

FOR LEASE / FOR SALE

NORTHPOINTE CORPORATE CAMPUS

LOT C

25TH AVENUE W & 164TH STREET SW

Lynnwood, Washington 98087



Northern Building view from 162nd Street SW



PROPERTY FEATURES

- + Ability to provide $\pm 34,000$ SF to $\pm 52,000$ SF Office/Tech/Life Science
- + Build-to-suit office or flex building, opportunity for dock-high and grade-level loading
- + ± 2.28 -acre site at entrance to master planned Northpointe Corporate Campus
- + Excellent access to I-5 freeway via 164th Street SW
- + Ample parking with approximately 4/1,000 office square feet
- + Tenant improvements customized to Tenant's needs
- + Convenient walking distance to amenities including restaurants, coffee shops, banking and various retail
- + Experienced institutional developer: Griffin Capital
- + Corporate neighbors include Comcast, Honeywell, Cypress Semi Conductor and Sanofi Genzyme

RENTAL RATE: \$25.00/SF/YEAR, NNN

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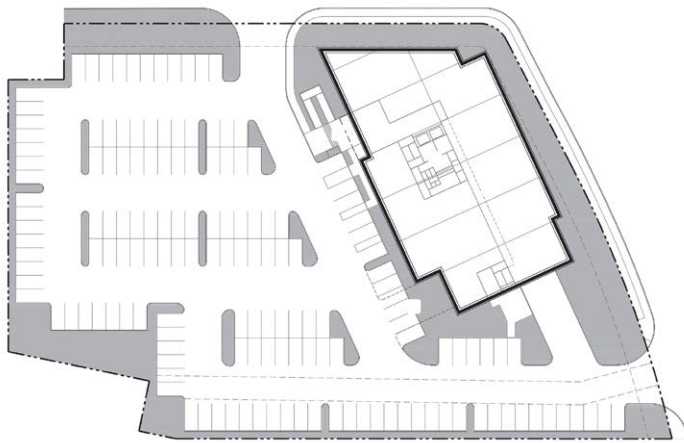
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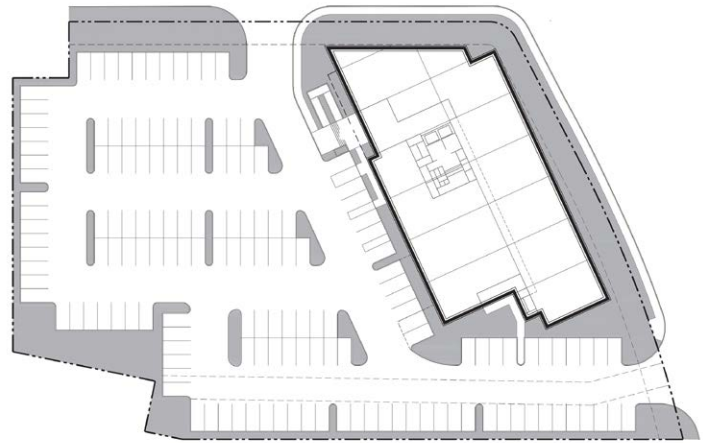


SITE PLANS

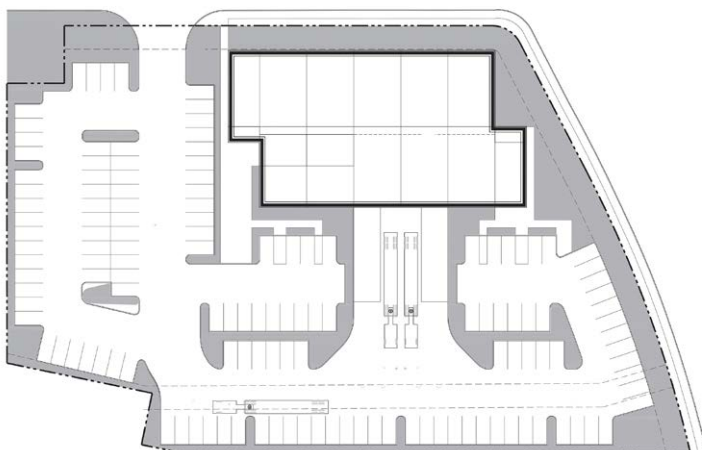


Three-story office/flex building over covered parking ($\pm 52,000$ SF).

Two-story office/flex building ($\pm 40,000$ SF).



Two-story office/flex building with dock-high and grade-level loading ($\pm 34,000$ SF).





CONCEPTUAL RENDERINGS



Aerial view from intersection of 25th Avenue and 162nd Street



Building entry, west elevation



View at southwest corner of building

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