



FOR LEASE

# Sparling Technology Center

4100 194TH STREET SW, LYNNWOOD, WA



**BUILDING** common areas upgraded

**FREE** covered and surface parking

**CLASS "A"** premier office building

**PROFESSIONAL** tenant base includes engineering, legal, real estate, and marketing firms

**CASCADE** and Olympic Mountain ranges territorial views

**HIGH QUALITY** landlord

**PUBLIC** transportation stop is a 3-minute walk

**SUBSTANTIAL** glass line providing natural light

**MARKET READY** space completed for immediate occupancy

**RENTAL RATE** \$22.00 / SF, NNN

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**Kidder Mathews**

**4,165 SF**

**SUITE 110 & 120 COMBINED**

**2,498 SF**

**SUITE 110**

**1,667 SF**

**SUITE 120**

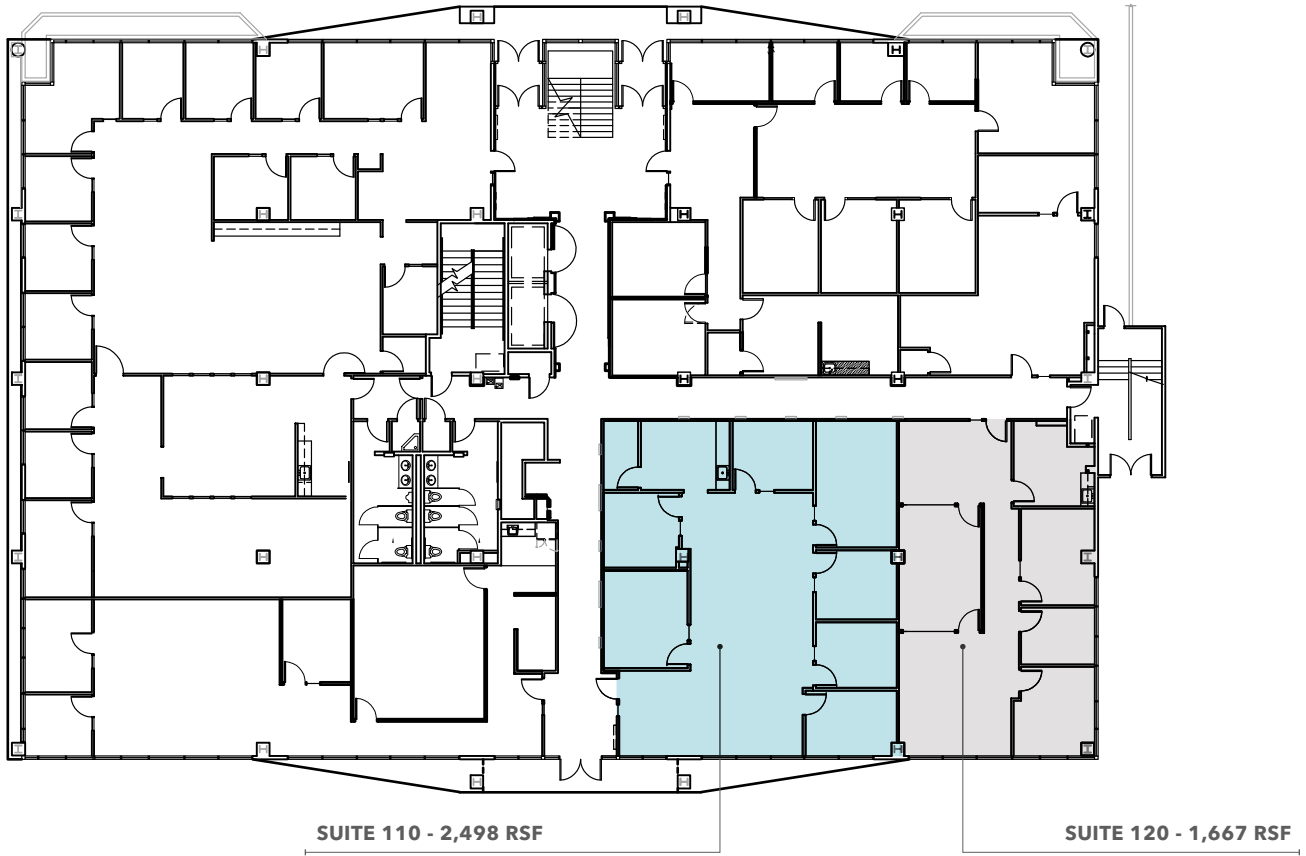
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## Floor Plan



CAN COMBINE SUITES 110 & 120, BOTH AVAILABLE NOW

### AVAILABILITIES

Suite 110 / 120	4,165 SF available Demisable to 2,498 SF (Suite 110) and 1,667 SF (Suite 120), available now
Parking	3.5 / 1,000 - surface and covered spots
Amenities	Several hotels, restaurants, and retail facilities within minutes
Location	Conveniently located in close proximity to Alderwood Mall, Lynnwood Convention Center, Mill Creek Town Center and other amenities

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