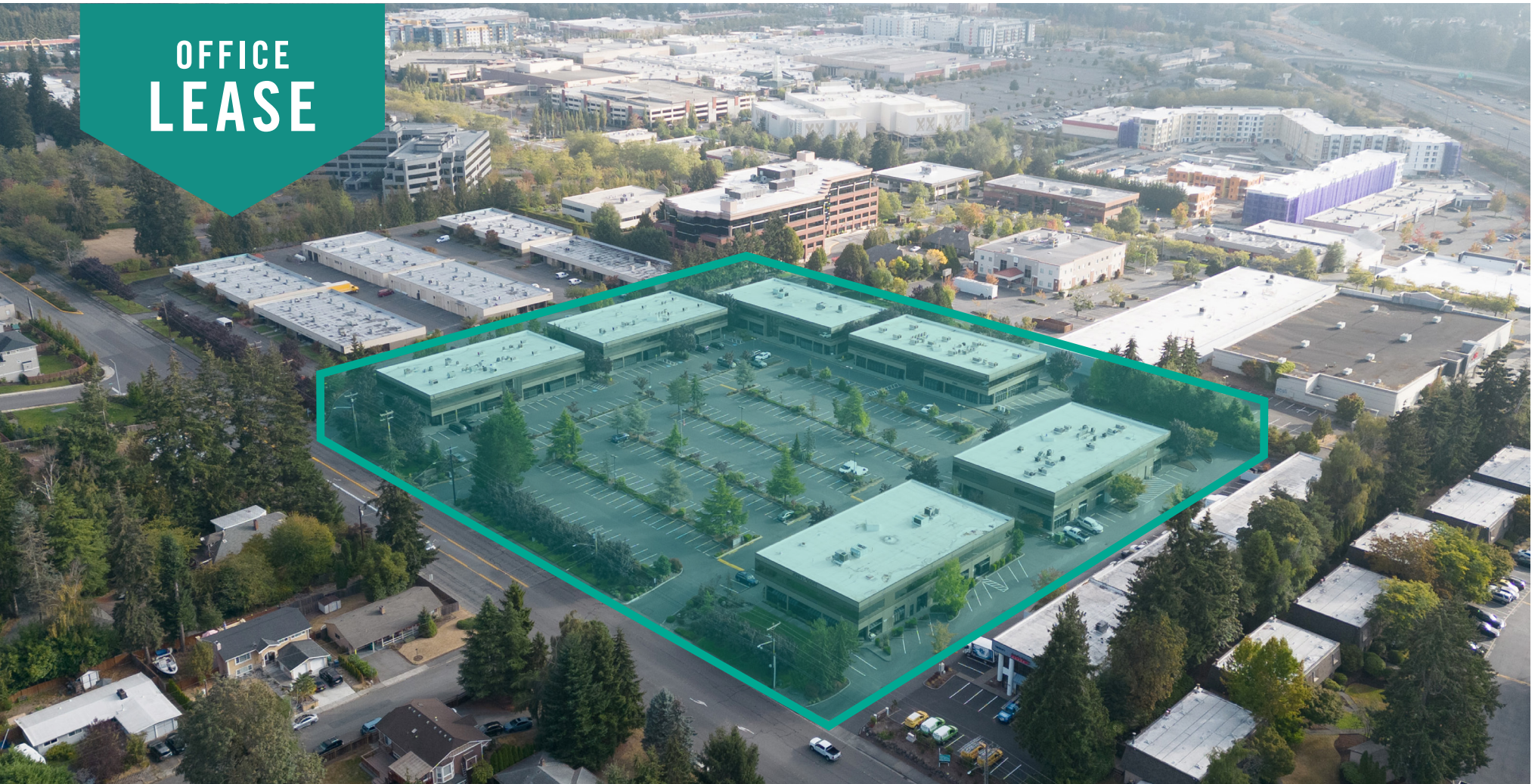


**OFFICE
LEASE**



ALDERWOOD BUSINESS CAMPUS

19101 - 19221 36th Avenue W, Lynnwood, WA 98036

Brian Stewart

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Bellevue, WA 98009 - 5003





AFFORDABLE OFFICE SPACES

IMMEDIATE ACCESS TO I-405 & I-5

897 SF - 6,240 SF Available



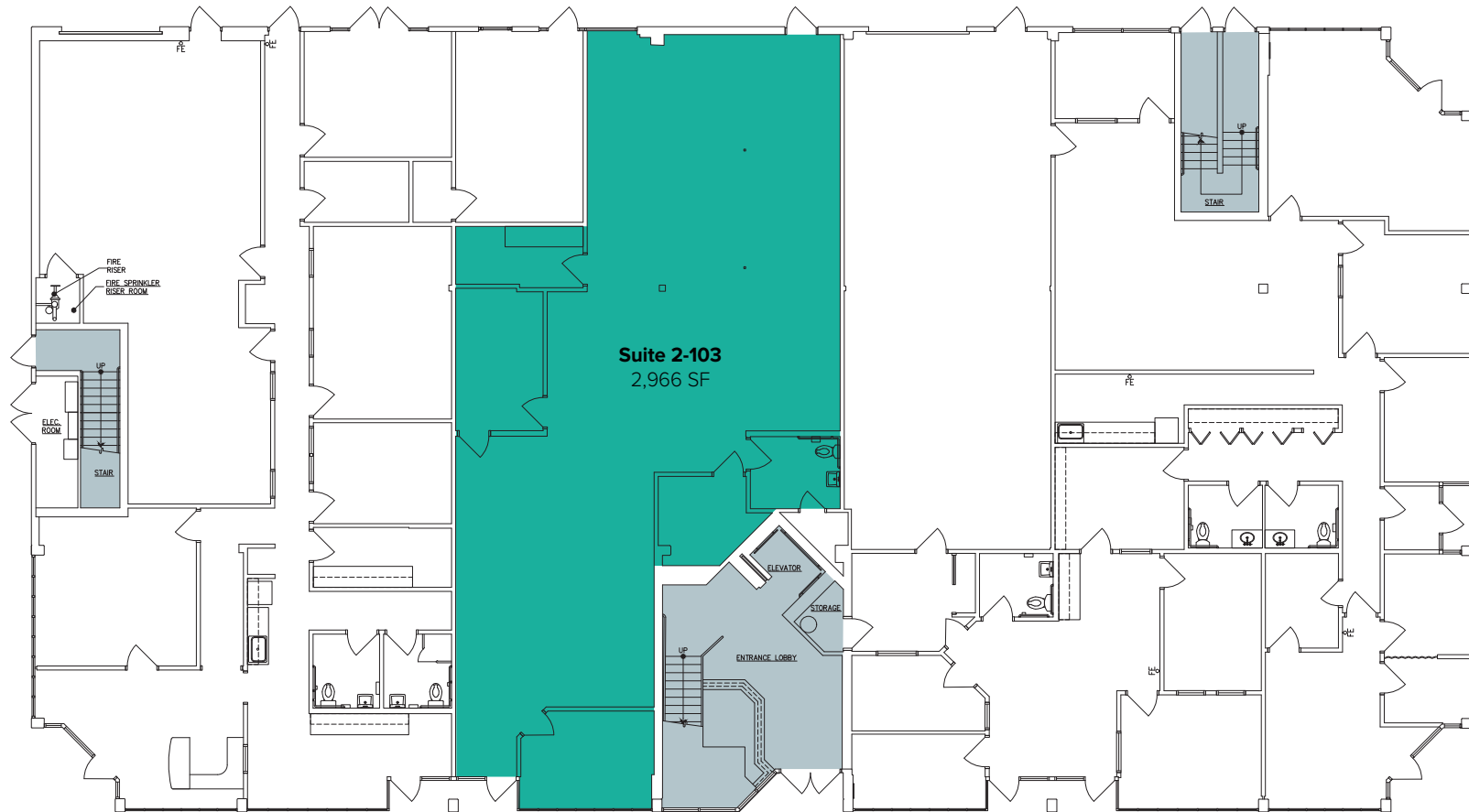
PROPERTY DETAILS:

- Near Convention Center & Alderwood Mall Amenities
- Nearby Amenities: Restaurants, Retail Shops, Food Trucks, Corporate Marriott, Walking Trails, Sports Fields, & Fitness Center
- Minutes from Future Link Light Rail Station
- Abundant Parking

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.

BUILDING 2 (19105) FIRST FLOOR PLAN

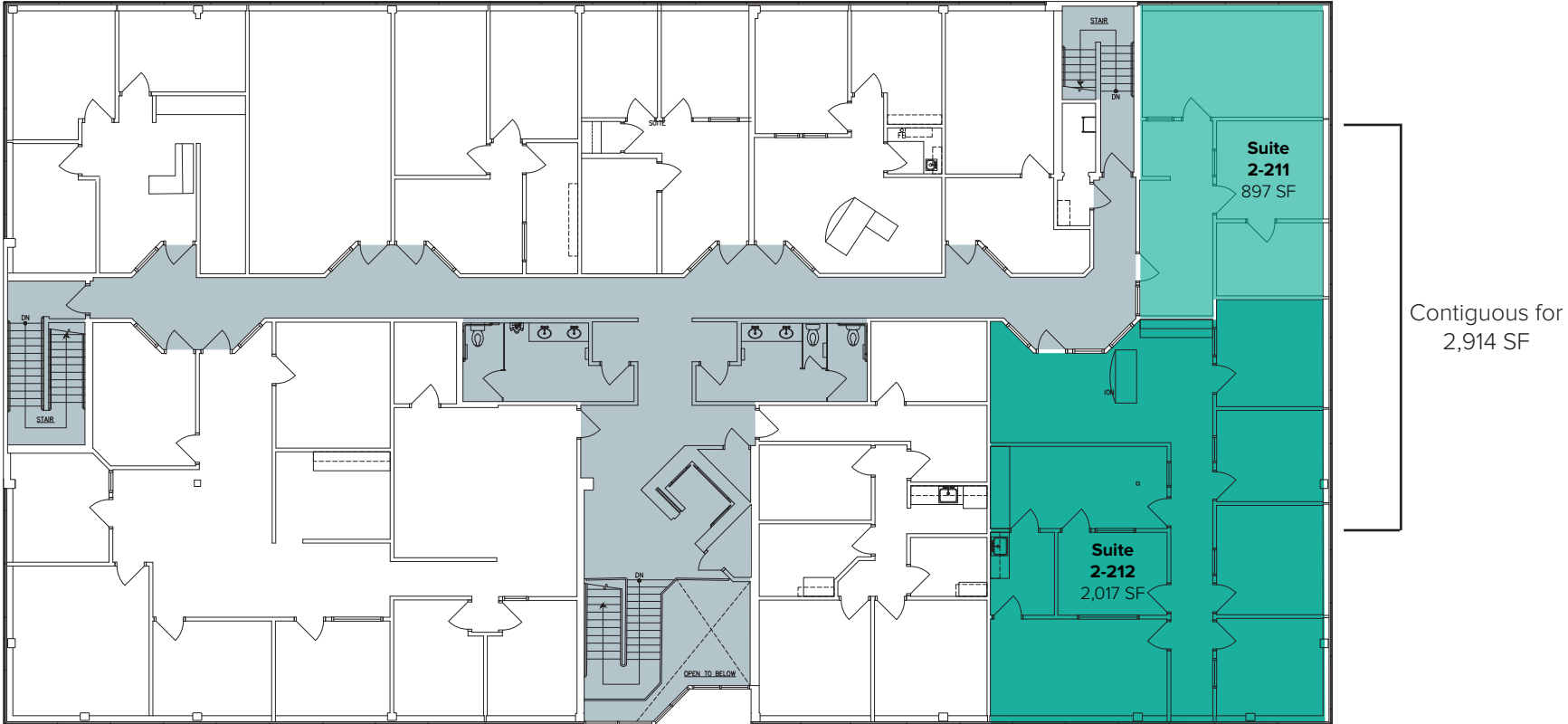
Suite	Square Feet	Rate	Notes
2-103	2,966 SF	\$27.50/SF, Full Service	First floor office space with private offices, 1 restroom, and open work area. Available Now.



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BUILDING 2 (19105) SECOND FLOOR PLAN

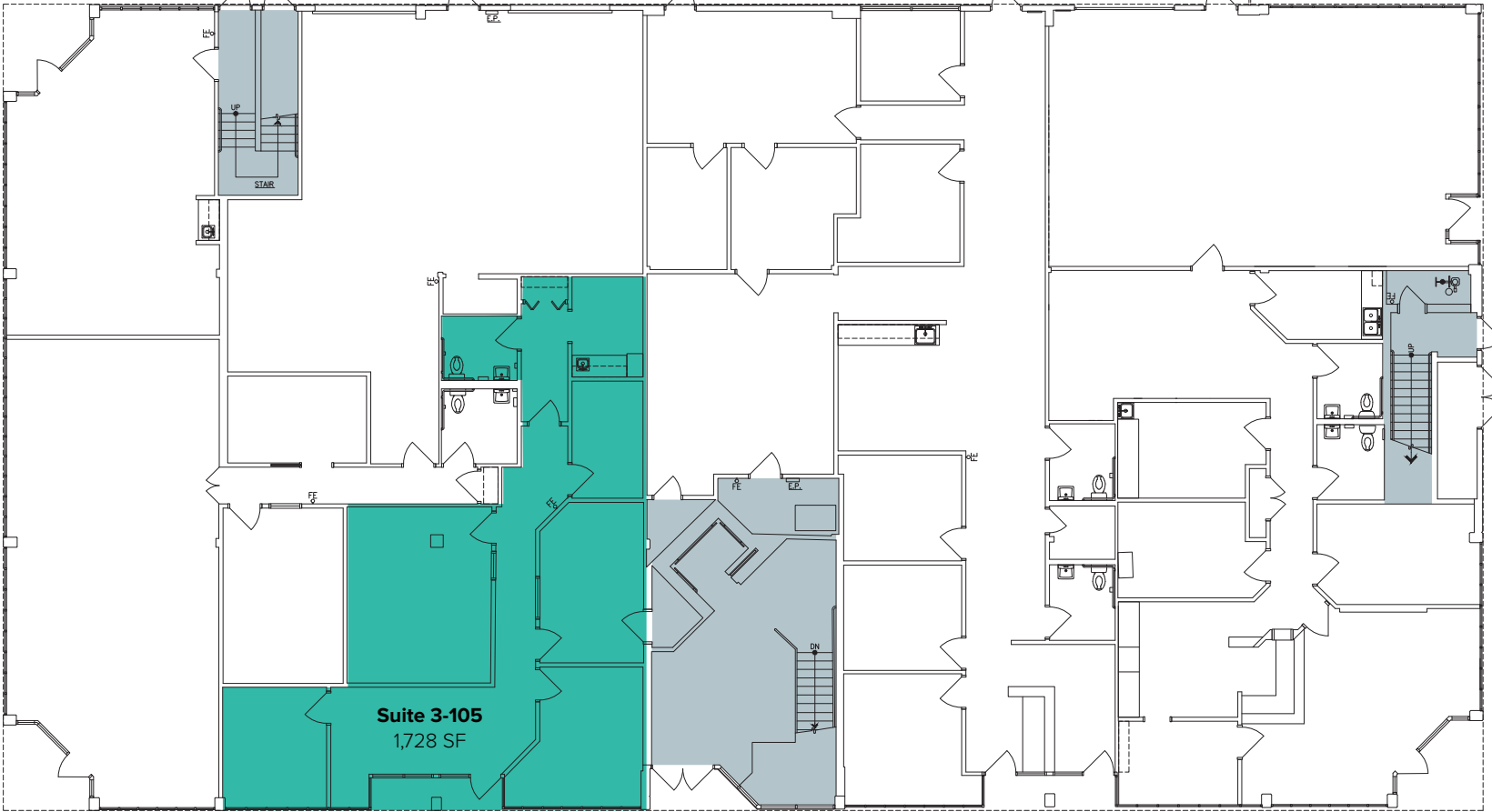
Suite	Square Feet	Rate	Notes
2-211	897 SF	\$2,243/Month, Full Service	Second floor office space with reception area and 3 private offices. Can be combined with suite 2-212 for a total of 2,914 SF. Available 8/1/2025.
2-212	2,017 SF	\$27.50/SF, Full Service	Second floor office space with reception area, 5 private window line offices, 2 interior offices, and kitchenette. Can be combined with suite 2-211 for a total of 2,914 SF. Available 6/1/2025.



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BUILDING 3 (19109) FIRST FLOOR PLAN

Suite	Square Feet	Rate	Notes
3-105	1,728 SF	\$27.50/SF, Full Service	First floor office space with direct entry, 4 private offices, conference room, breakroom, restroom, and kitchenette. Available 8/1/2025.



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BUILDING 3 (19109) SECOND FLOOR PLAN

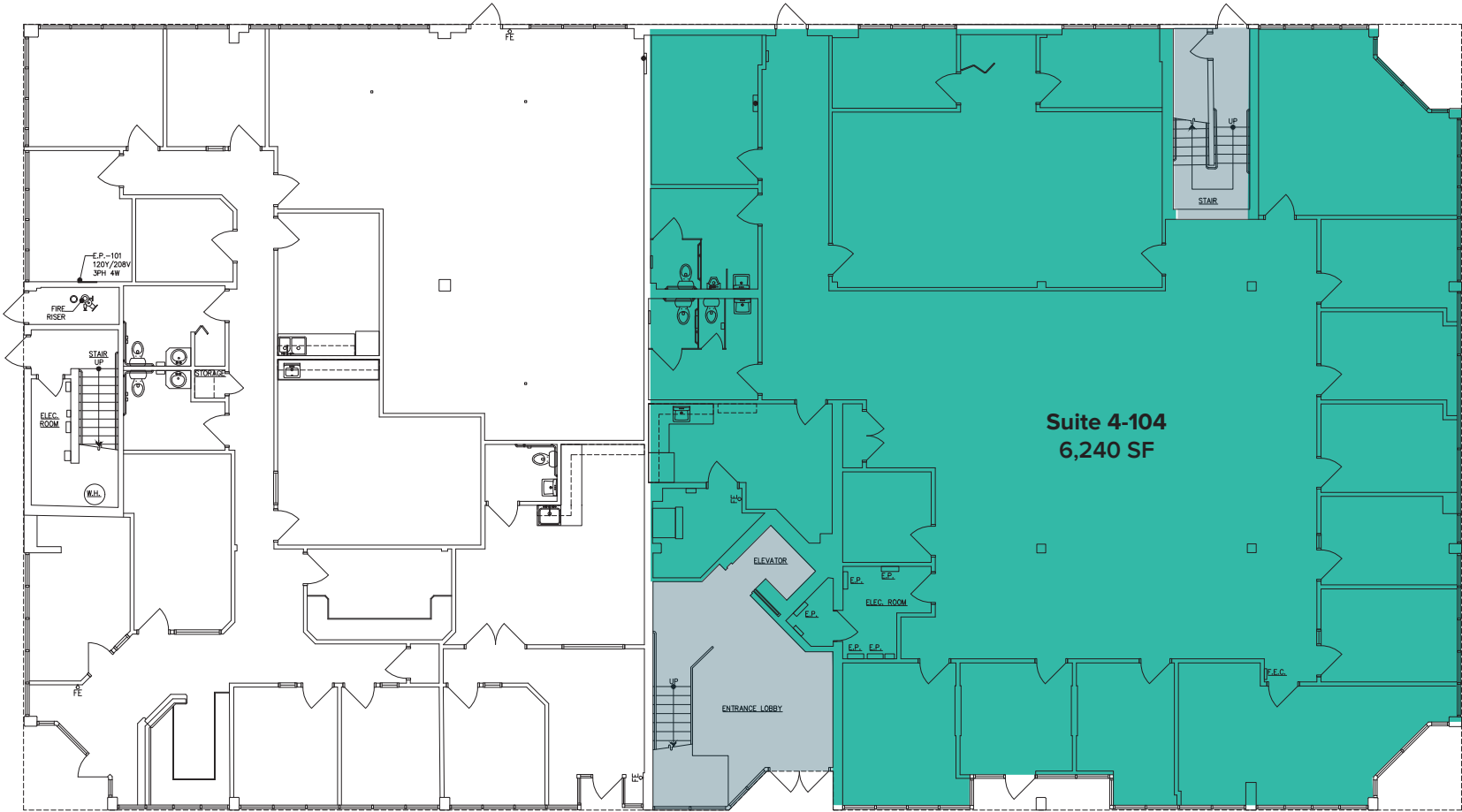
Suite	Square Feet	Rate	Notes
3-200	1,729 SF	\$27.50/SF, Full Service	Second floor office space with 2 private offices, kitchenette and open area. Available Now.



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BUILDING 4 (19203) 2ND FLOOR PLAN

Suite	Square Feet	Rate	Notes
4-104	6,240 SF	\$27.50/SF, Full Service	Includes private offices, reception area, 2 restrooms, break area with a kitchenette, and open work area Available with 60 days' notice.



BUILDING 5 (19217) 1ST FLOOR PLAN

Suite	Square Feet	Rate	Notes
5-104	1,868 SF - 2,495 SF	\$27.50/SF, Full Service	First floor office or medical space with efficient layout. 10 rooms, 5 including sinks. Direct entry. Available with adjacent 627 SF space. Available Now.



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SITE PLAN



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LOCATION MAP

