



MEDICAL OFFICE
LEASE

Alderwood Professional Center

19320 40th Ave W | Lynnwood, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

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AYERS
COMMERCIAL
— GROUP —

PROPERTY FEATURES

YEAR BUILT	1982
LEASE TYPE	NNN
WATER/SEWER/GARBAGE	Paid by Tenant
ELECTRICITY	Paid by Tenant
PARKING	5.19 / 1,000 Parking Ratio
JANITORIAL	In-Suite Paid by Tenant



AVAILABLE SPACES

Suite	Square Feet	Total Rent	Notes
A	1,308	Upon Request	<p>Currently occupied dental office, built in 1982. Layout consists of a reception & waiting room, private restroom for patients, 4 exam stations, lab, office, storage, and private staff bathroom. The office is filled with natural light featuring windows in most rooms and vaulted ceilings with translucent skylights for gentle daylighting.</p> <p>Available September 1, 2025.</p>