

OFFICE
FOR LEASE



LYNNWOOD CORPORATE CENTER

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CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

498 SF - 6,144 SF Available

BUILDING FEATURES:

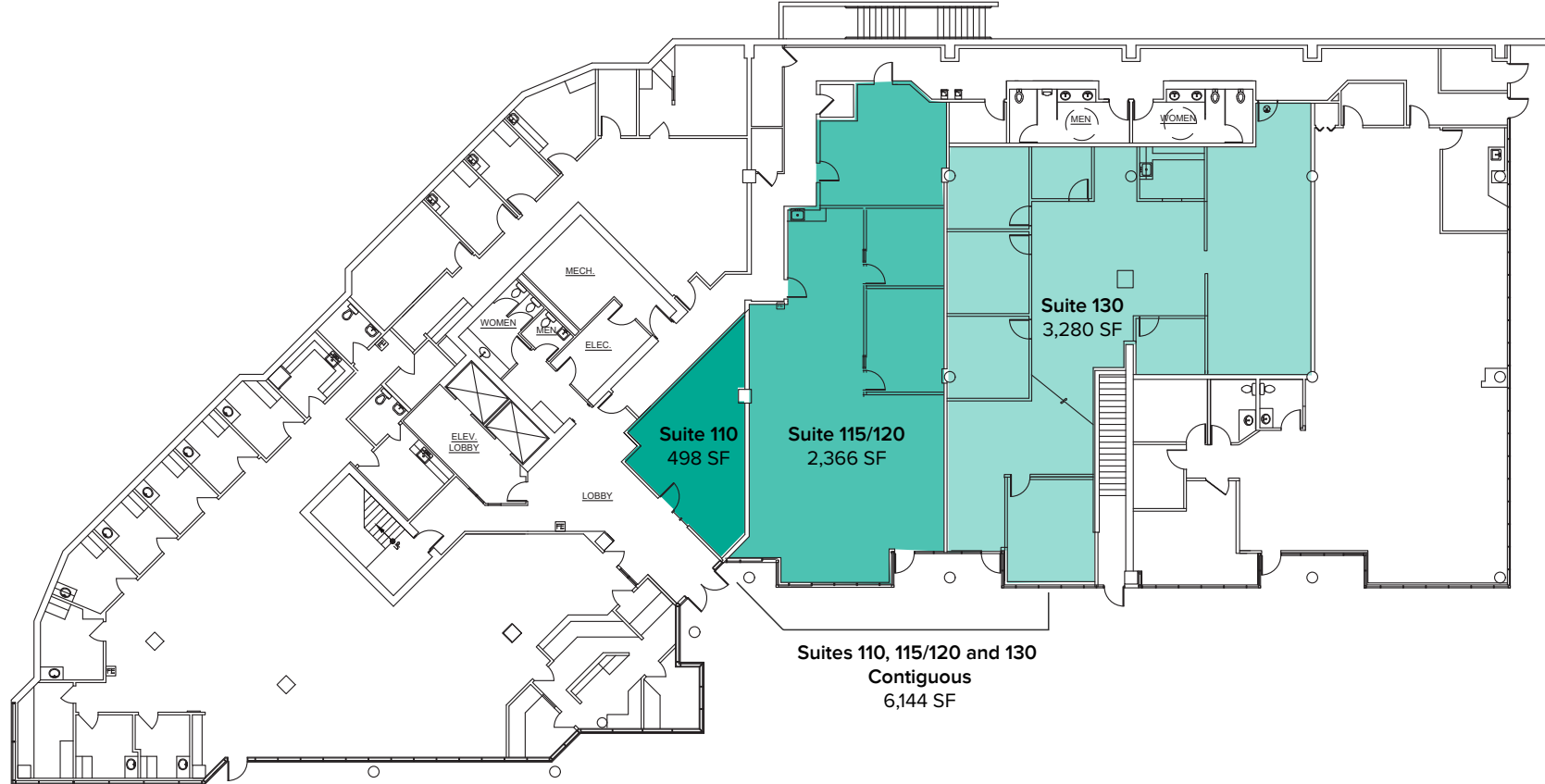
- Extensive Window Line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & Future Link Light Rail station



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

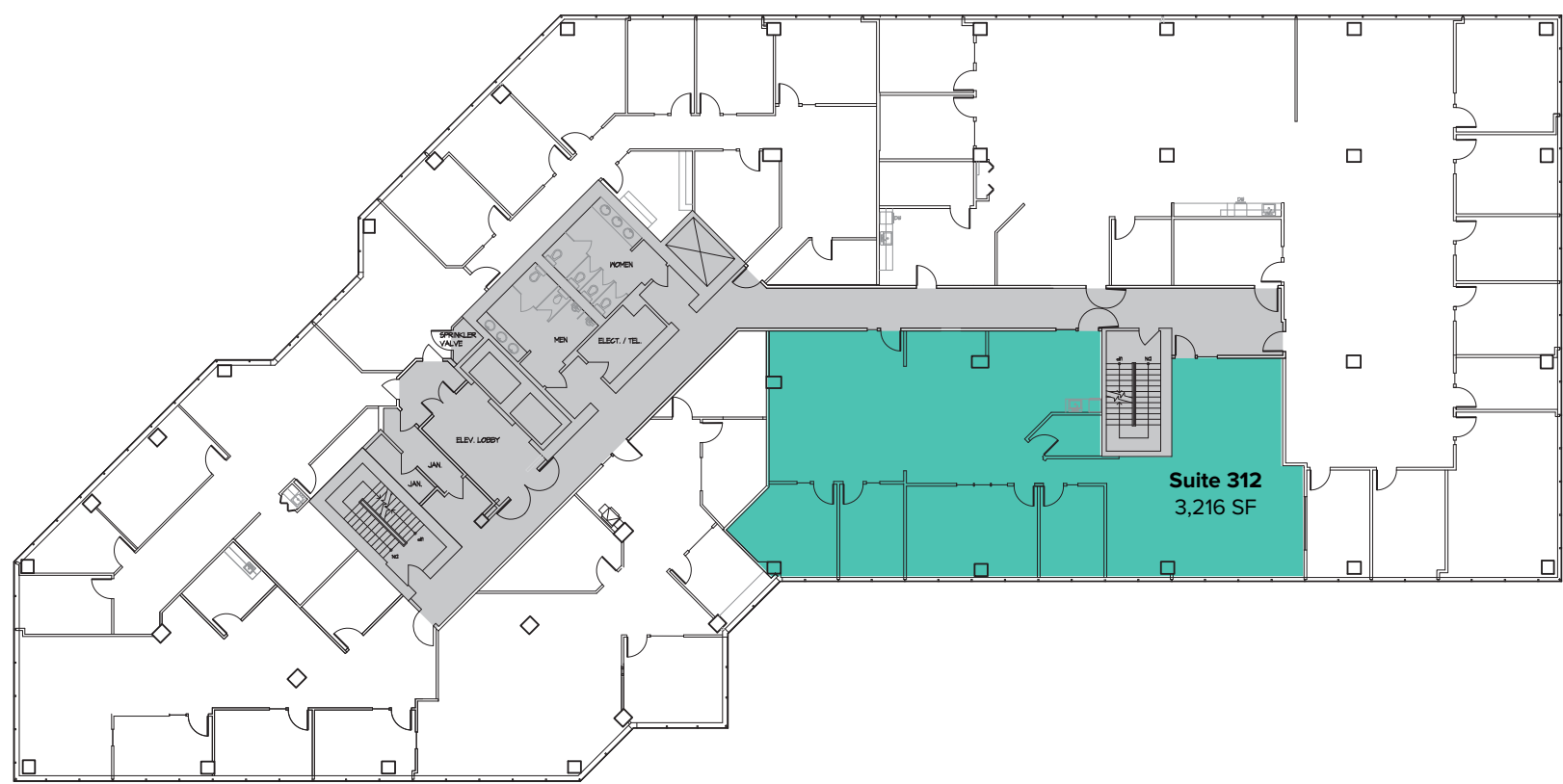
Suite	Square Feet	Rate	Notes
110	498 SF	\$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. Contiguous with suite 115/120 and 130 for 6,144 SF. Available Now.
115/120	2,366 SF	\$23.00/SF, NNN	Ground floor office space with direct entry, 2 private offices, and open work area. Contiguous with suite 110 and 130 for 6,144 SF. Available 11/1/2025.
130	3,280 SF	\$23.00/SF, NNN	Office space with open work area, 6 private offices, and kitchenette/break room. Can be contiguous with suites 110 and 115/120 for 6,144 SF. Available 11/1/2025.



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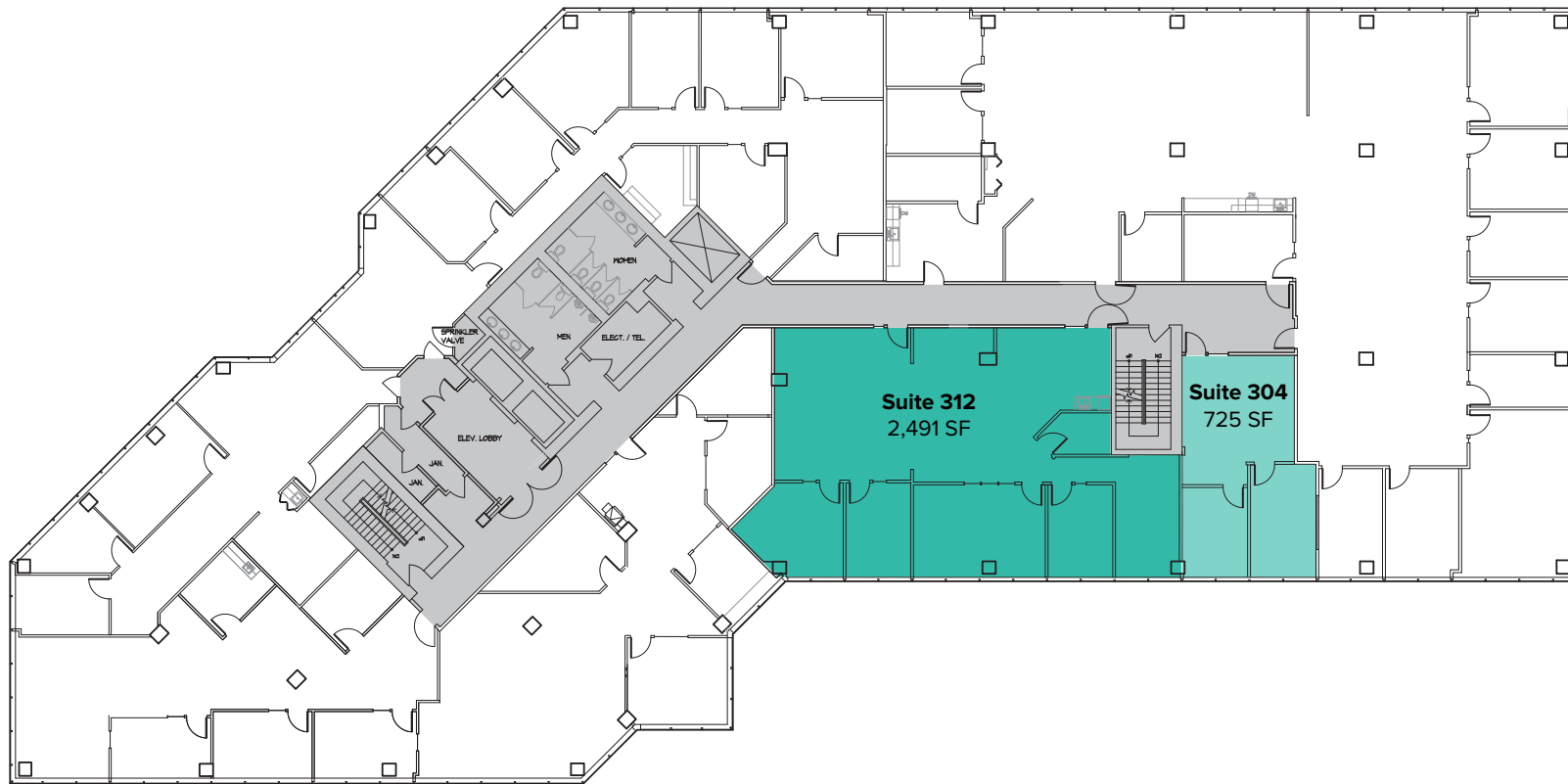
THIRD FLOOR

Suite	Square Feet	Rate	Notes
312	3,216 SF	\$23.00/SF, NNN	Third floor space 3 private offices, conference room, and open work area. Available Now.



THIRD FLOOR - SAMPLE PLAN

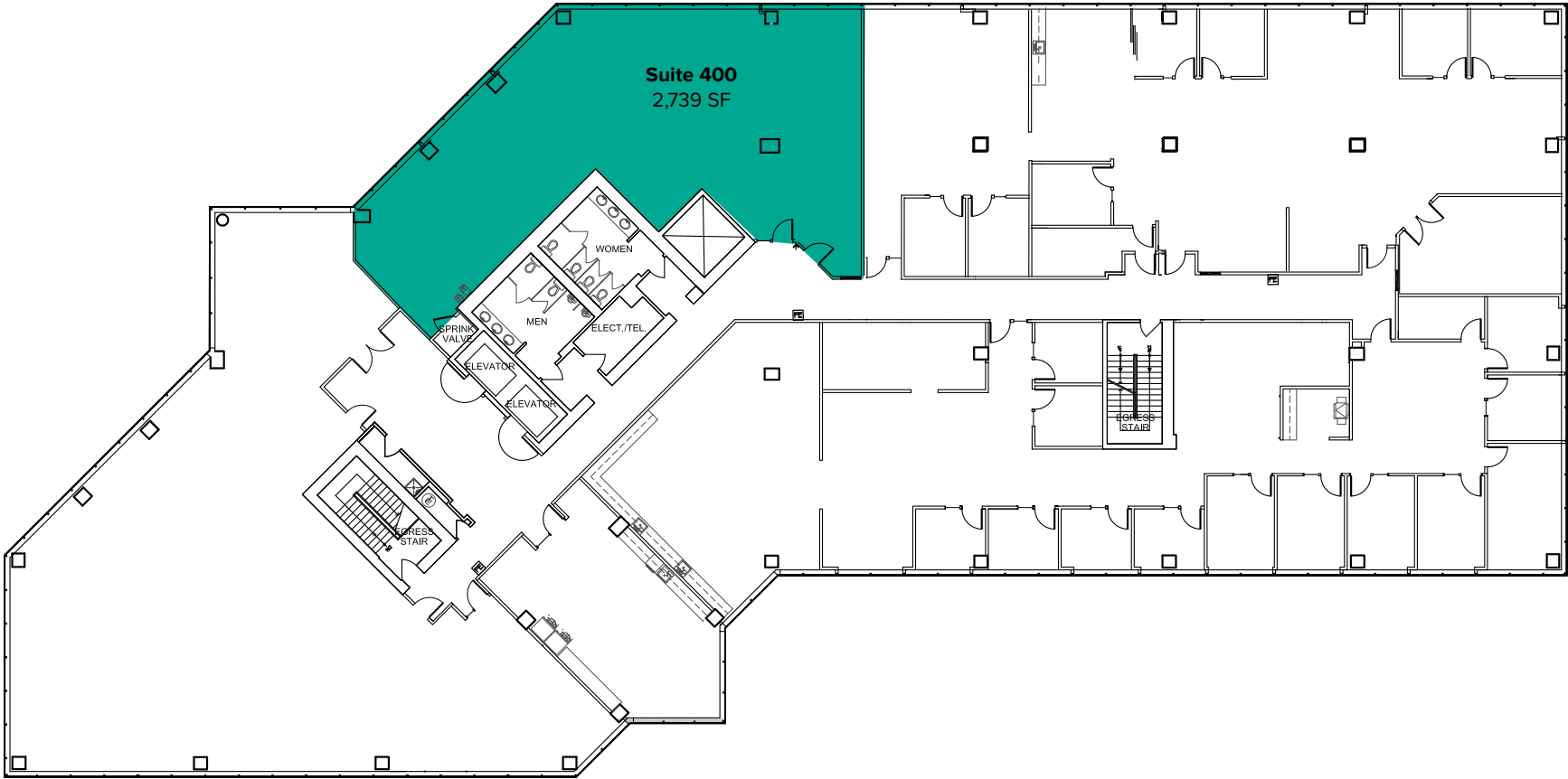
Suite	Square Feet	Rate	Notes
304	725 SF	\$23.00/SF, NNN	Third floor space with 2 private offices. Available Now.
312	2,491 SF	\$23.00/SF, NNN	3 private offices, conference room, and open work area. Available Now.



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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. Available Now.



FOURTH FLOOR - SAMPLE PLAN

Suite	Square Feet	Rate	Notes
400	2,739 SF	\$23.00/SF, NNN	5 private offices, one conference room, open work area and kitchenette/breakroom.



LOCATION MAP

