

FOR LEASE

FULLY RENOVATED EXTERIOR AND
FIRST FLOOR COMMON AREAS

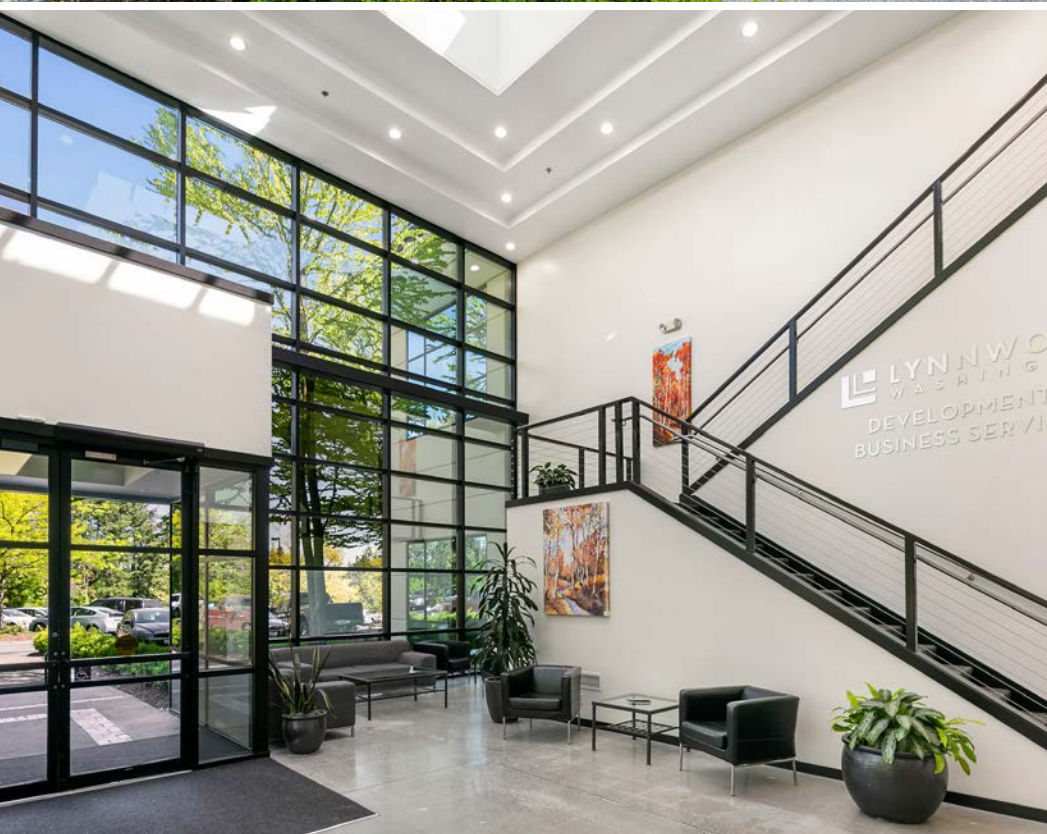
NORTHVIEW
CORPORATE • CENTER



20816 44TH AVENUE WEST / BUILDING C / LYNNWOOD, WA

CBRE

PROPERTY FEATURES



UNIQUE SECOND FLOOR OPPORTUNITY
OFFERS UP TO ±14,835 RSF



FULLY RENOVATED COMMON AREA
AND LANDSCAPING



MARKET LEADING PARKING RATIO OF
4.5 STALLS TO 1,000 RSF



EXCELLENT ACCESS TO I-5 AND I-405



LYNNWOOD LIGHT RAIL STATION WILL
BE LOCATED DIRECTLY ACROSS I-5



ON-SITE HOTEL AND CONFERENCE
CENTER FACILITIES



CLOSE PROXIMITY TO PUBLIC
TRANSPORTATION AND RETAIL AMENITIES



RAISED FLOORING THROUGHOUT; PROVIDING
EFFICIENCY FOR TELECOMMUNICATIONS



LOCAL RESPONSIVE OWNERSHIP



LEASE RATE: \$19.50/RSF/YEAR, NNN

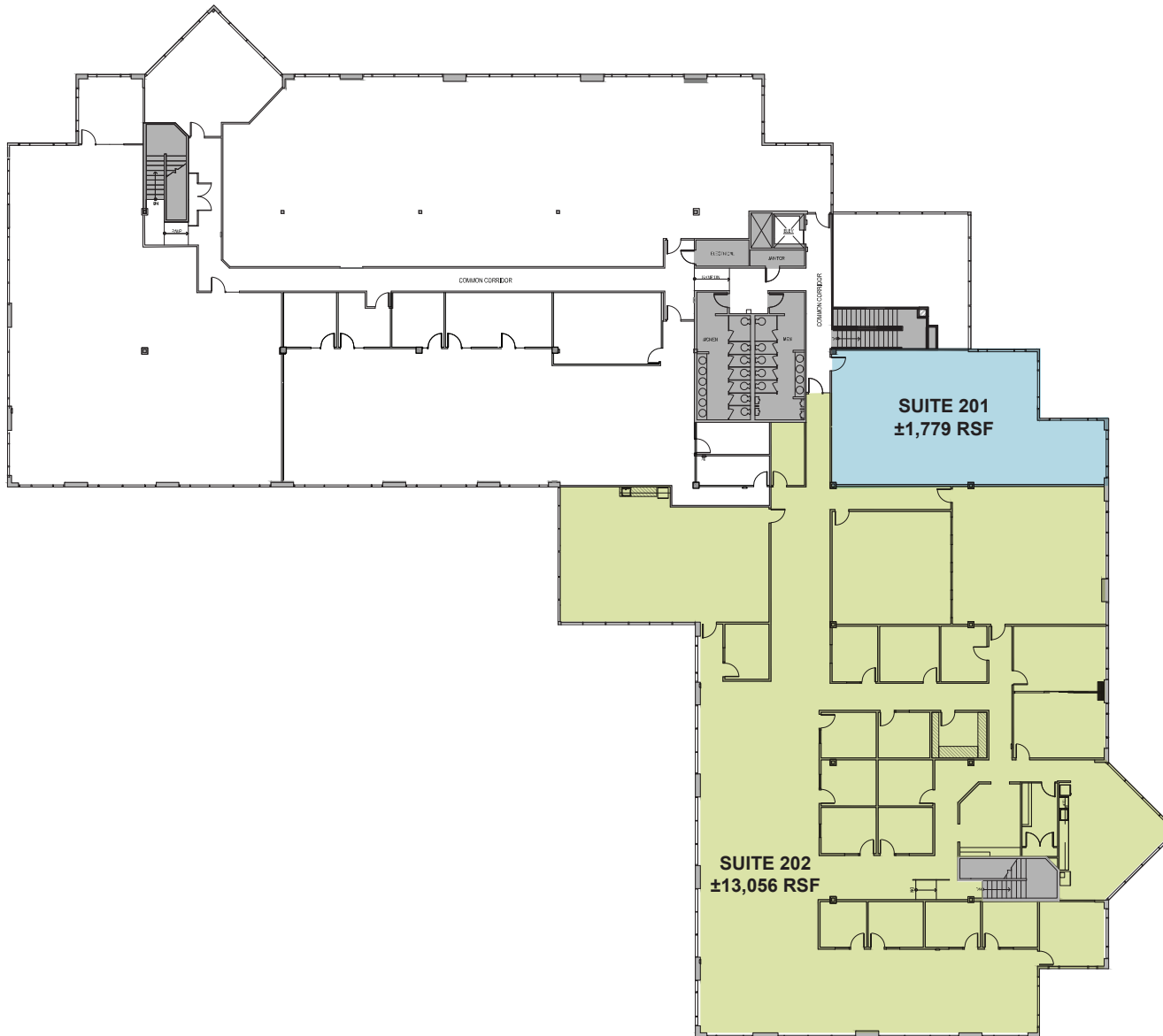


NEWLY RENOVATED INTERIORS





SECOND FLOOR AS-BUILT

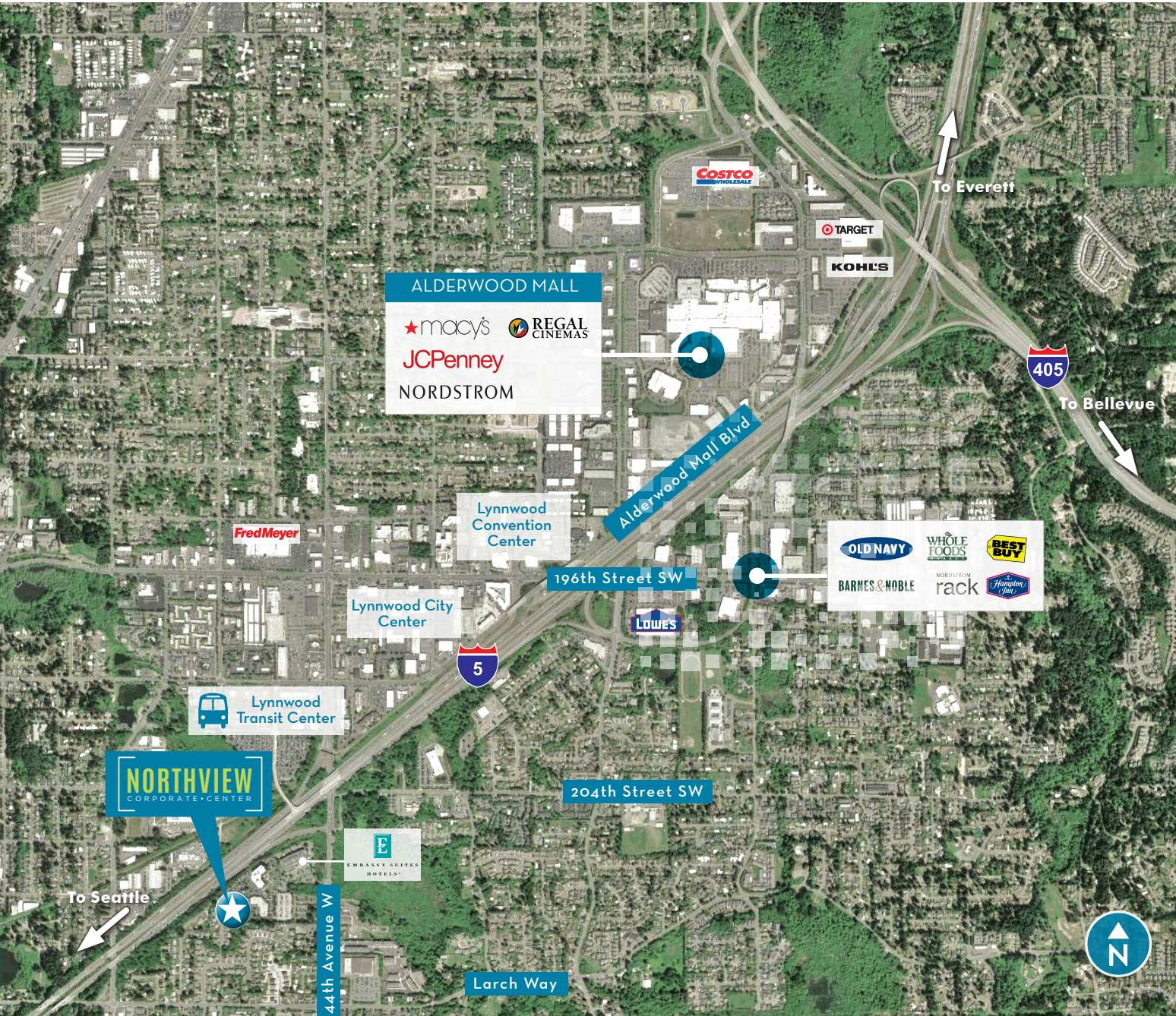


SUITE 201/202

- + Up to $\pm 14,835$ RSF, divisible to $\pm 1,779$ RSF
- + Rare large block of contiguous space
- + Available space includes a mix of private offices and open work area
- + Abundant natural light



LOCATION + AMENITIES MAP



RETAIL



FOOD + DRINK



HOTELS



TRANSIT

NORTHVIEW

CORPORATE • CENTER

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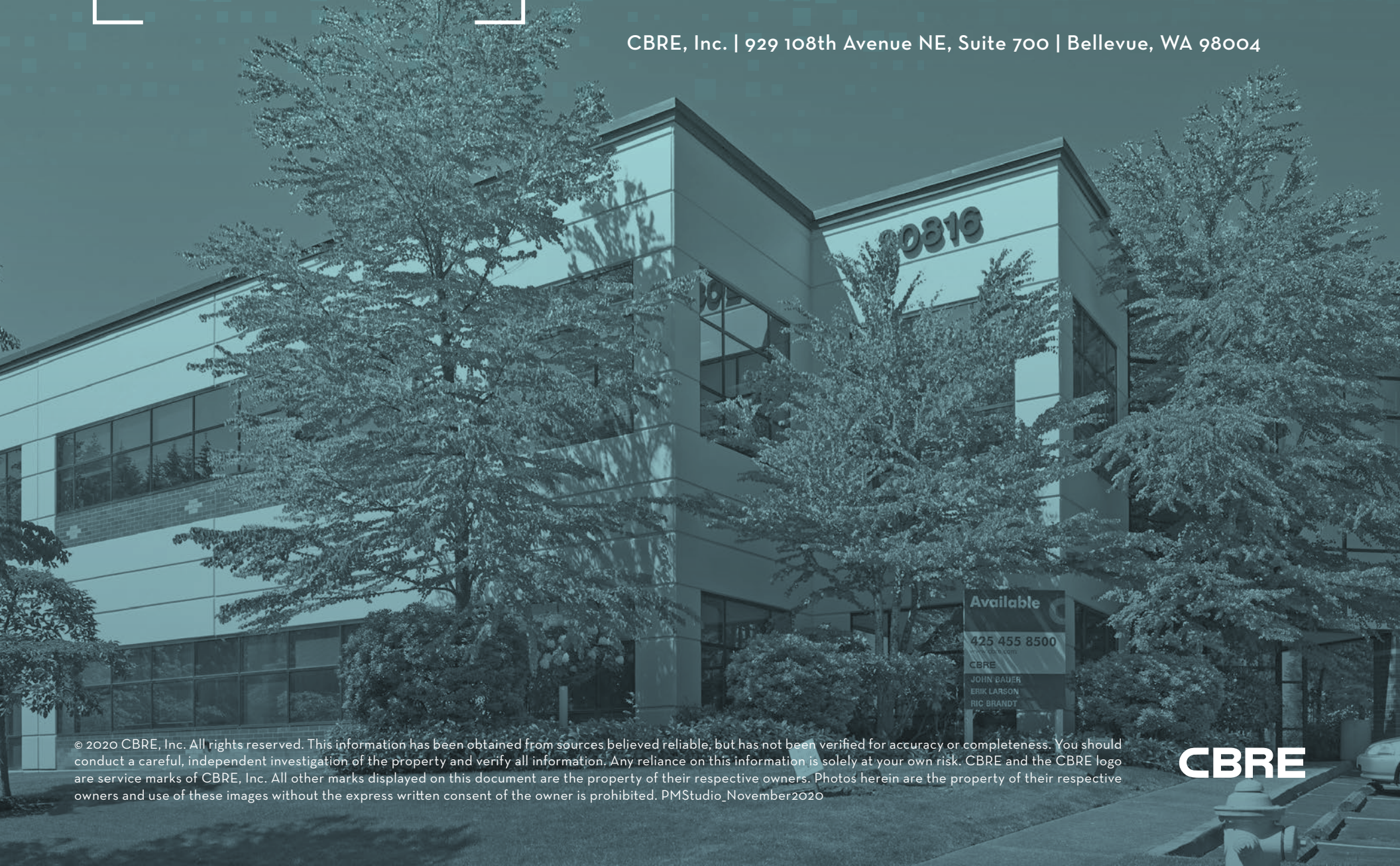
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