



Three Office Spaces for Lease – 1,069 RSF to 6,551 RSF

Talor Okada

Executive Vice President
425 492 5145
talor.okada@colliers.com

Jack Dennis

Associate
206 353 3912
jack.dennis@colliers.com

Liam O'Kelley

Associate
425 519 2451
liam.okelley@colliers.com



Colliers Bellevue

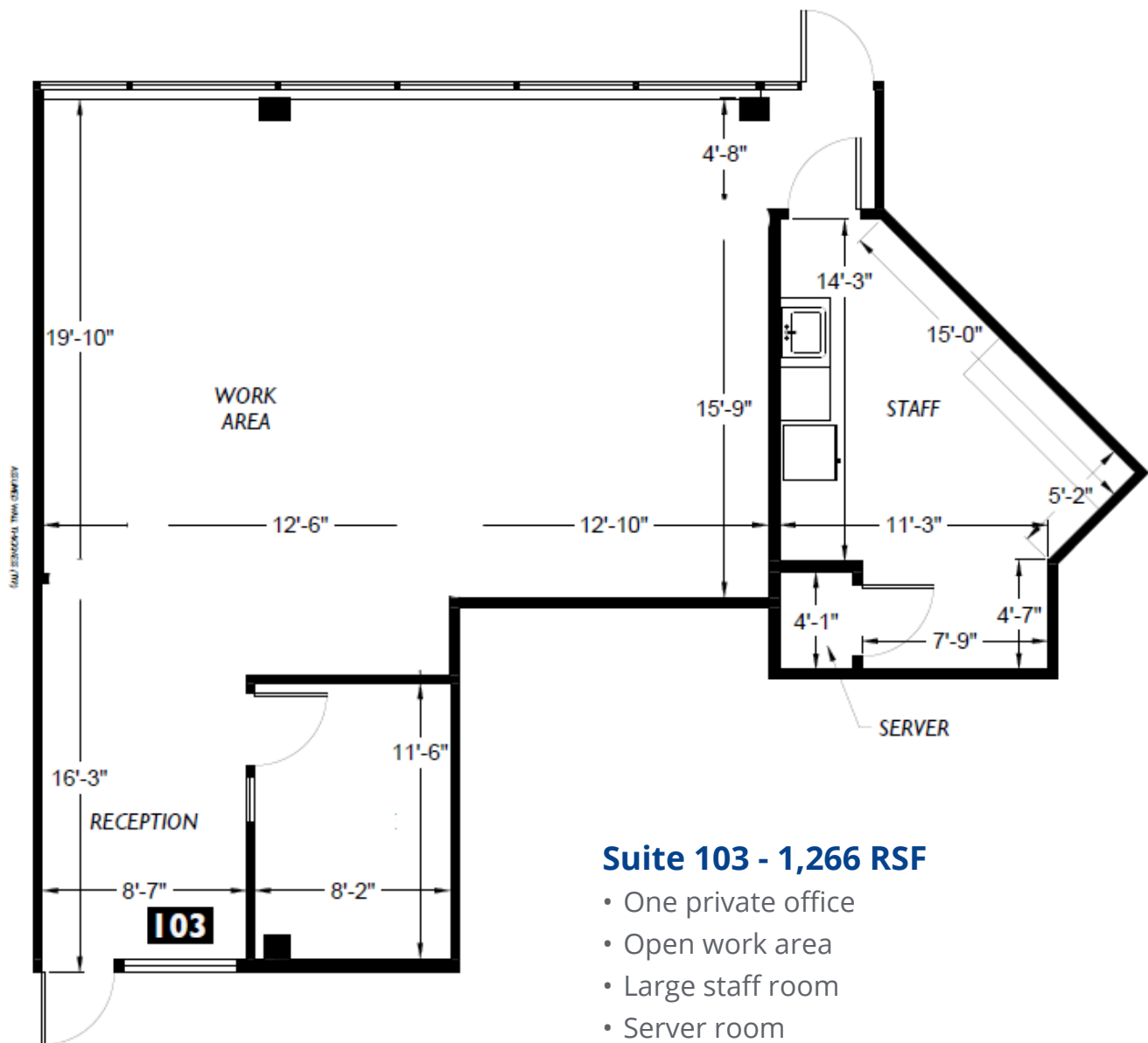
11225 SE 6th SE, Suite 240
Bellevue, WA 98004
colliers.com

4211 Corporate Center

4211 Alderwood Mall Blvd. • Lynnwood, WA 98036

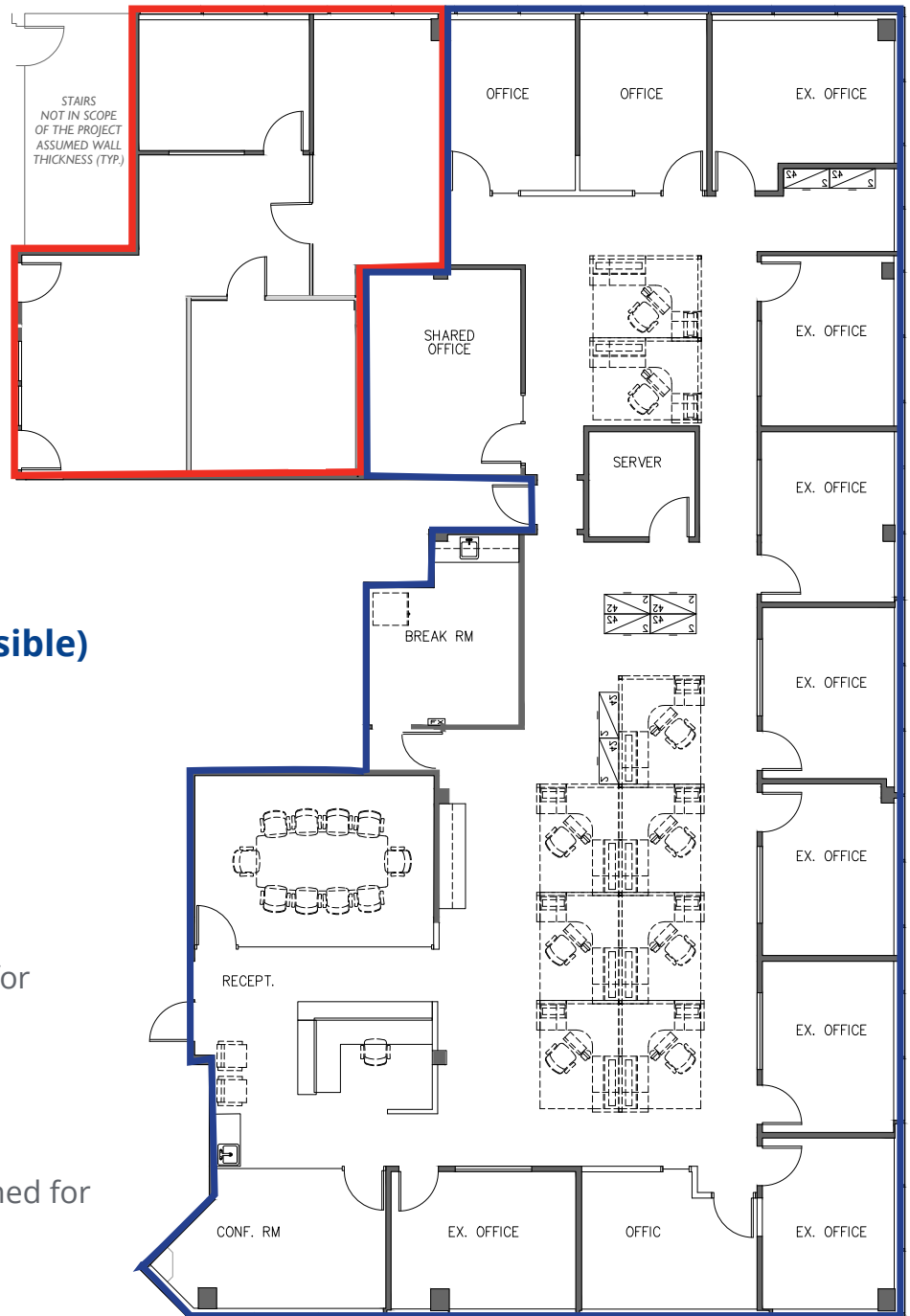
Property Highlights

- **Suite 103:** 1,266 RSF – first floor office suite available now
Asking Rent: \$20.00/SF/Year, NNN
- **Suite 205:** 5,482 RSF - second floor office suite available now
(Divisible to 1,561 RSF – see demising options on page 4)
Asking Rent: \$18.00/SF/Year, NNN
- **Suite 206:** 1,069 RSF available now
Asking Rent: \$20.00/SF/Year, NNN
- **2026 NNN Expenses = \$12.69/SF/Year**
- Move-in ready condition with immediate access to I-5, I-405, and Hwy 99
- Abundant free parking on site (parking ratio: 4 stalls per 1,000 SF)
- Numerous amenities nearby, minutes from Alderwood Mall & ½ block from the Lynnwood Transit Center with the new Link Light Rail Station
- Highly visible location along Alderwood Mall Blvd. (15,000 VPD traffic count)
- Prominent signage available (exterior building façade & monument)



Suite 206 - 1,069 RSF

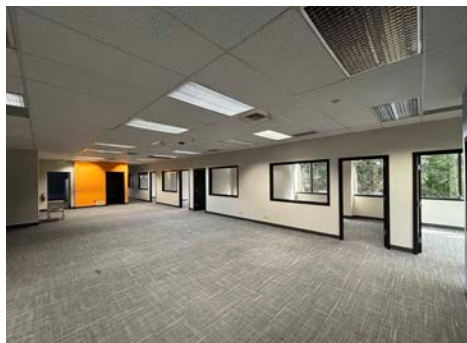
- Three private offices (two along window line)
- Reception area



Suite 205 - 5,482 RSF (demisable)

- 12 private windowline offices
- Two large conference rooms
- Kitchen/break area
- Large open work area suitable for upwards of nine workstations

* Suites 205 & 206 can be combined for 6,551 RSF total

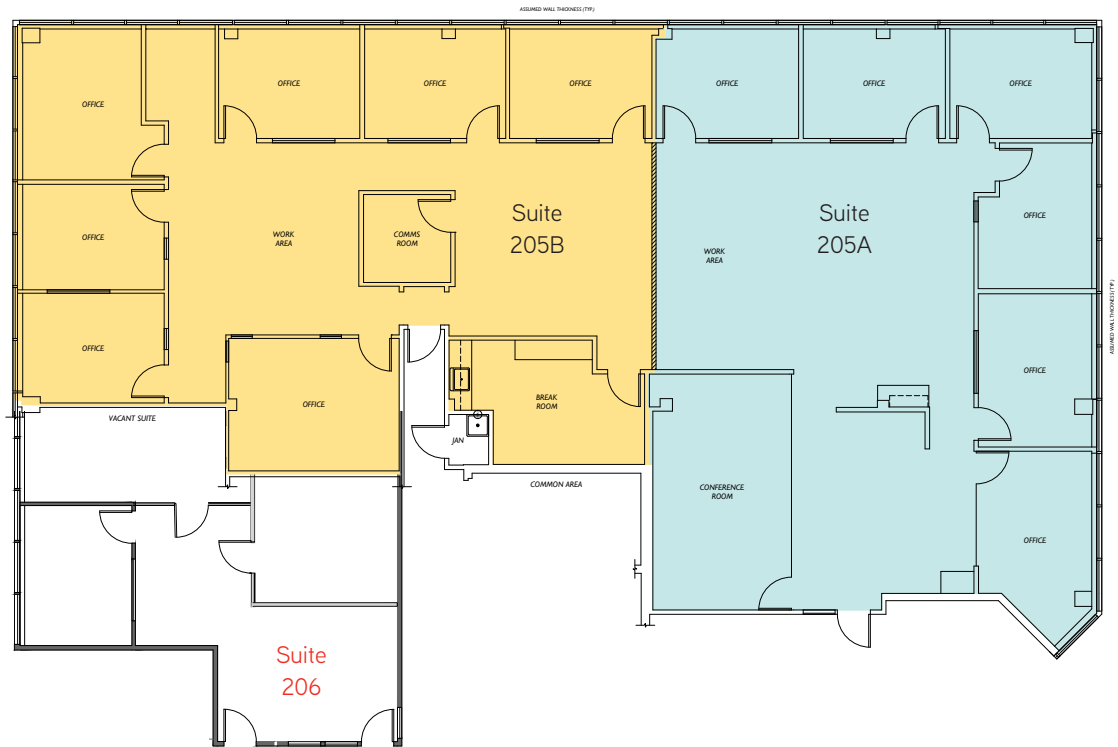


Potential Demising Options – Suite 205

Option 1:

205A: 2,741 RSF

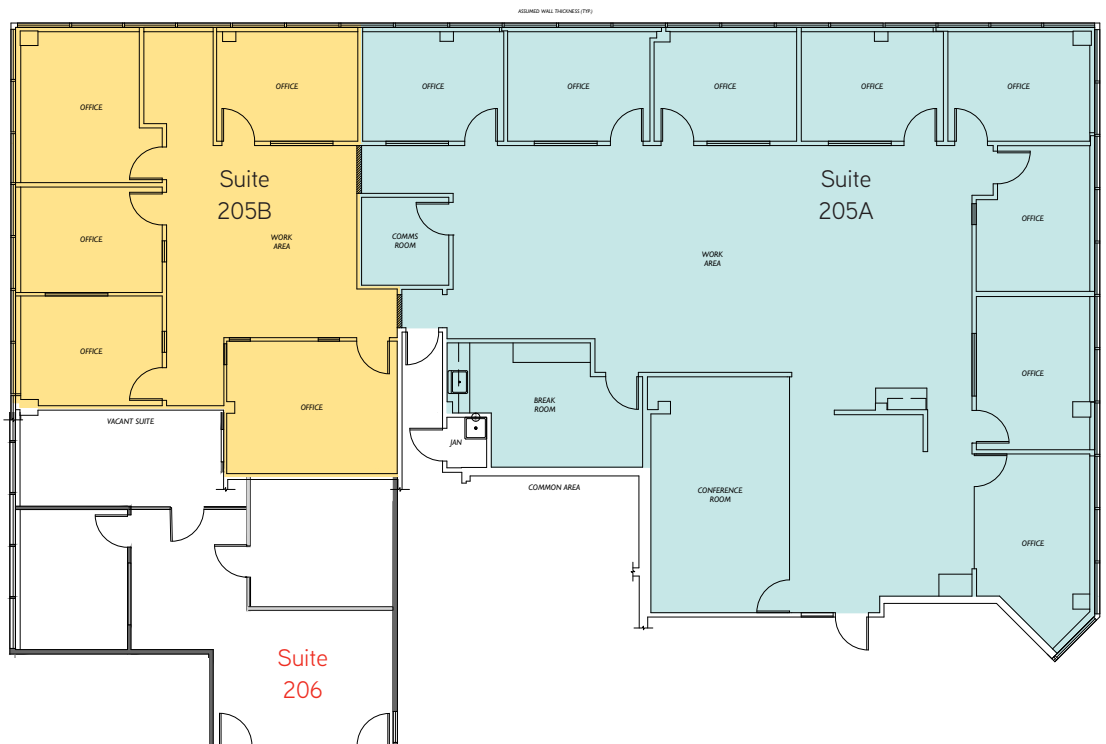
205B: 2,741 RSF



Option 2:

205A: 3,921 RSF

205B: 1,561 RSF



4211 Alderwood Mall Blvd. • Lynnwood, WA 98036



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Jack Dennis
Associate
206 353 3912
jack.dennis@colliers.com

Liam O'Kelley
Associate
425 519 2451
liam.okeley@colliers.com