

FOR LEASE

The Argonaut Building  
20420 56th Avenue West, Lynnwood, WA



26,000 SF with 4,655 SF of  
A/C office area

Class A high image building  
located in the close-in  
Lynnwood industrial area

#### FEATURES

3,000 SF of semi-finished A/C mezzanine above office

6 dock high doors with levelers and 1 ramped grade door

Sprinklered with gas heaters, 24' ceiling height

Excellent truck maneuverability

Located near the I-5 on ramp

Lease Rate: \$0.65/SF, NNN Warehouse area  
\$1.30/SF, NNN Office area  
NNN = \$0.22/SF

#### CONTACT

**Matthew P. Henn**  
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**Matthew Hagen, SIOR**  
Senior Vice President  
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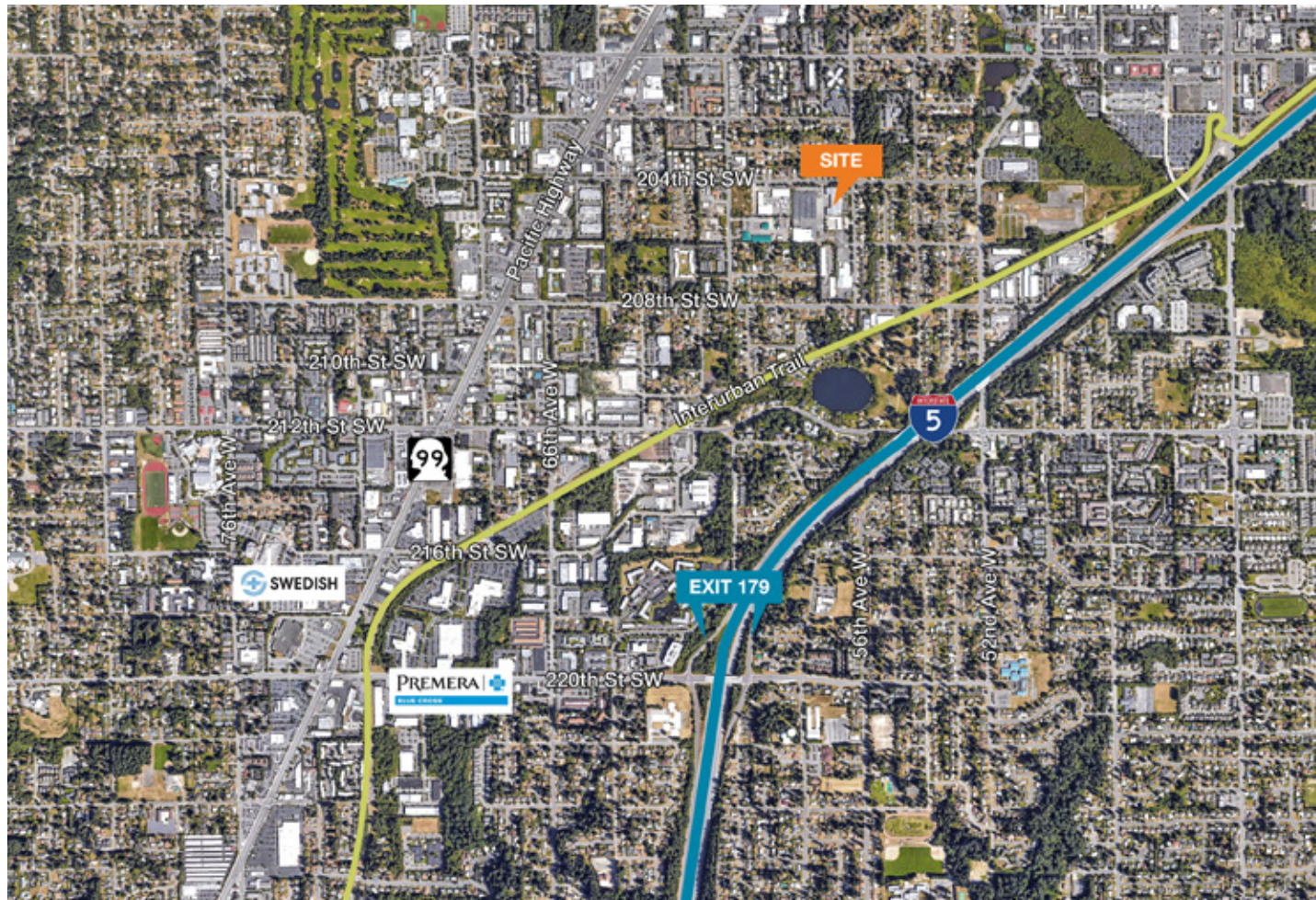
**Ken Hirata**  
Senior Vice President  
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## AERIAL



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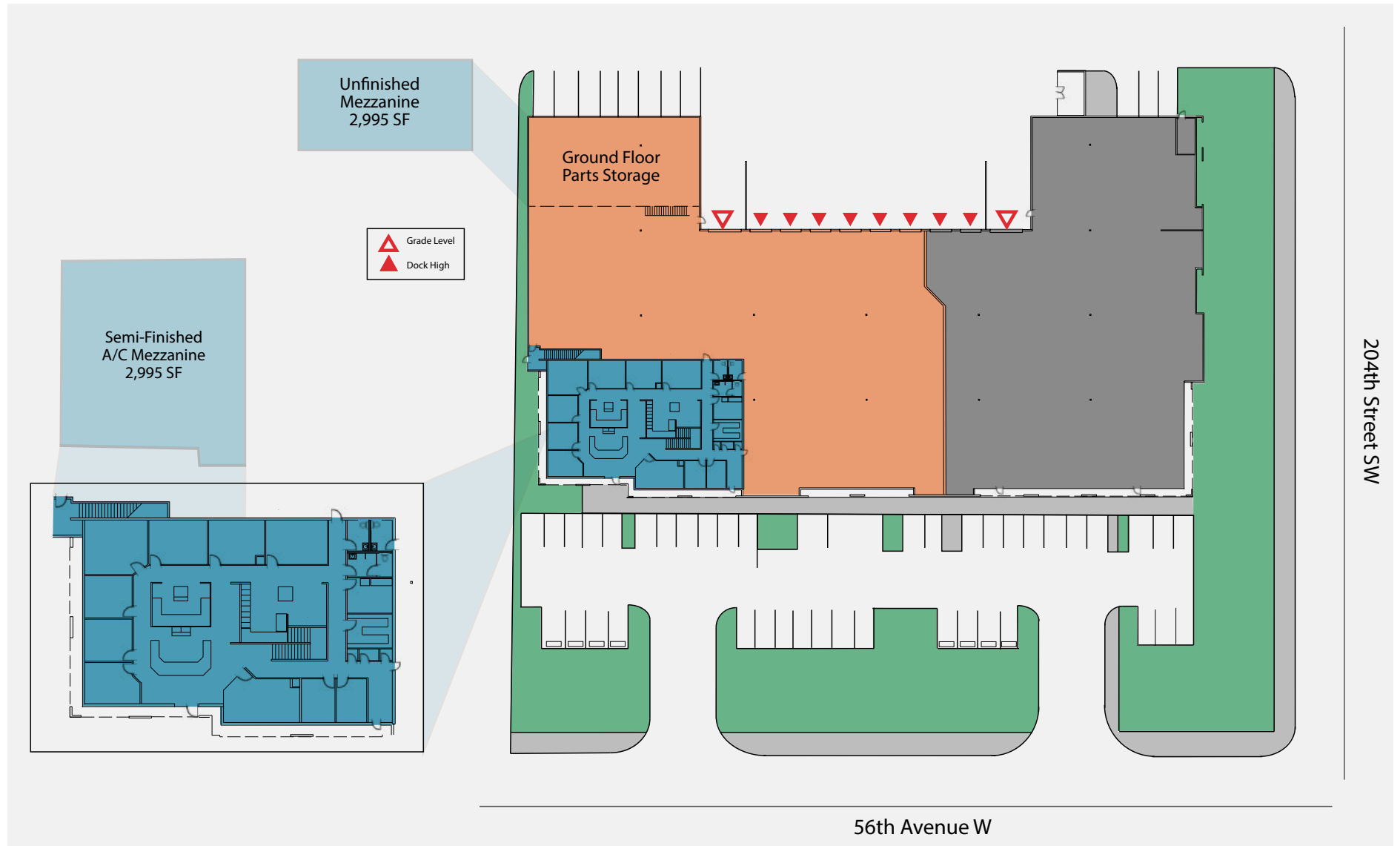
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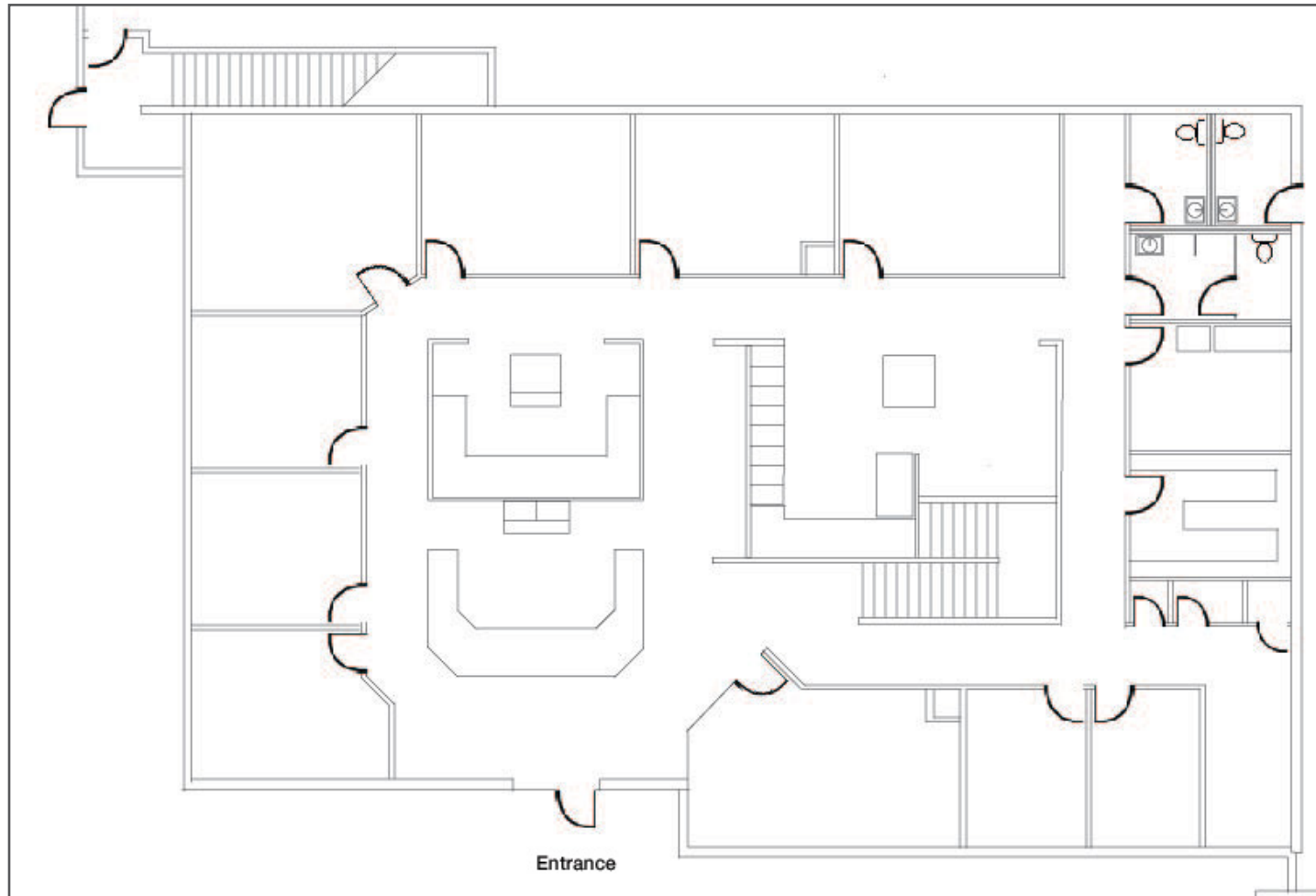
## SITE PLAN



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## OFFICE AREA FLOOR PLAN



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