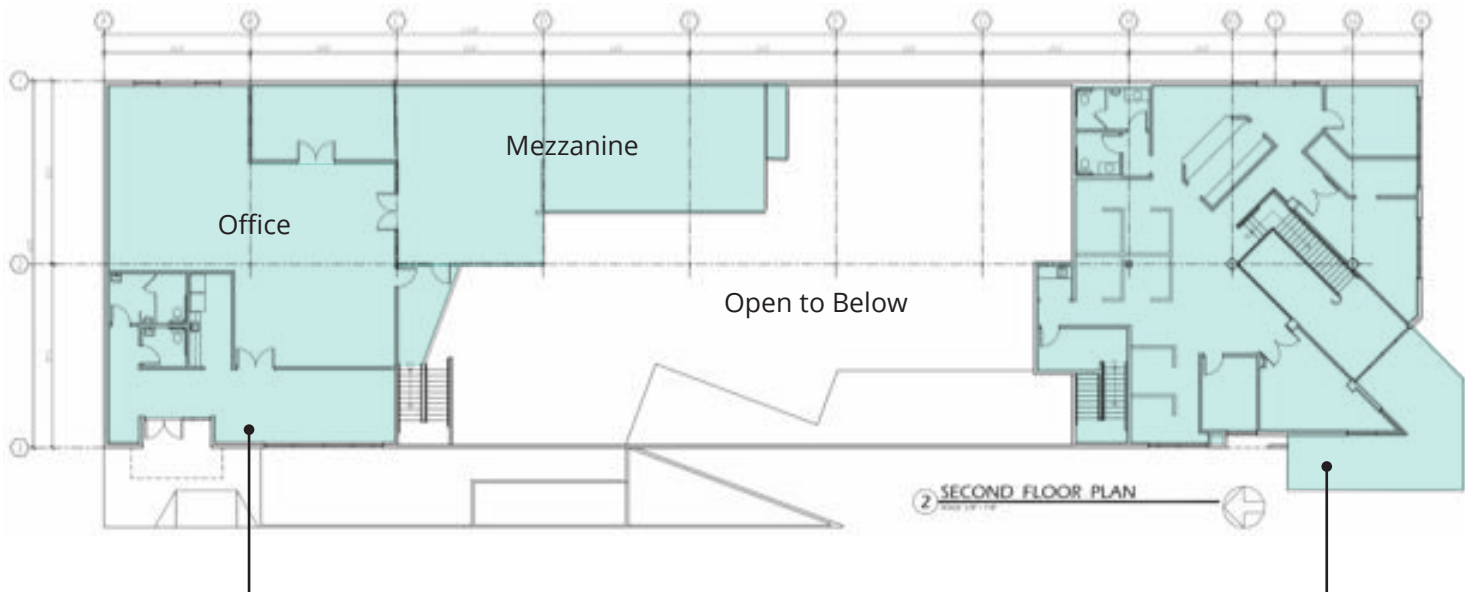
6521 212th St SW, Lynnwood, WA 98036



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



DRIVE TIME TO

Seattle CBD	16-24 minutes
Everett	18-25 minutes
Marysville	22-30 minutes
Redmond	22-30 minutes
Bellevue	24-30 minutes

Jack Dennis

Associate | Colliers
+1 425 453 3144

jack.dennis@colliers.com

Talor Okada

Executive Vice President | Colliers
+1 425 492 5145

talor.okada@colliers.com

Tej Asher

Vice President | First Western Properties
+1 425 320 8834

tasher@fwp-inc.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.