

FOR LEASE

# ALDERWOOD WEST CENTER

18905 33rd Avenue West / Lynnwood, WA 98036



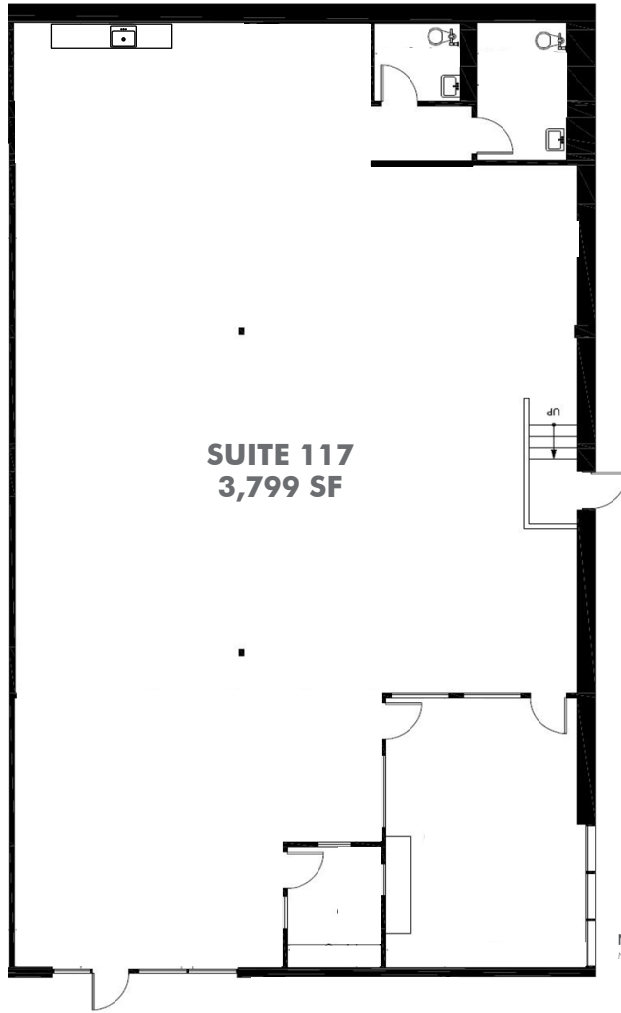
## PROPERTY FEATURES

- **Available Space**
  - Suite 117: 3,799 SF
  - End cap flex/retail space on back side of building
- **Rental Rate**
  - \$15.00/RSF, NNN
  - 2020 Estimated OPEX: \$5.74/SF excluding electricity and janitorial.
- **Available Immediately**

## HIGHLIGHTS

- Prime Lynnwood location adjacent to Alderwood Mall
- Professionally owned and managed by Lake Washington Partners
- Lit monument and exterior building signage available
- Abundant parking at 3.6/1,000 sq. ft. that includes 5 reserved parking stalls

# FLOOR PLAN



ENHANCED VISIBILITY  
NEW LIT MONUMENT SIGN  
FRONT & REAR BUILDING  
SIGNAGE AVAILABLE





**PLEASE CONTACT:**

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