

# NORTHVIEW CORPORATE CENTER

20700 44th Avenue West  
Lynnwood, Washington



**Colliers**  
INTERNATIONAL

# FEATURES & AMENITIES

## PREMIER BUILDING FEATURES

- Excellent I-5 and I-405 access and visibility
- Unparalleled Class A finishes throughout
- 5 /1,000 parking includes covered stalls
- Less than 30 minutes to downtown Seattle and Bellevue
- Institutional ownership
- Embassy Suites Hotel on-site
- Adjacent to regional transit hub
- Close proximity to retail and restaurants
- Building signage available
- Locker rooms with showers
- No utility taxes (except telecommunications)
- No city B&O taxes



## PROPERTY OVERVIEW

Northview Corporate Center is a six-story, Class A, approximately 182,000-square-foot office building with approximately 900 surface, subterranean and structured parking spaces in Seattle's Lynnwood submarket. Built in 1991, the property features prominent visibility and a professional, corporate environment. Northview Corporate Center is 30 minutes from downtown Seattle, a 10 minute walk to the Lynnwood Transit Center and proximate to the 5 and 405 Freeways. In addition to an on-site Embassy Suite Hotel, the property affords tenants access to retail and restaurants at nearby Alderwood, a regional shopping mall with enclosed and open-air areas anchored by Macy's, Nordstrom, JCPenney and Sears.

6

Stories

182,000

RSF

## CENTRAL LOCATION

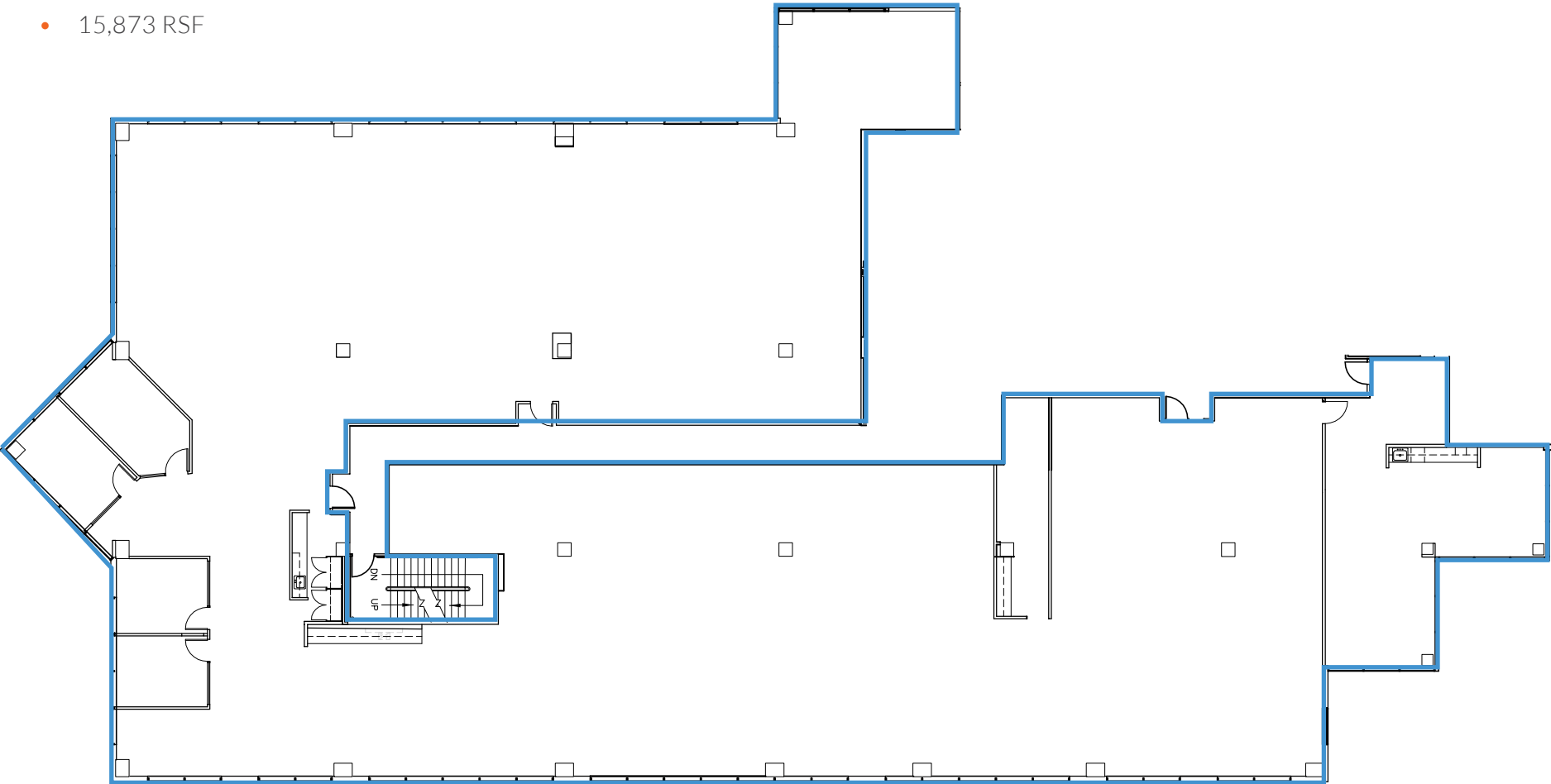
- Lynnwood Convention Center
- Interchange improvements to I-5 and I-405
- Lynnwood Transit Center
- Alderwood Mall
- Edmonds Community College
- Edmonds School District



# FLOOR PLANS

## SUITE 300

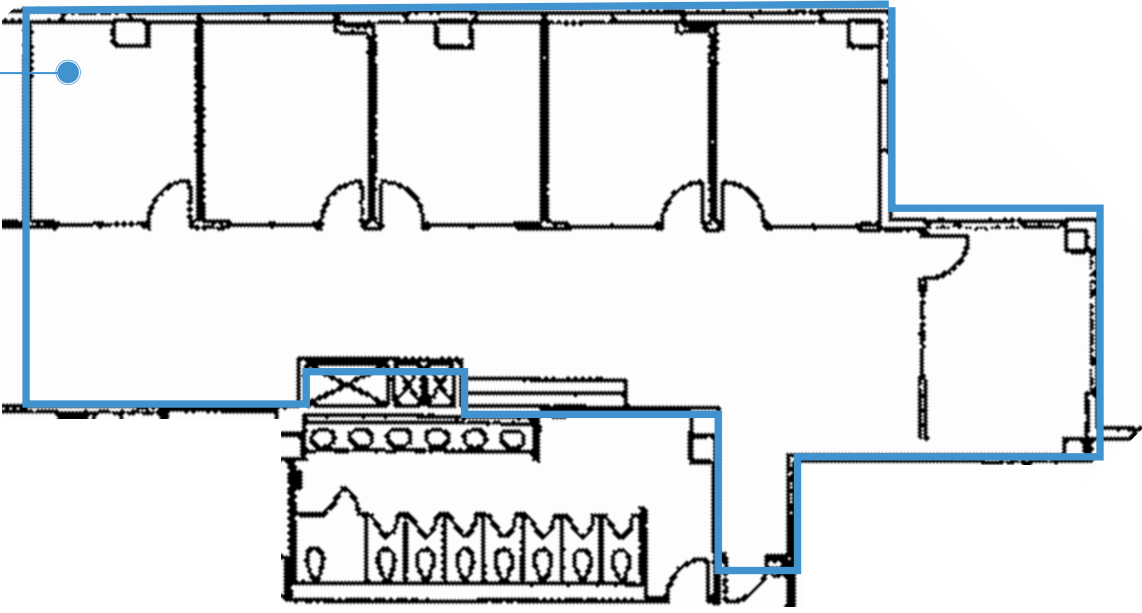
- 15,873 RSF



# FLOOR PLANS

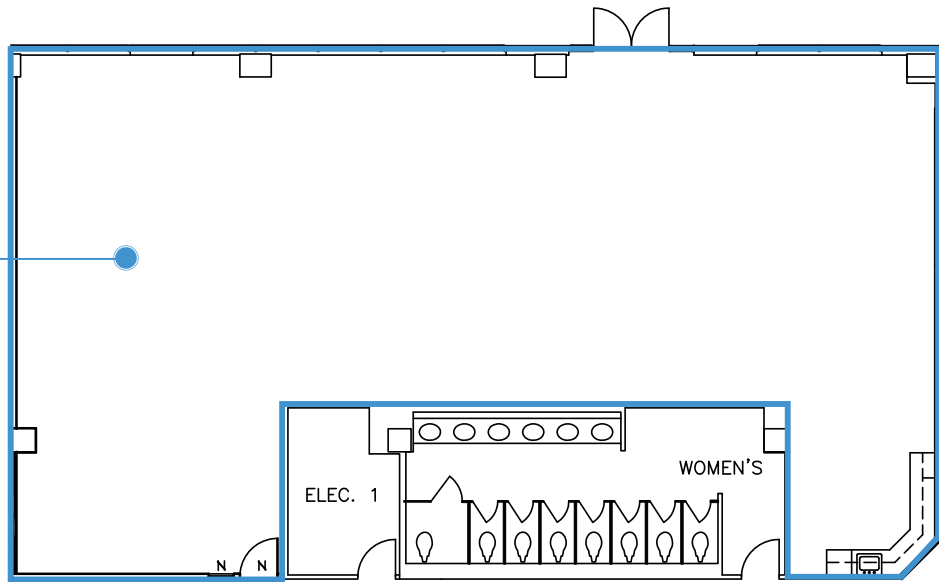
SUITE 220

- 2,579 RSF



**SUITE 130**

• 3,102 RSF

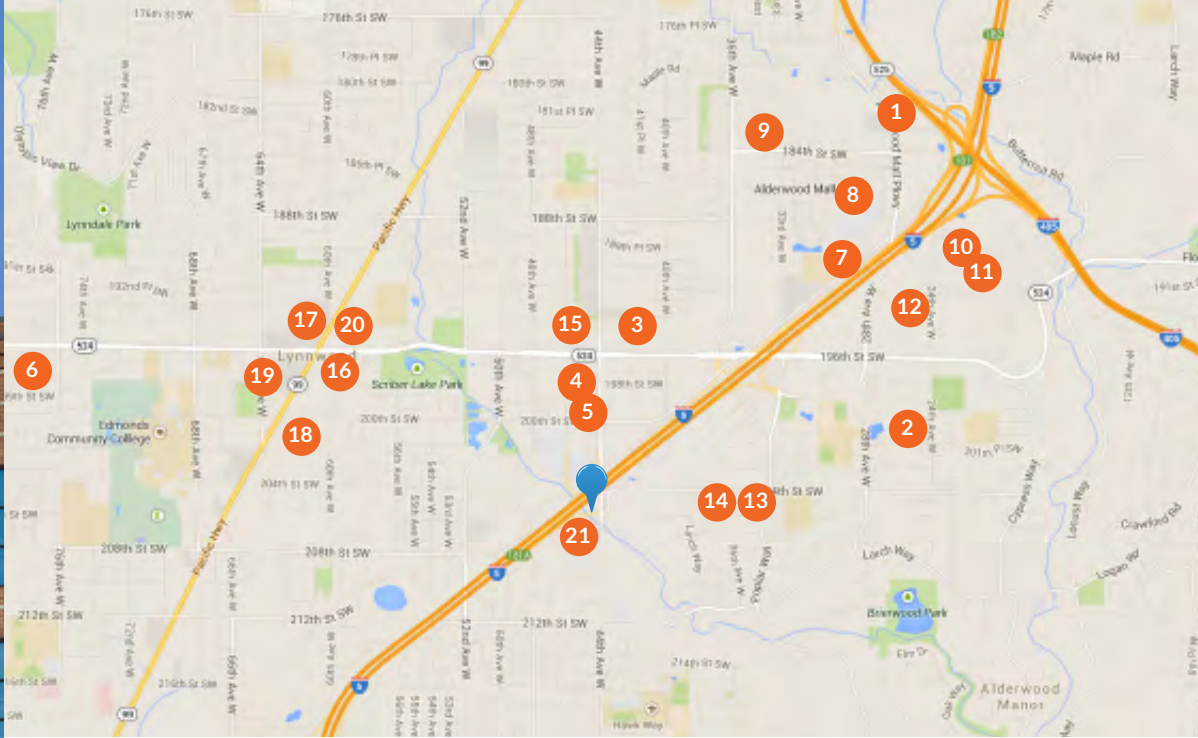




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## AMENITIES MAP

### FOOD + DRINK

- |                             |                    |
|-----------------------------|--------------------|
| 1. The Keg Steakhouse & Bar | 11. Best Western   |
| 2. Taco Bell                | 12. Barnes & Noble |
| 3. Jack in the Box          | 13. Wells Fargo    |
| 4. McDonald's               | 14. KinderCare     |
| 5. Starbucks Coffee         | 15. Fred Meyer     |
| 6. Subway                   | 16. Safeway        |

### SHOPPING + AMENITIES

- |                           |                           |
|---------------------------|---------------------------|
| 7. 24 Hour Fitness        | 17. Trader Joe's          |
| 8. Alderwood Mall         | 18. Walgreens             |
| 9. Alderwood Cinema       | 19. Bally Total Fitness   |
| 10. Extended Stay America | 20. Bank of America       |
|                           | 21. Embassy Suites Hotels |



### OFFICE LEASING

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