



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
- NNN estimated at \$9.58 PSF

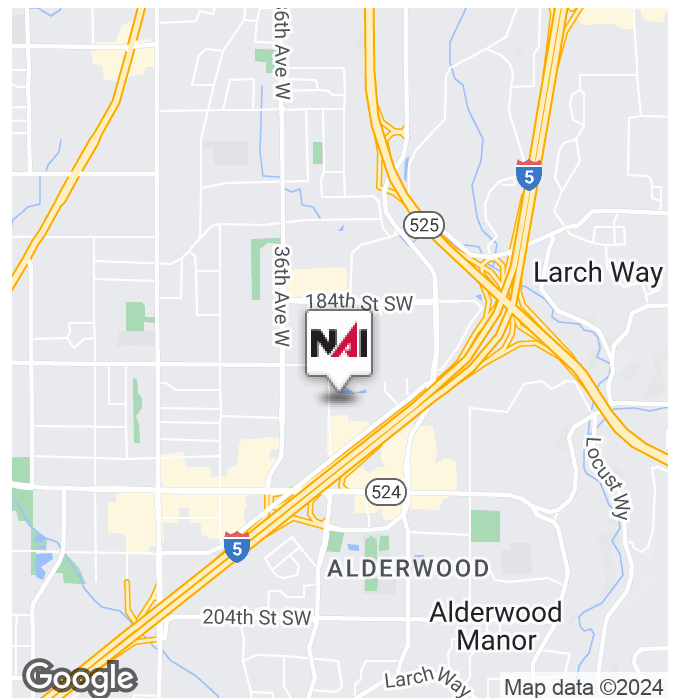
Available Spaces

- **Suite 301***: 6,240 RSF (\$18.00 PSF, NNN)
- **Suite 309**: 2,728 RSF (\$18.00 PSF, NNN)
- **Suite 314***: 2,477 - 8,717 RSF (\$18.00 PSF, NNN)

First-floor spaces only accessible from the backside of the building.

- **Suite 102**: 2,907 RSF (\$15.00 PSF, NNN)
- **Suite 103***: 2,525 RSF (\$10.00 PSF, NNN)
- **Suite 104***: 800 - 3,106 RSF (\$10.00 PSF, NNN)
- **Suite 105***: 1,696 RSF (\$9.50 PSF, NNN) w/roll-up door

*Suites are contiguous

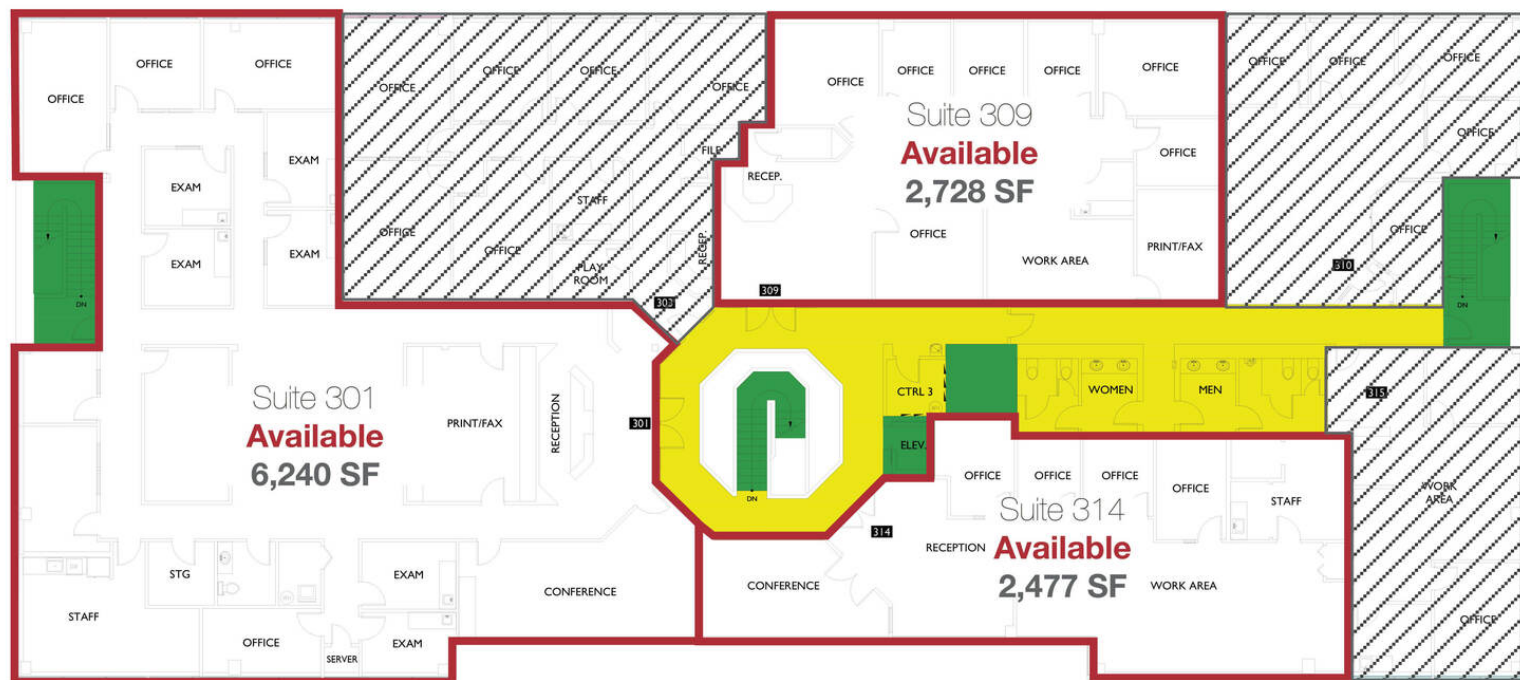


Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com





FLOOR 3

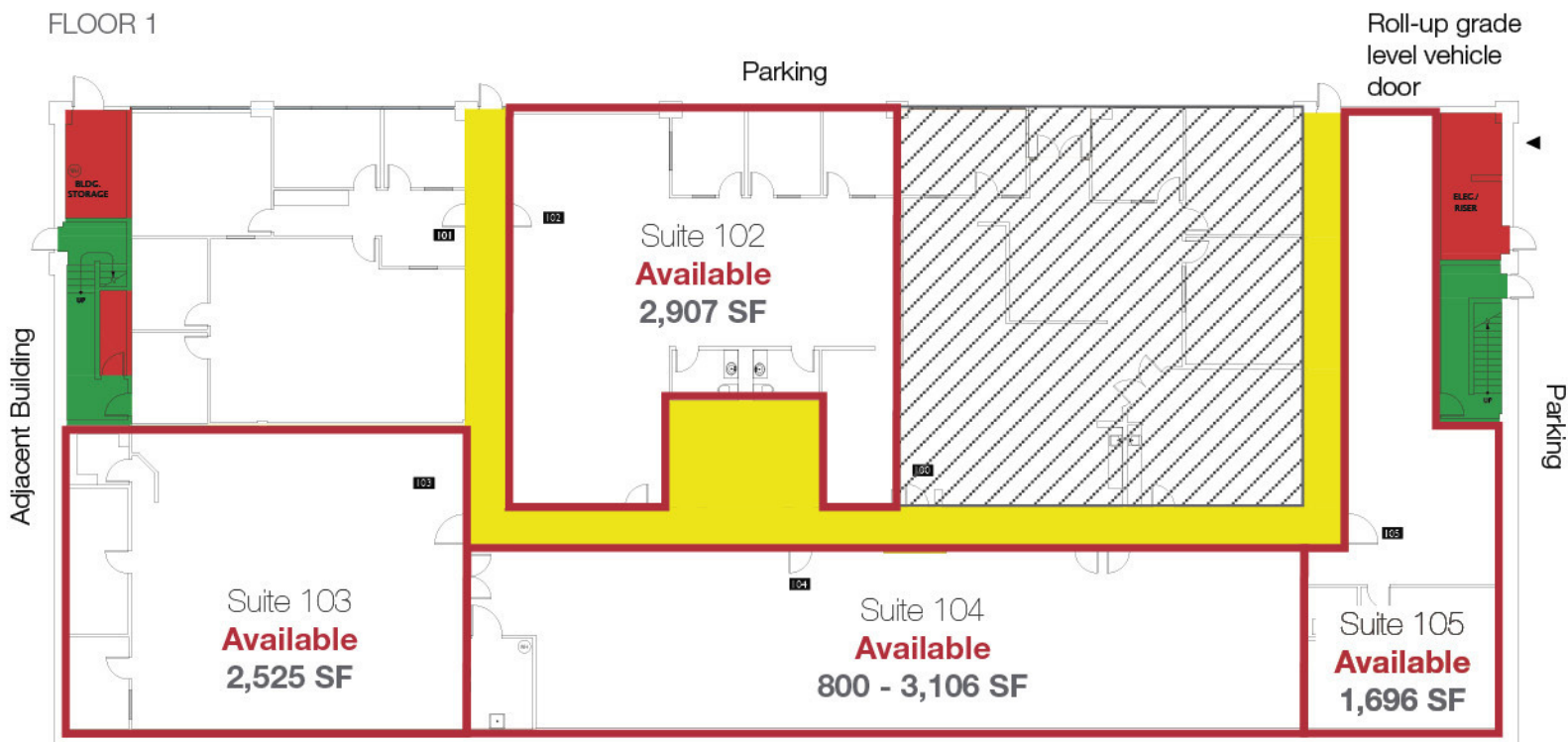


Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com





FLOOR 1



Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com





FOR LEASE



OFFICE AND FLEX



800 - 8,717
SF



Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com



<https://www.nai-psp.com>

THE INFORMATION SUPPLIED HEREIN IS FROM SOURCES WE DEEM RELIABLE. IT IS PROVIDED WITHOUT ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, AS TO ITS ACCURACY. PROSPECTIVE BUYER OR TENANT SHOULD CONDUCT AN INDEPENDENT INVESTIGATION AND VERIFICATION OF ALL MATTERS DEEMED TO BE MATERIAL, INCLUDING, BUT NOT LIMITED TO, STATEMENTS OF INCOME AND EXPENSES. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.