

LEASE

LANDMARK QUALITY RETAIL/OFFICE 43K SF I-5 VISIBILITY

19320 33rd Ave W Lynnwood, WA 98036



OFFERING SUMMARY

Lease Rate: Negotiable

Lease Type: Triple Net (NNN)

Building Size: 43,504 SF

Divisible SF: 16,000 - 43,504 SF

Lot Size: 1.34 Acres

Year Built: 1999

Zoning: CC-N

PROPERTY OVERVIEW

This outstanding commercial property sits a few blocks from the light rail, city center, and Alderwood Mall. The building offers abundant natural light and high ceilings. It features an outdoor courtyard, an open stairway, ample parking, loading docks, and a freight elevator. This is a great signage opportunity for the right tenant. The space is ideal for retail or office conversion. The future I-5 overpass will dramatically enhance this site's already great access and visibility.

PROPERTY HIGHLIGHTS

- Close to light rail stop, city center and Alderwood Mall
- Superior signage opportunity for the right large tenant
- Possible office conversion
- Loading docks and freight elevator
- Plenty of parking
- Outdoor Courtyard
- Successful retail building for 25 years

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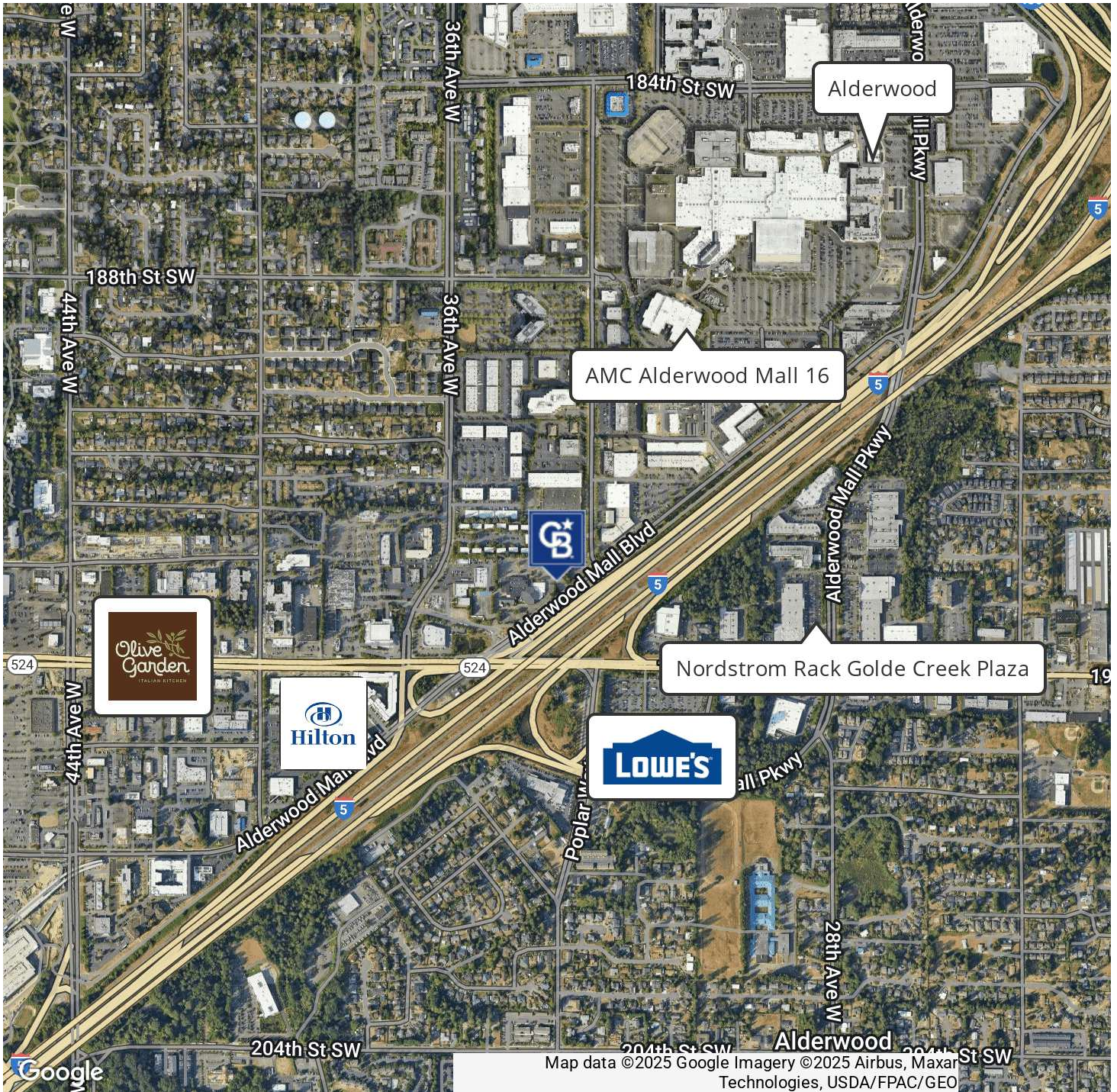


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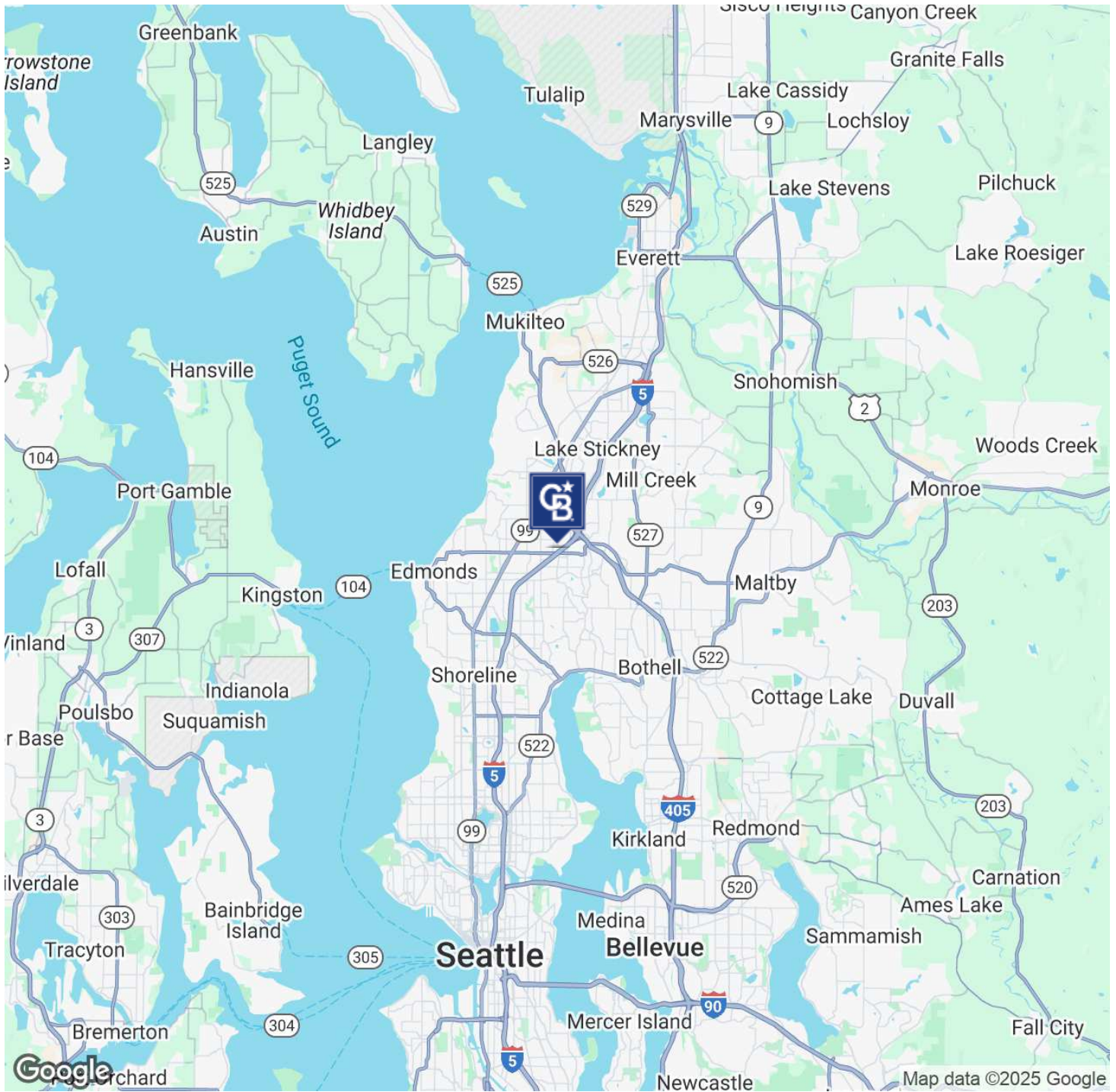


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