

LYNNWOOD TOWN SQUARE

4114 198TH STREET SW, LYNNWOOD, WA, 98036



RETAIL, PROFESSIONAL SERVICE, FLEX SPACE FOR LEASE

Stones throw from Lynnwood Convention Center & Alderwood Mall.

Great opportunity for synergy with Playdate Cafe!

Excellent freeway access.

Over 4/1,000 SF Parking Ratio.

Prominent exposure, heavy power, potential roll-up GL loading.

5% commission to procuring broker.



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|------------|----------------------|
| Type | OFFICE, RETAIL, FLEX |
| Submarket | LYNNWOOD |
| Rate | \$12.00/SF/YR, NNN |
| Year Built | 1978 |
| Floors | 1 |
| Buildings | 1 |
| Class | B |
| Size | 25,000 |
| Available | 4,063 |