

**OFFICE
FOR LEASE**



LYNNWOOD CORPORATE CENTER

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CLASS A OFFICE SPACE MINUTES FROM LYNNWOOD CONVENTION CENTER

498 SF - 3,545 SF Available

BUILDING FEATURES:

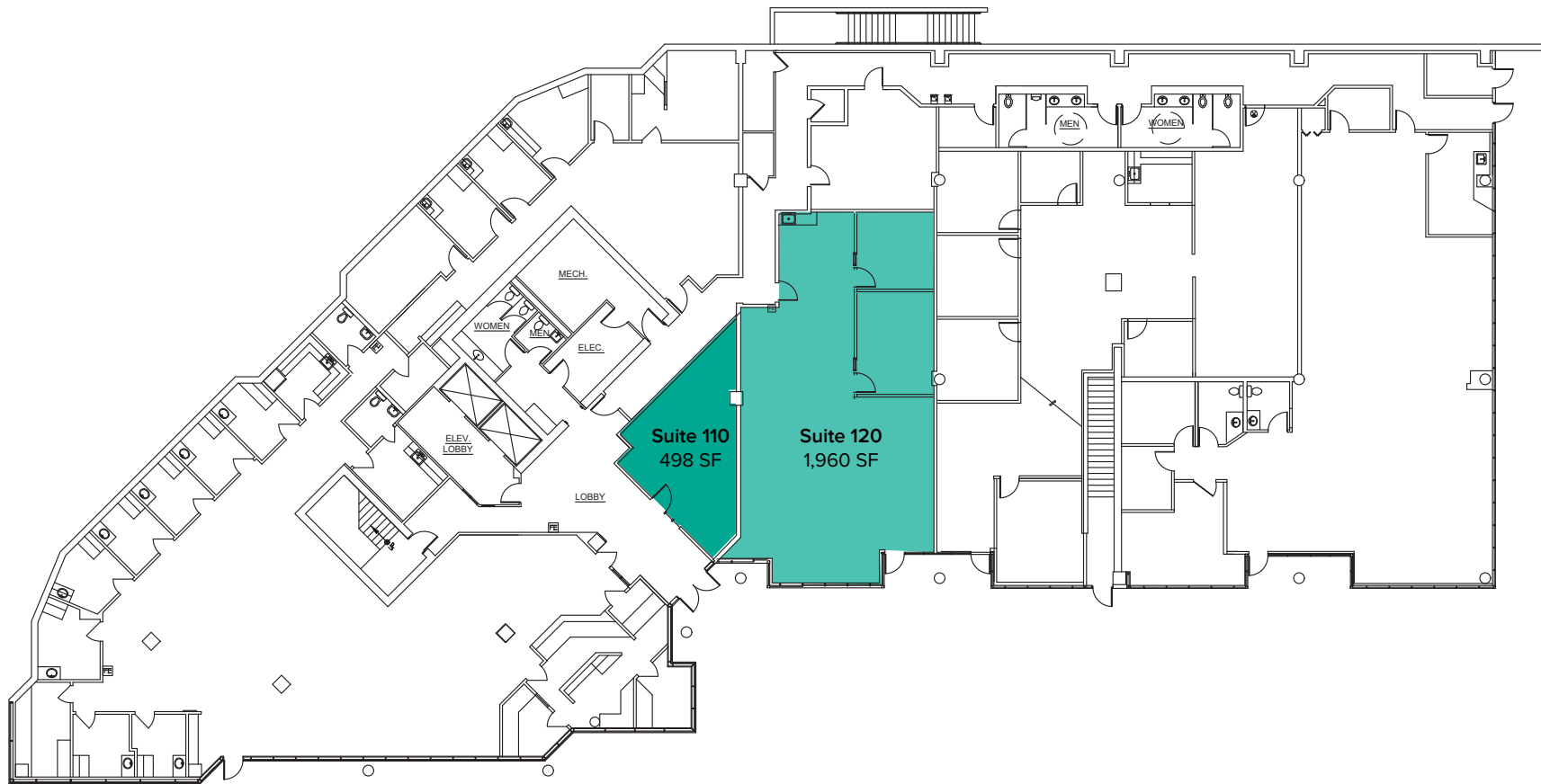
- Extensive Window Line
- Tenant Improvement Allowance Available
- Professional Tenant Mix
- Outstanding Access to I-5 & I-405
- Less than 1 Mile from Lynnwood Transit Center & Future Link Light Rail station



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

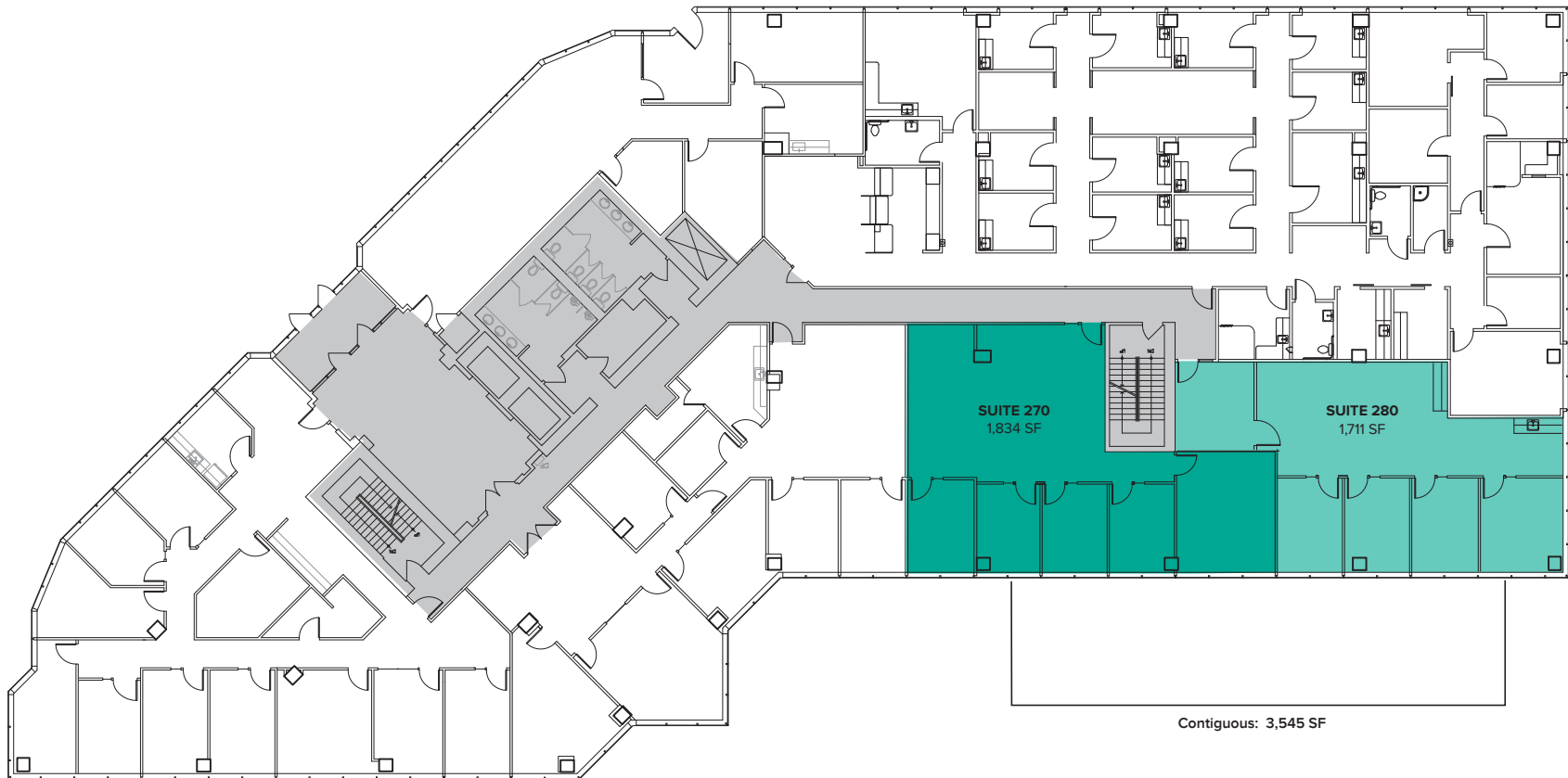
Suite	Square Feet	Rate	Notes
110	498 SF	\$1,675/Month, Full Service	Small office space with open work area, located right off lobby entrance. Contiguous with suite 120 for 2,458 SF. Available Now.
120	1,960 SF	\$23.00/SF, NNN	Ground floor office space with direct entry, 2 private offices, and open work area. Contiguous with suite 110 for 2,458 SF. Available 11/1/2025.



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SECOND FLOOR

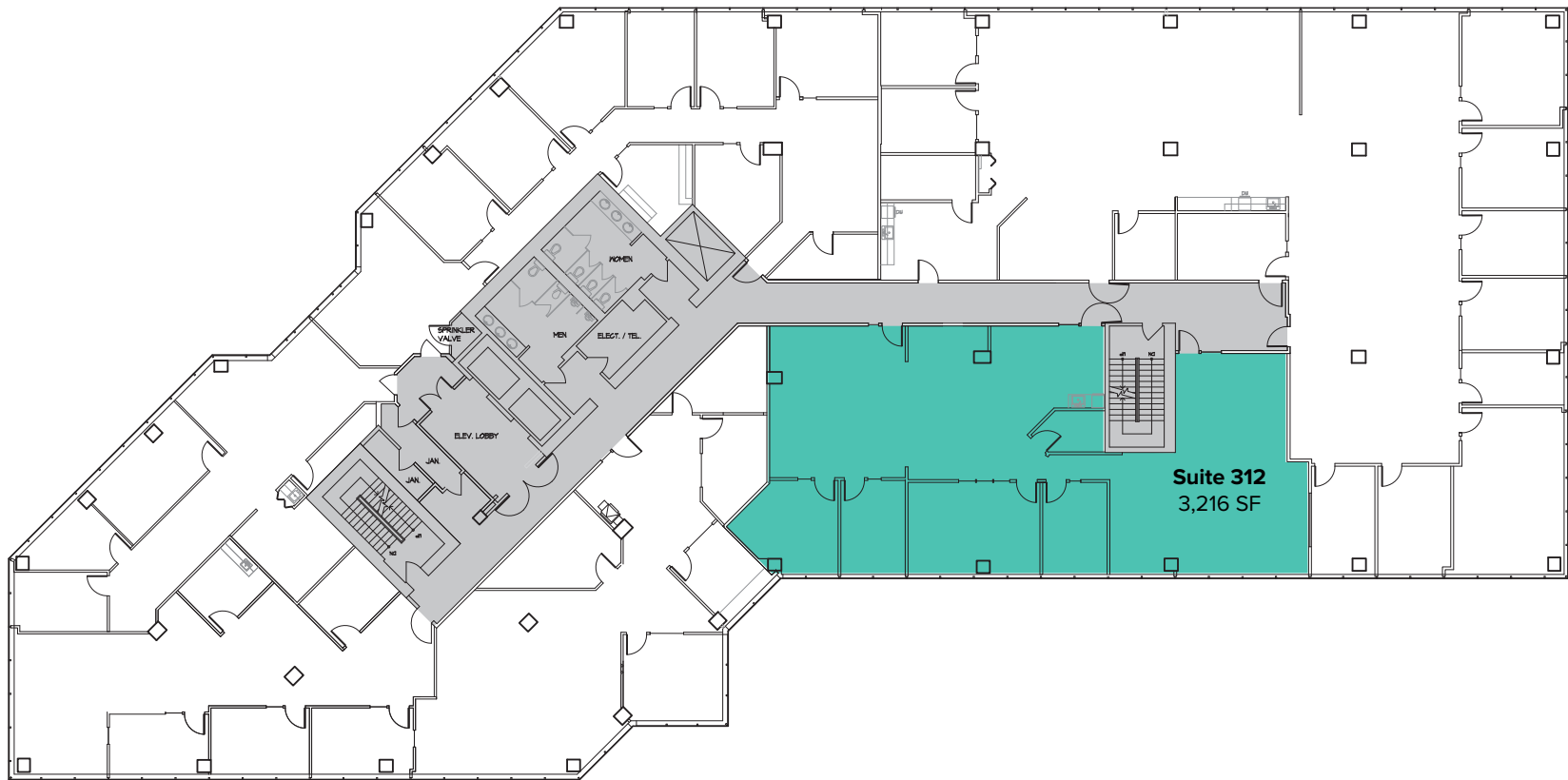
Suite	Square Feet	Rate	Notes
270	1,834 SF - 3,545 SF	\$23.00/SF, NNN	Second floor office with 3 private offices on window line, conference room, and open work area. Contiguous with 280 for 3,545 SF. Available Now.
280	1,711 SF - 3,545 SF	\$23.00/SF, NNN	Second floor office with open work space and 4 private offices with kitchenette. Contiguous with 270 for 3,545 SF. Available 6/1/2025.



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THIRD FLOOR

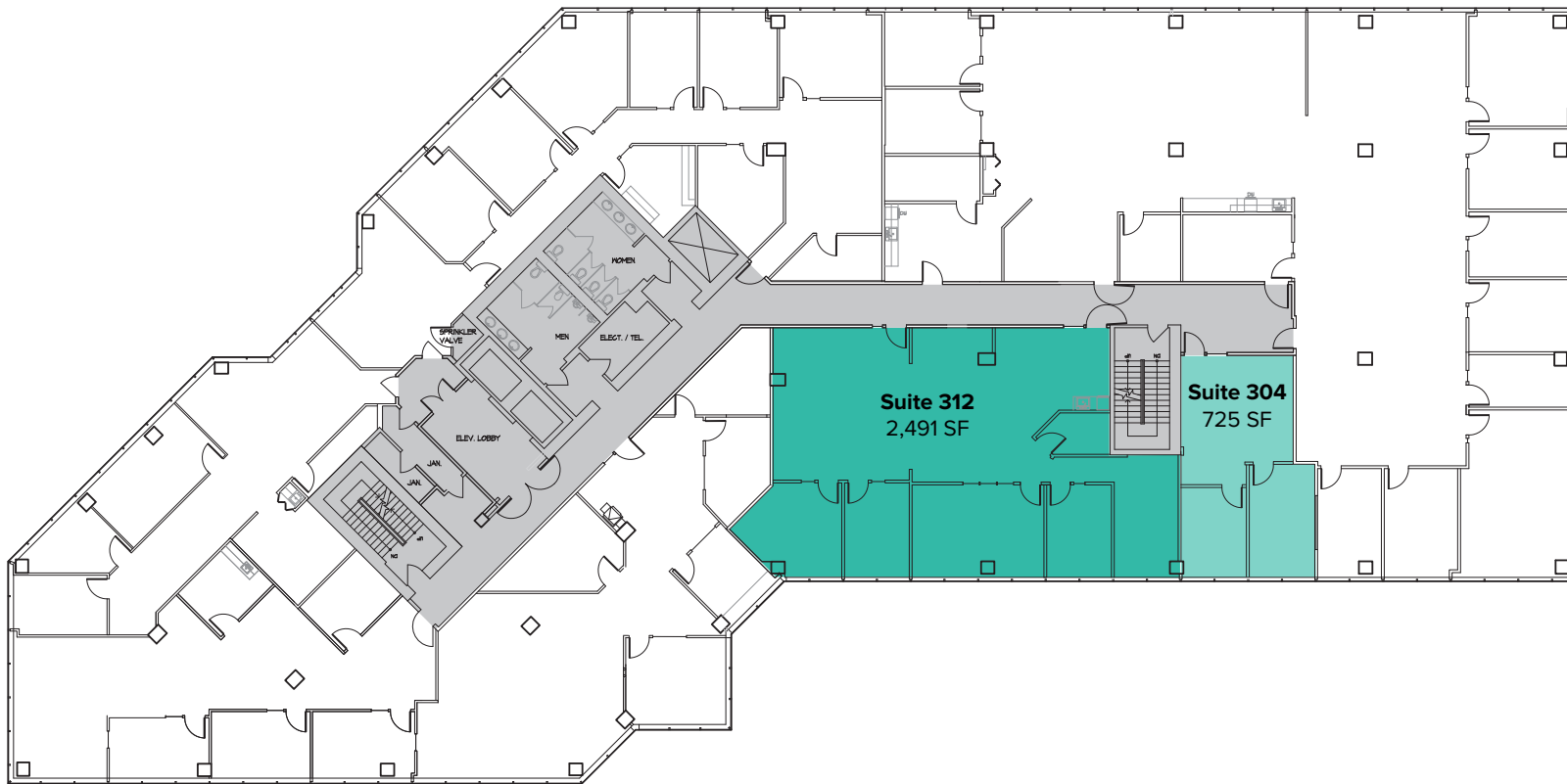
Suite	Square Feet	Rate	Notes
312	3,216 SF	\$23.00/SF, NNN	Third floor space 3 private offices, conference room, and open work area. Available 4/1/2025.



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THIRD FLOOR - SAMPLE PLAN

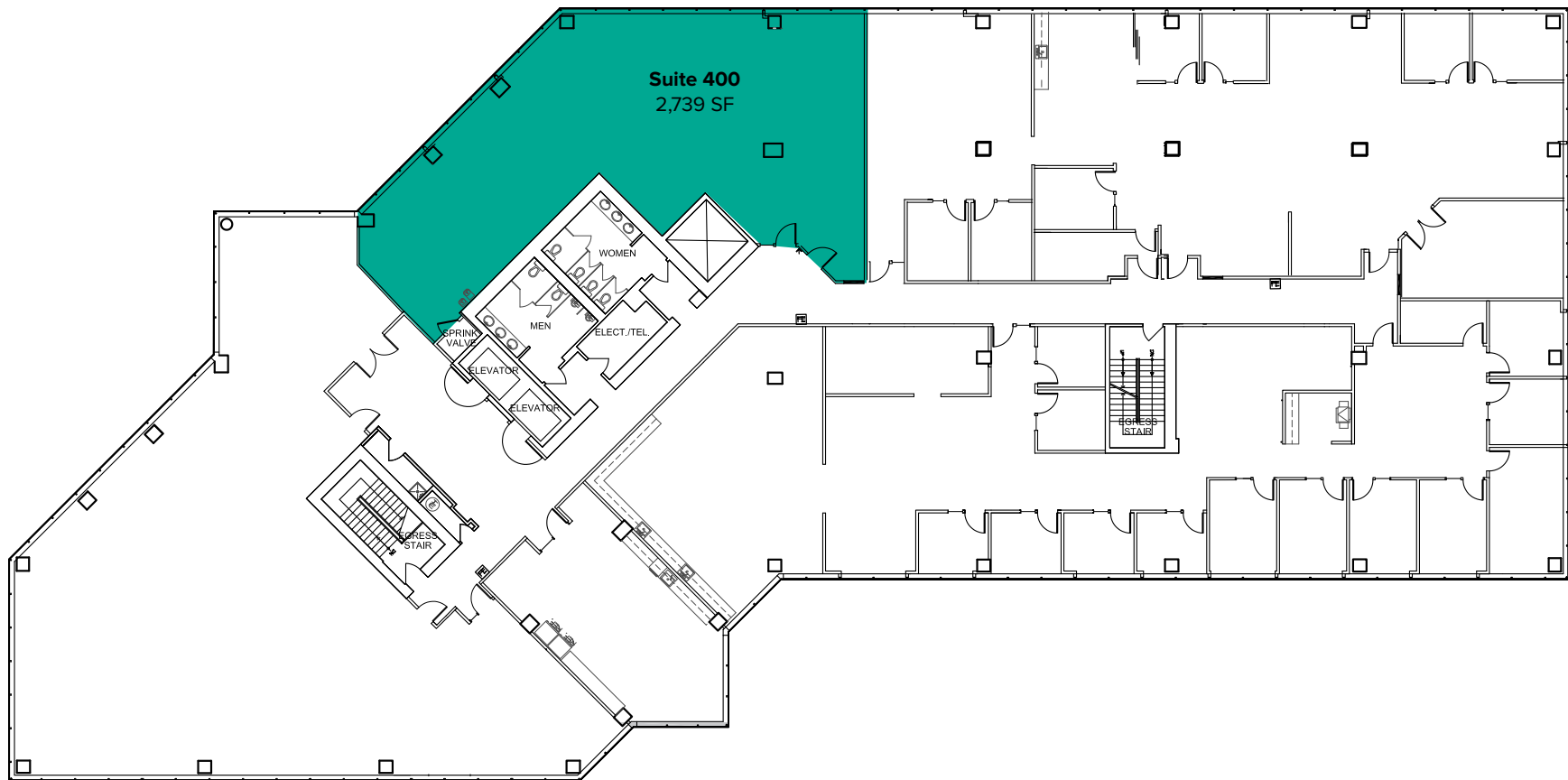
Suite	Square Feet	Rate	Notes
304	725 SF	\$23.00/SF, NNN	Third floor space with 2 private offices. Available 4/1/2025.
312	2,491 SF	\$23.00/SF, NNN	3 private offices, conference room, and open work area. Available 4/1/2025.



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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.



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LOCATION MAP

