

OFFICE
LEASE



Lake Tye Building

14090 Fryelands Boulevard | Monroe, WA

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THE PREMIERE CLASS A OFFICE BUILDING IN ALL OF MONROE, WOODINVILLE, & SNOHOMISH NEWLY RENOVATED LOBBY & COMMON AREAS

FEATURES:

- **1,303 SF Office Space Available**
- Two Floors of Office over Ground Floor Retail
- Lakefront Building with Views and Natural Light
- Class A, High-End Finishes
- 1 Mile from Evergreen Health Monroe Medical Center
- 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.



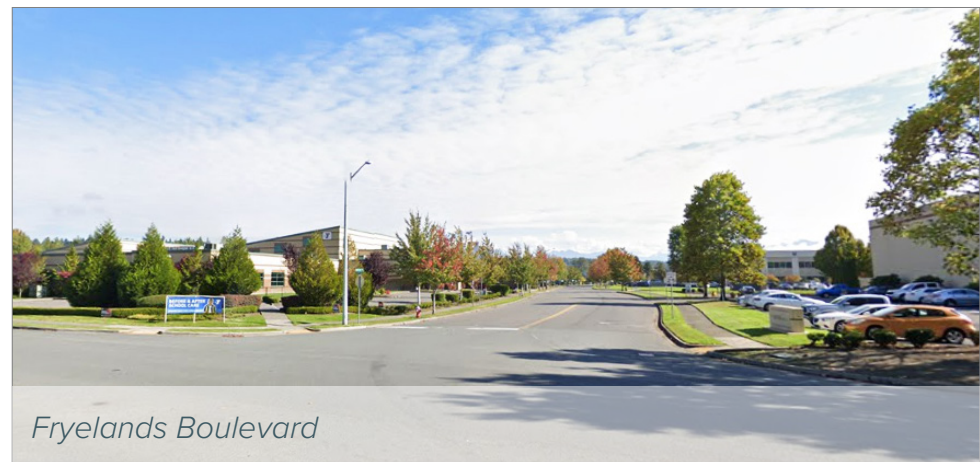
Lakefront building with views and natural light



Lake Tye & Lake Tye Trail



Private balcony and view

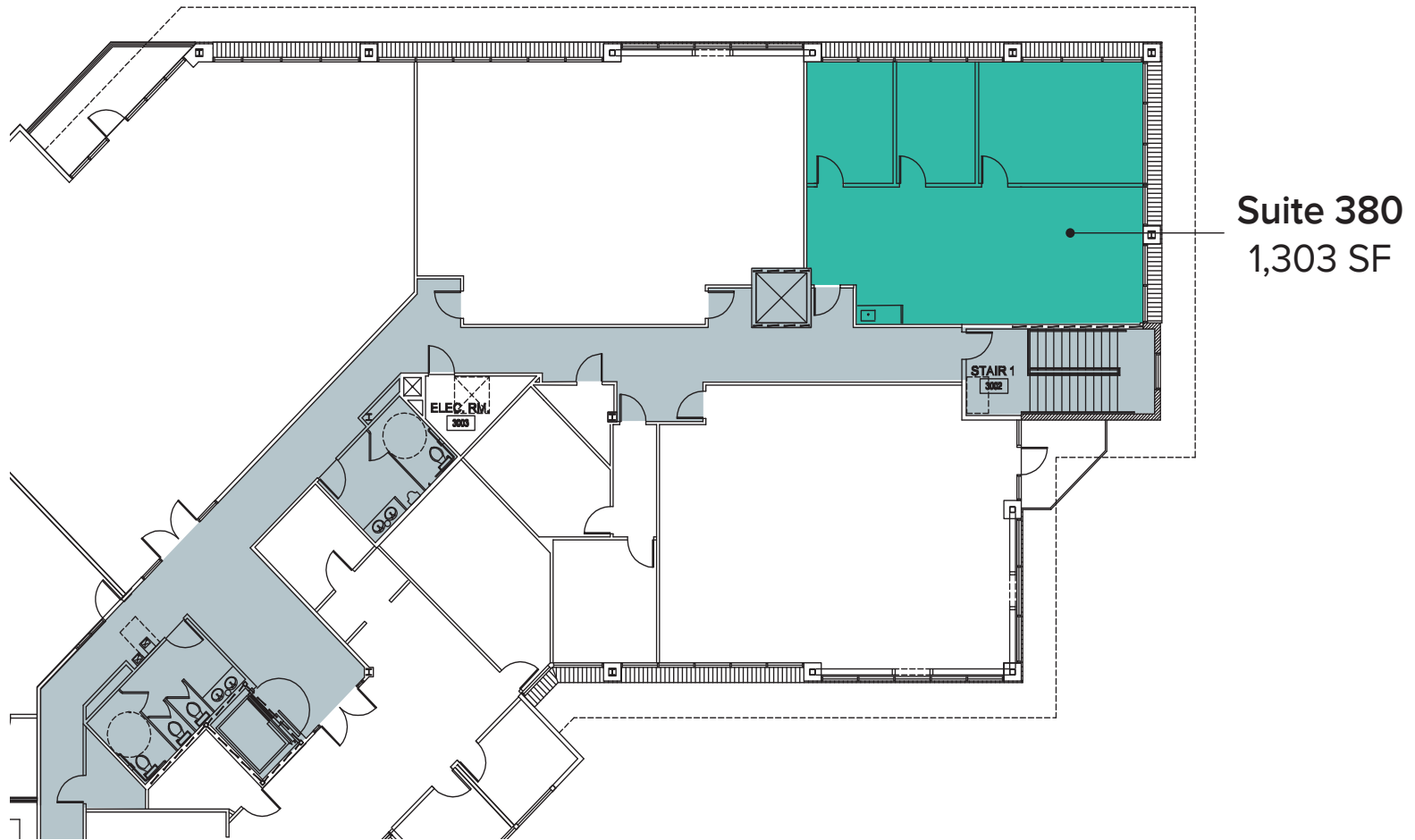


Fryelands Boulevard

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THIRD LEVEL FLOOR PLAN

Suite	SF	Rate	Notes
380	1,303	\$23.50/SF, NNN	2 private offices, conference room, kitchenette, and open work area. Corner suite with abundant window line providing lake views. Available Now.



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LOCATION MAP

DRIVE TIMES

(14090 FRYELANDS BLVD):

To SR-522 West Entrance: **8 Minutes**

To Shopping Centers on US-2: **6 Minutes**

To Evergreen Health Center: **4 Minutes**

LAKE TYE BUILDING

Evergreen State Fairgrounds

Evergreen Health Monroe Medical Center

SR-522 West Entrance

 **Therapeutic Associates**
PHYSICAL THERAPY

 **Burger Madness Monroe**

 **VENUS**
salon chair

 **Paesano's**
COFFEE & CAFE

Kami Teriyaki

Asian Spice Restaurant

 Walmart

 Lowe's

 goodwill

 Sonic Drive-Ins

 McDonald's

 Fred Meyer

 RED ROBIN

 HARBOR FREIGHT TOOLS

 Denny's

 RITE AID