



Lynnwood Financial Center II

19031 33rd Ave W, Lynnwood, WA 98036

Property Highlights

- Convenient & easily accessible
- Abundant surface parking (Ratio of 3/1,000 SF)
- Centrally located one block from Alderwood Mall and walking distance to many amenities
- Professionally managed & maintained
- Signage available for large users
- NNN estimated at \$8.50 PSF

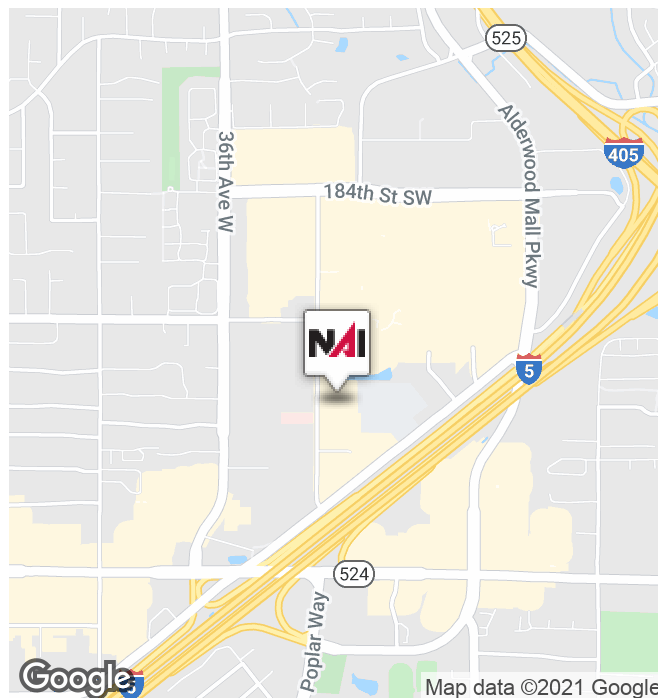
Available Spaces

- **Suite 211:** 1,621 RSF (\$18.50 PSF, NNN). Six private offices on window line

First-floor spaces do not have exterior windows and are only accessible from the backside of the building.

- **Suite 103:** 2,525 RSF (\$10.00 PSF, NNN)

- **Suite 104:** 800 - 3,106 RSF (\$10.00 PSF, NNN)





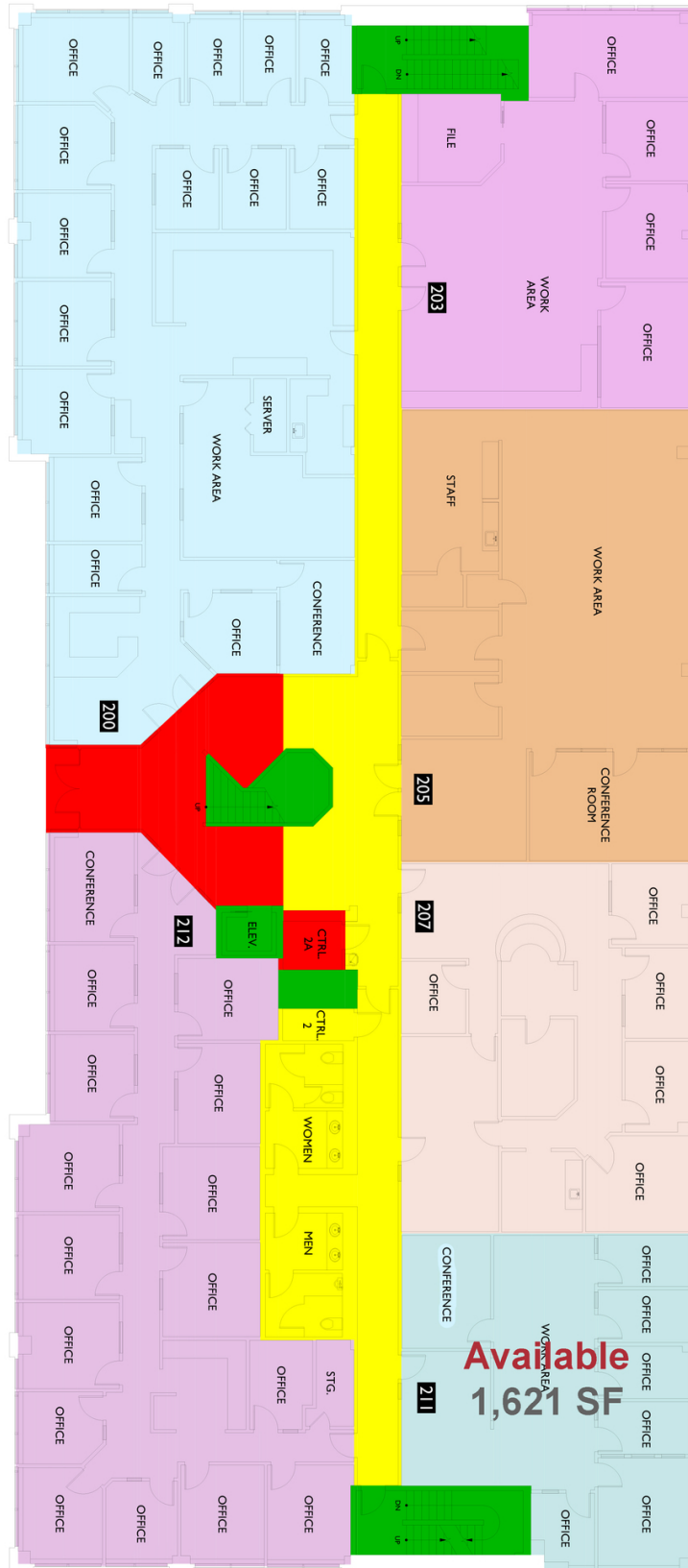
FOR LEASE



OFFICE AND FLEX



800 - 3,106
SF



Floor Summary	SQ. FT.	Suite #	Area	Occupant	Rentable Area
Total Rentable Area	15,509	Suite 200	3,480		4,132
Total Occupant Area	13,062	Suite 203	1,651		1,960
Capped Load Factor	1,1873	Suite 205	2,058		2,443
Floor Service Area	1,692	Suite 207	1,688		2,004
Building Service Area	546	Suite 211	1,365		1,621
Total Vertical	601	Suite 212	2,820		3,348

Area Analysis performed in accordance with ANSI/BOMA Z65.1-2010 Method A standard
Suites 200 & 212 - No Access At Time Of Measure, Partitions Per November 2015 Survey

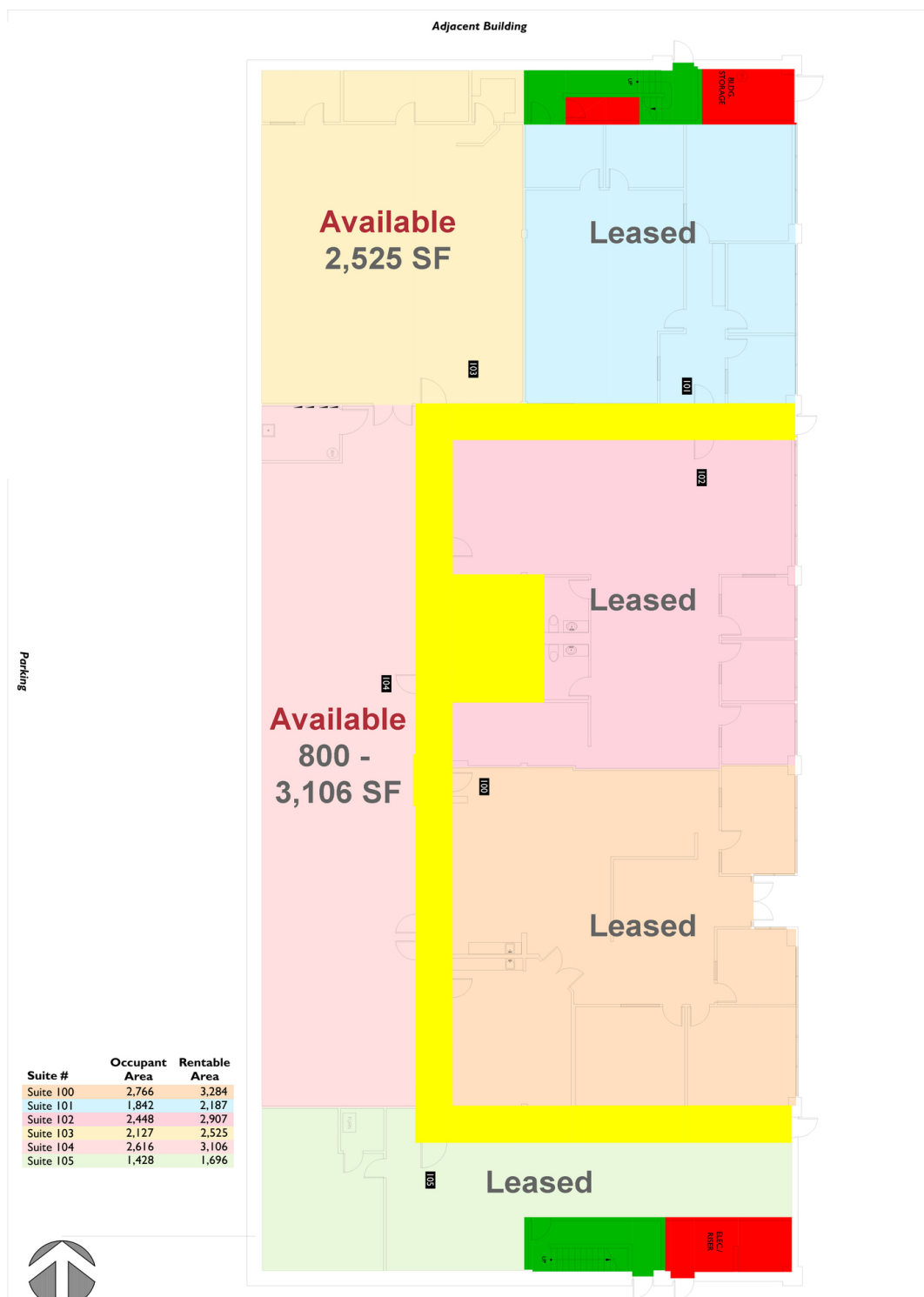


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