

For Lease

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Lynnwood, WA 98036

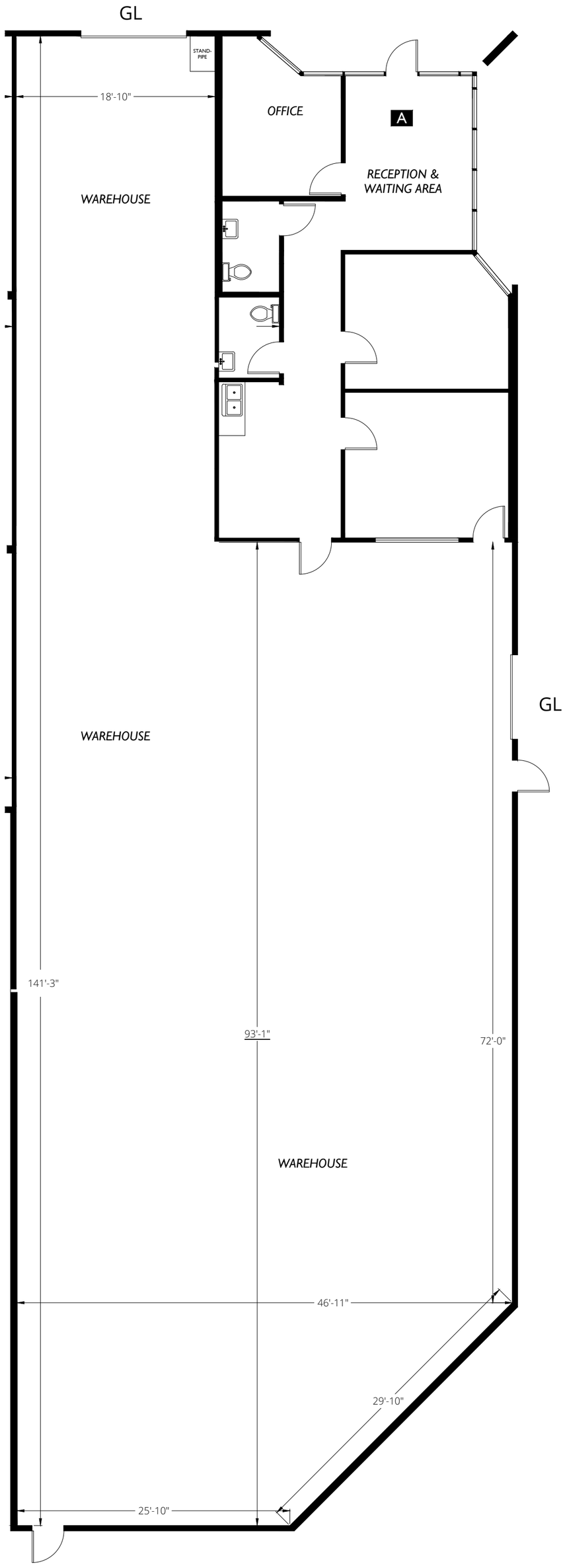
Rare Warehouse and Office End Cap Suite with Yard

- Suite A: ±6,432 SF Total
  - ±5,079 SF Warehouse
  - ±1,353 SF Office
- Includes additional ±3,000 SF outdoor storage area
- Highly functional office buildout including 3 private offices, 2 restrooms, and kitchen/break area
- Two (2) grade level loading doors
- Clear Height: 14’ in warehouse
- Clear span warehouse, fully sprinklered
- Zoning: LI (Light Industrial, City of Lynnwood jurisdiction)
- 3-phase power service and ample on-site parking with additional street parking available.
- Recently renovated building with easy access to I-5, I-405, and Hwy 99
- Asking Rent: $10,150.00 per month + NNN Expenses
  (2027 NNN est = $2,909.00 per month)

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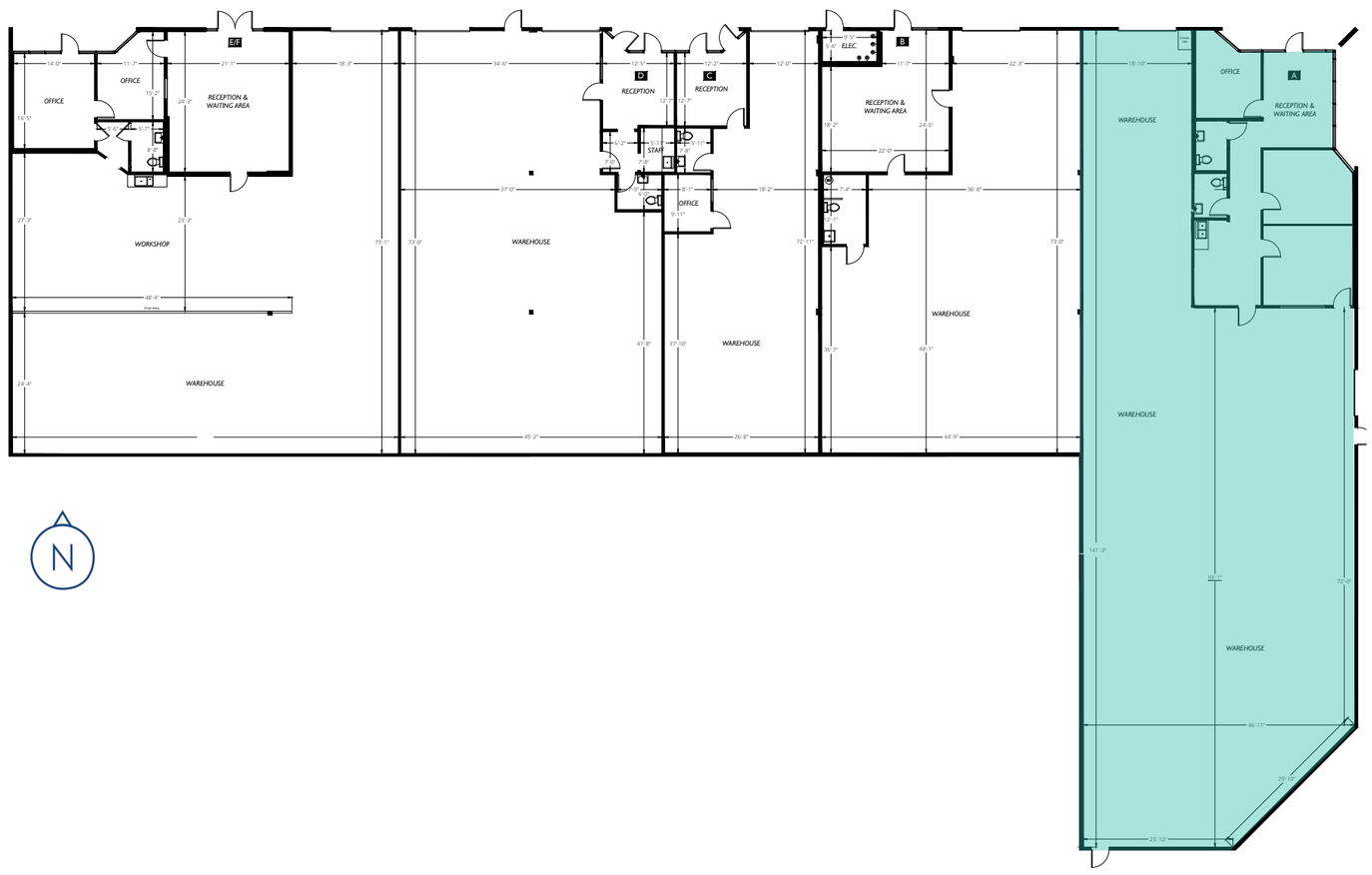
Floor Plan - Suite A



Availability Highlights

- Suite A: ±6,432 SF Total
  - ±5,079 SF Warehouse
  - ±1,353 SF Office
- Includes additional ±3,000 SF outdoor storage area
- Two (2) drive-in loading doors
- ±14’ clear height
- Available April 1, 2027

Building Floor Plan



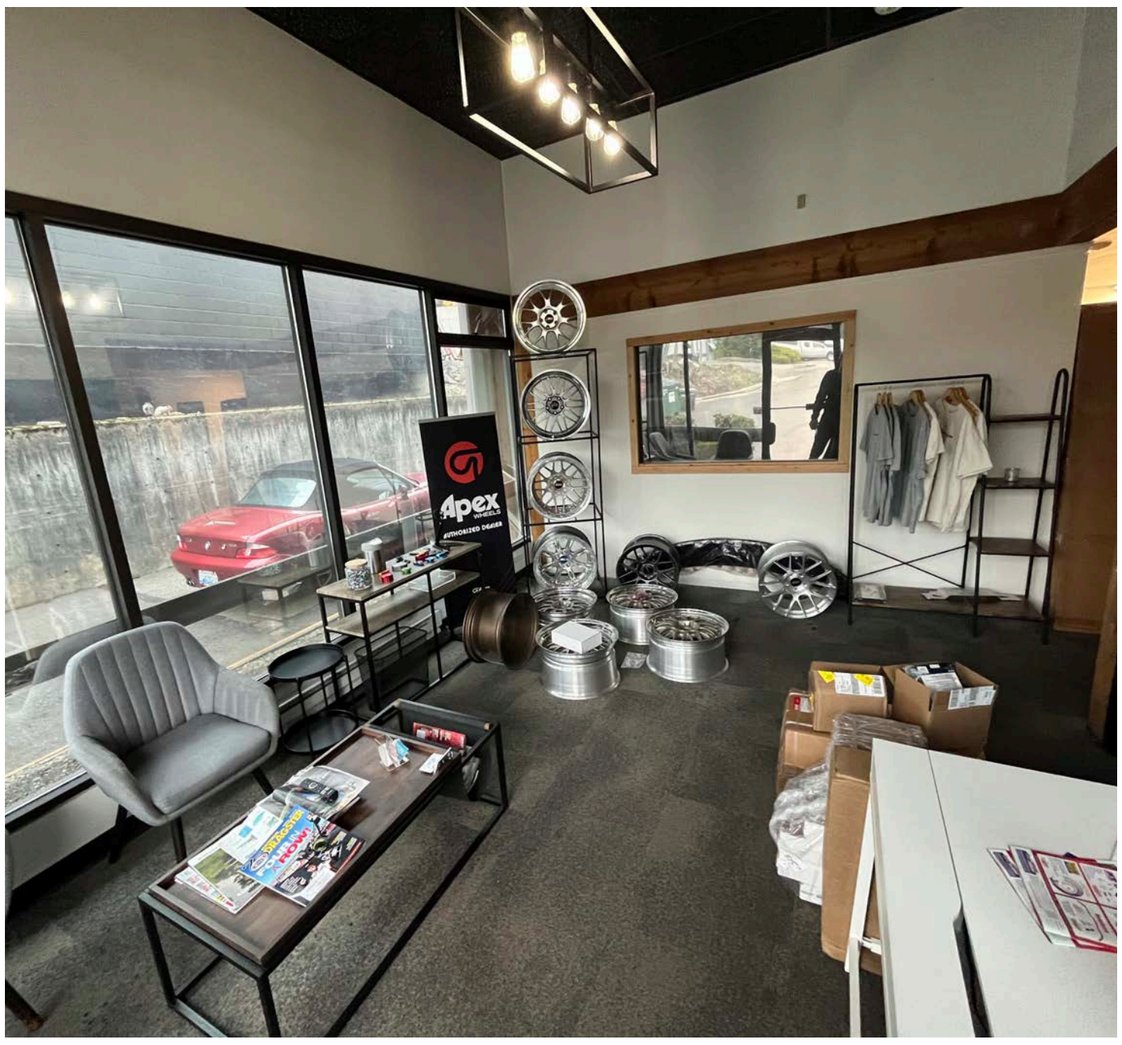
Outdoor Storage Area

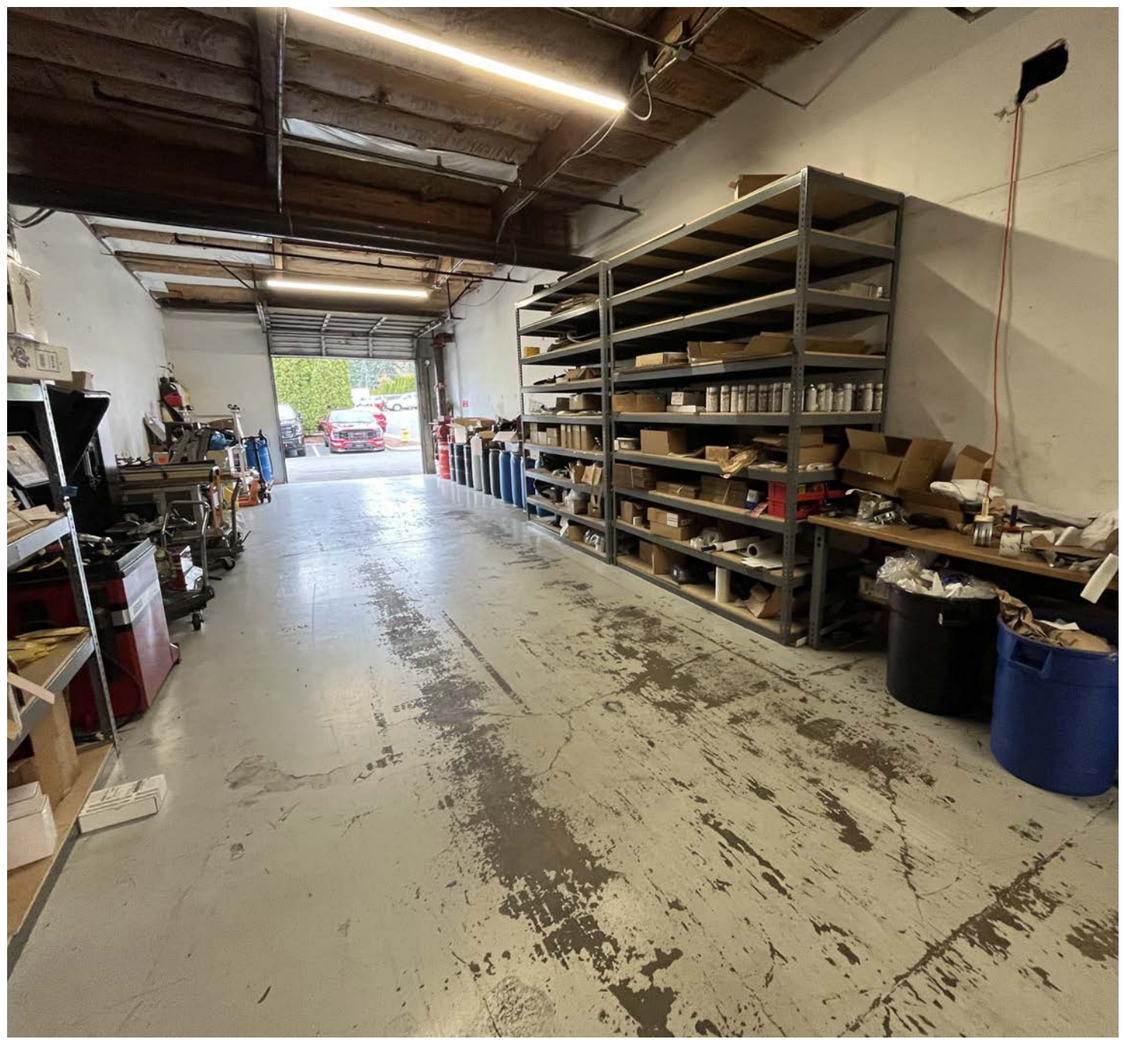


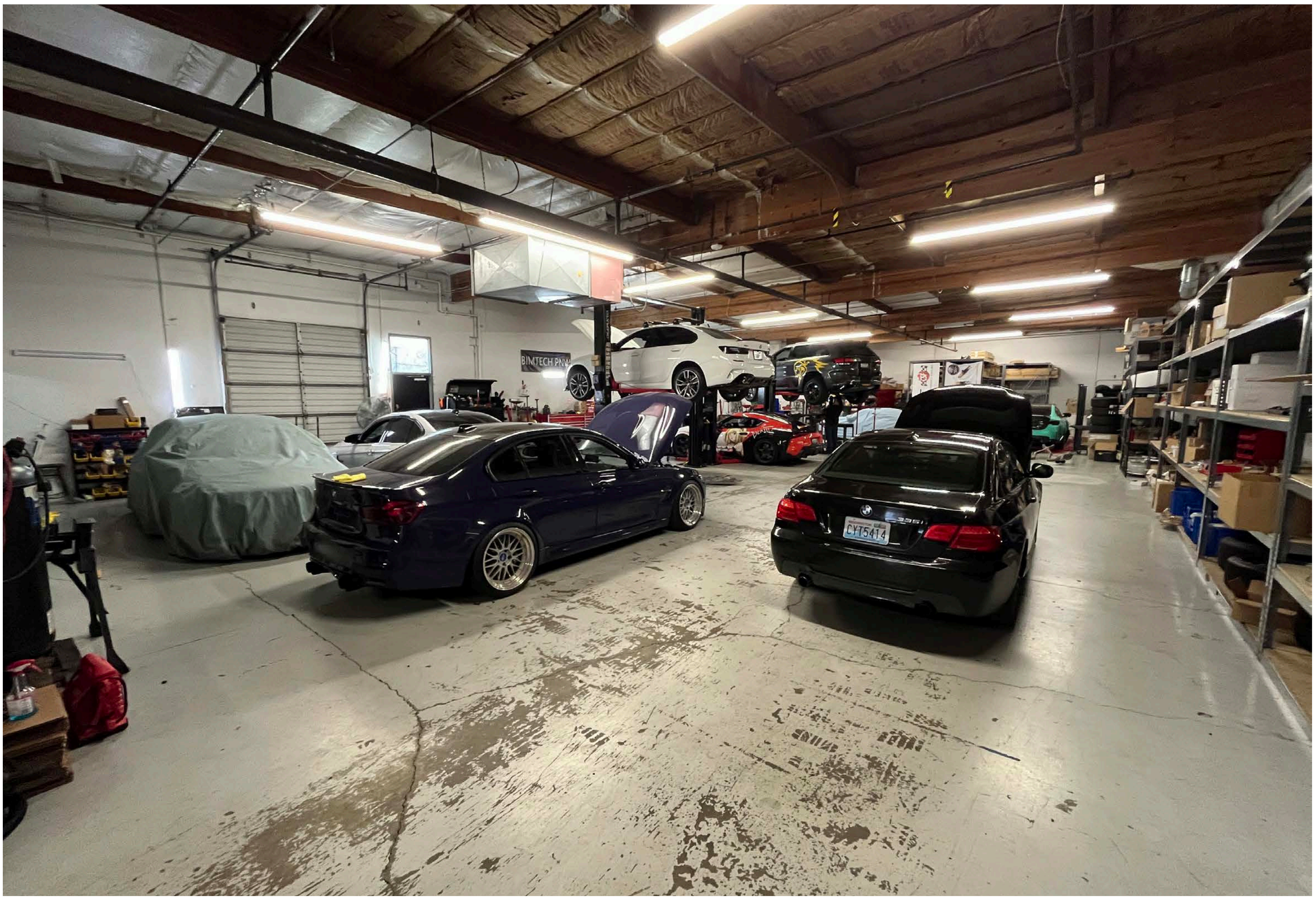
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Interior Photos







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