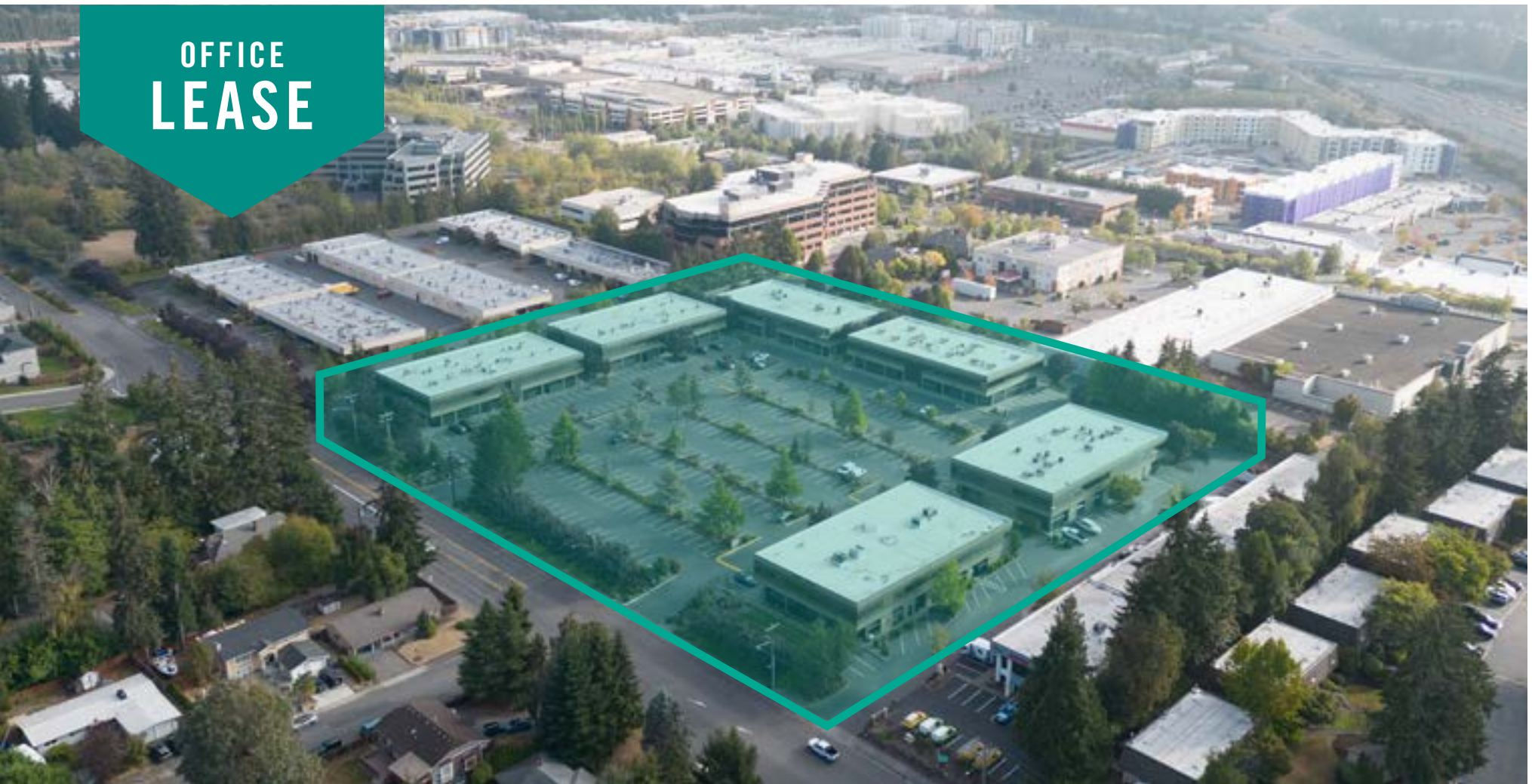


OFFICE
LEASE



ALDERWOOD BUSINESS CAMPUS

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

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NEW OWNERSHIP WITH COMMON AREA UPGRADES UNDERWAY

EFFICIENT OFFICE SPACE

591 SF - 6,448 SF Available

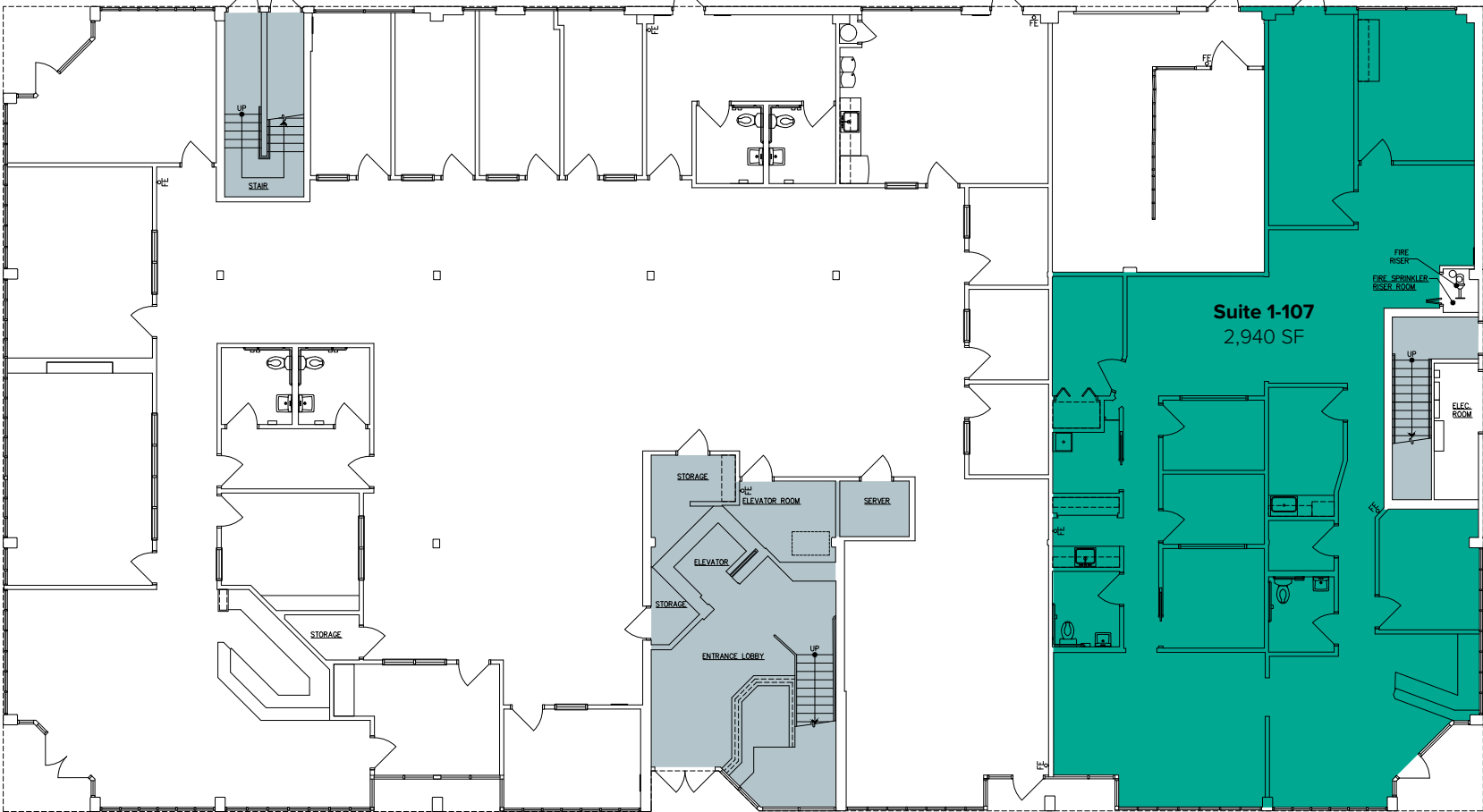


PROPERTY DETAILS:

- Quick Access to I-5, I-405, SR-524, SR-525 & Hwy 99
- 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

BUILDING 1 (19101) 1ST FLOOR PLAN

Suite	Square Feet	Rate	Notes
1-107	2,940 SF	\$27.00/SF, Full Service	First floor office with reception area, space with private offices, 2 restrooms, kitchenette, storage room, and conference room. Available 7/1/2024



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 3 (19109) 2ND FLOOR PLAN

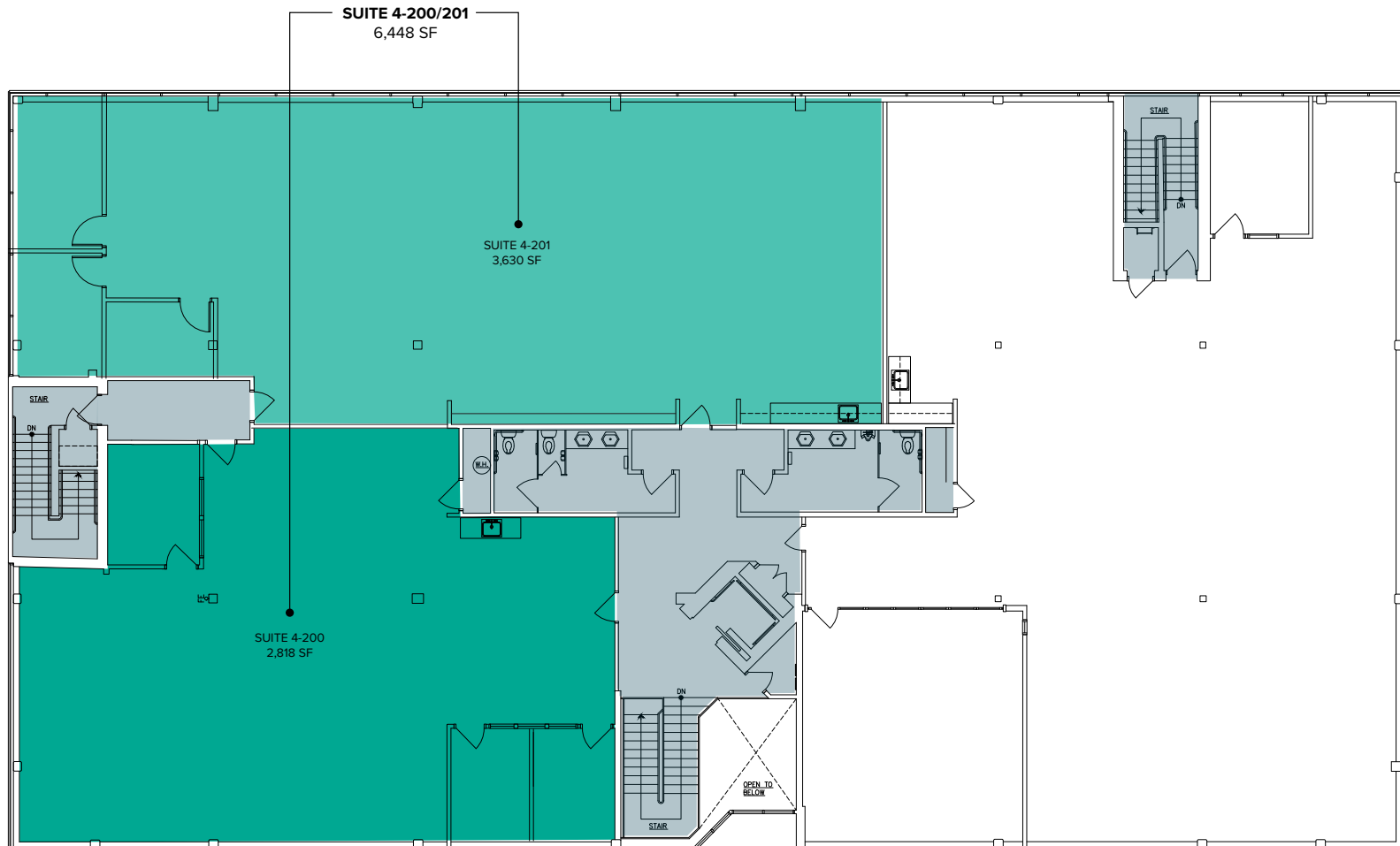
Suite	Square Feet	Rate	Notes
3-200	1,729 SF	\$27.00/SF, Full Service	Second floor office space with 2 private offices, kitchenette and open area. Available 10/1/2024
3-211	591 SF	\$1,500/month, Full Service	Second floor office space with 1 private office and kitchenette. Available 8/1/2024



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BUILDING 4 (19203) 2ND FLOOR PLAN

Suite	Square Feet	Rate	Notes
4-200/201	2,818 SF - 6,448 SF	\$27.00/SF, Full Service	Second floor space available. Includes private offices, break room, and open work area. Divisible to 2,818 SF. Available for sublease with 30 days' notice



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BUILDING 5 (19217) 1ST FLOOR PLAN

Suite	Square Feet	Rate	Notes
5-106	1,868 SF - 5,393 SF	\$27.00/SF, Full Service	First floor office space with 10 private offices/exam rooms, reception area, restrooms, break area with a kitchenette, and open work area. Available w/ 60 days' notice



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SITE PLAN



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LOCATION MAP

