



Two Office Spaces for Lease – 1,069 RSF to 1,266 RSF

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Colliers Bellevue

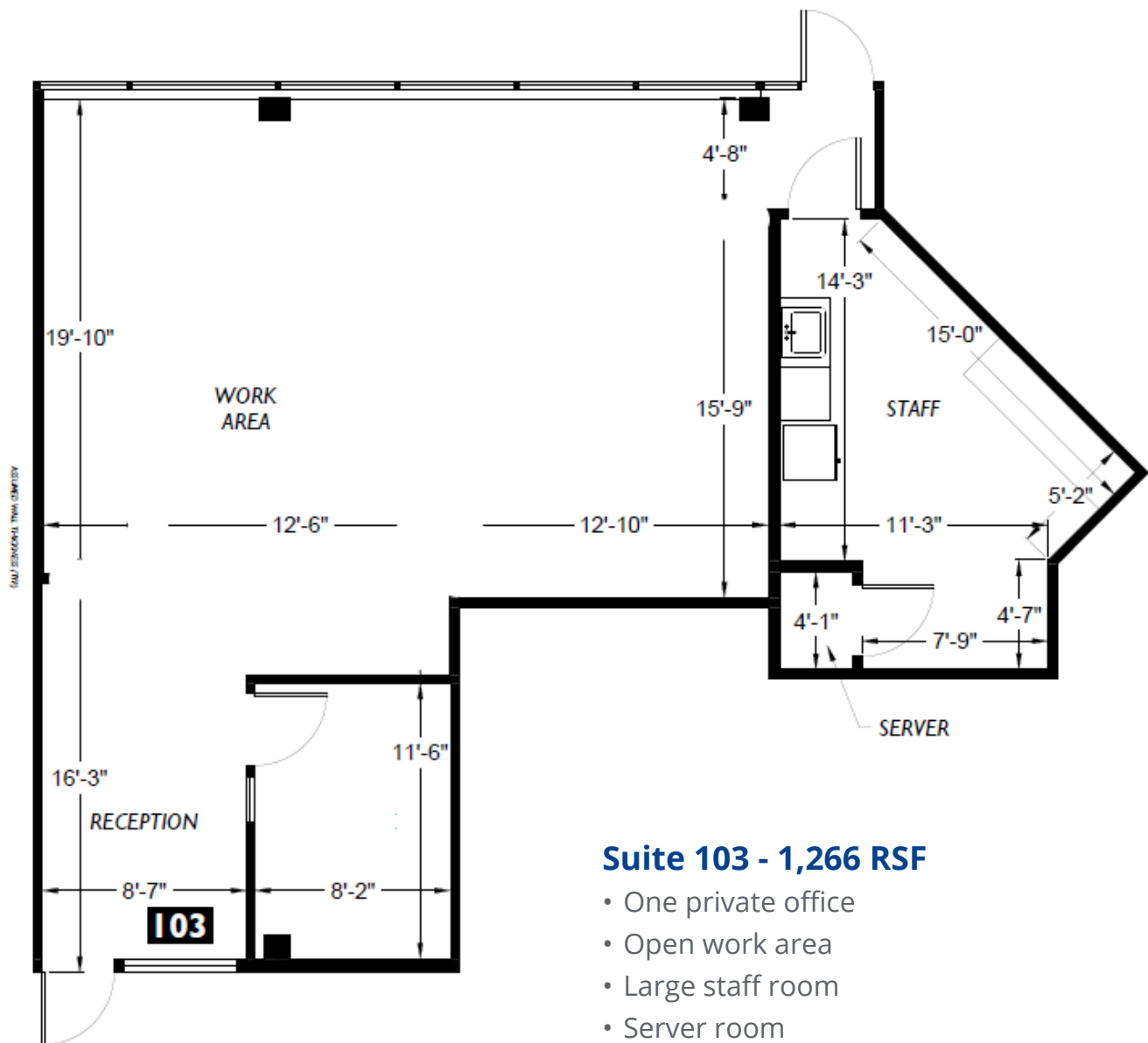
11225 SE 6th SE, Suite 240
Bellevue, WA 98004
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4211 Corporate Center

4211 Alderwood Mall Blvd. • Lynnwood, WA 98036

Property Highlights

- **Suite 103:** 1,266 RSF – available immediately
- **Suite 206:** 1,069 RSF - available immediately
- **Asking Rent:** \$20.00/RSF/Year, NNN
- **2026 NNN Expenses = \$12.69/RSF/Year**
- Move-in ready condition with immediate access to I-5, I-405, and Hwy 99
- Abundant free parking on site (parking ratio: 4 stalls per 1,000 SF)
- Numerous amenities nearby, minutes from Alderwood Mall & ½ block from the Lynnwood Transit Center with the new Link Light Rail Station
- Highly visible location along Alderwood Mall Blvd. (15,000 VPD traffic count)
- Prominent signage available (exterior building façade & monument)



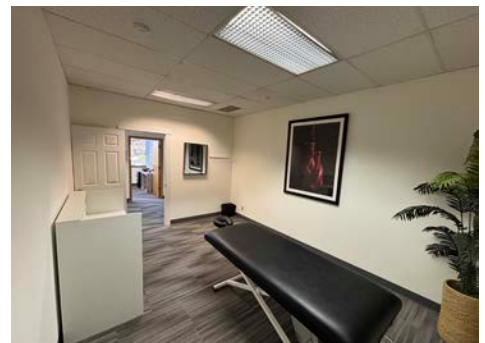
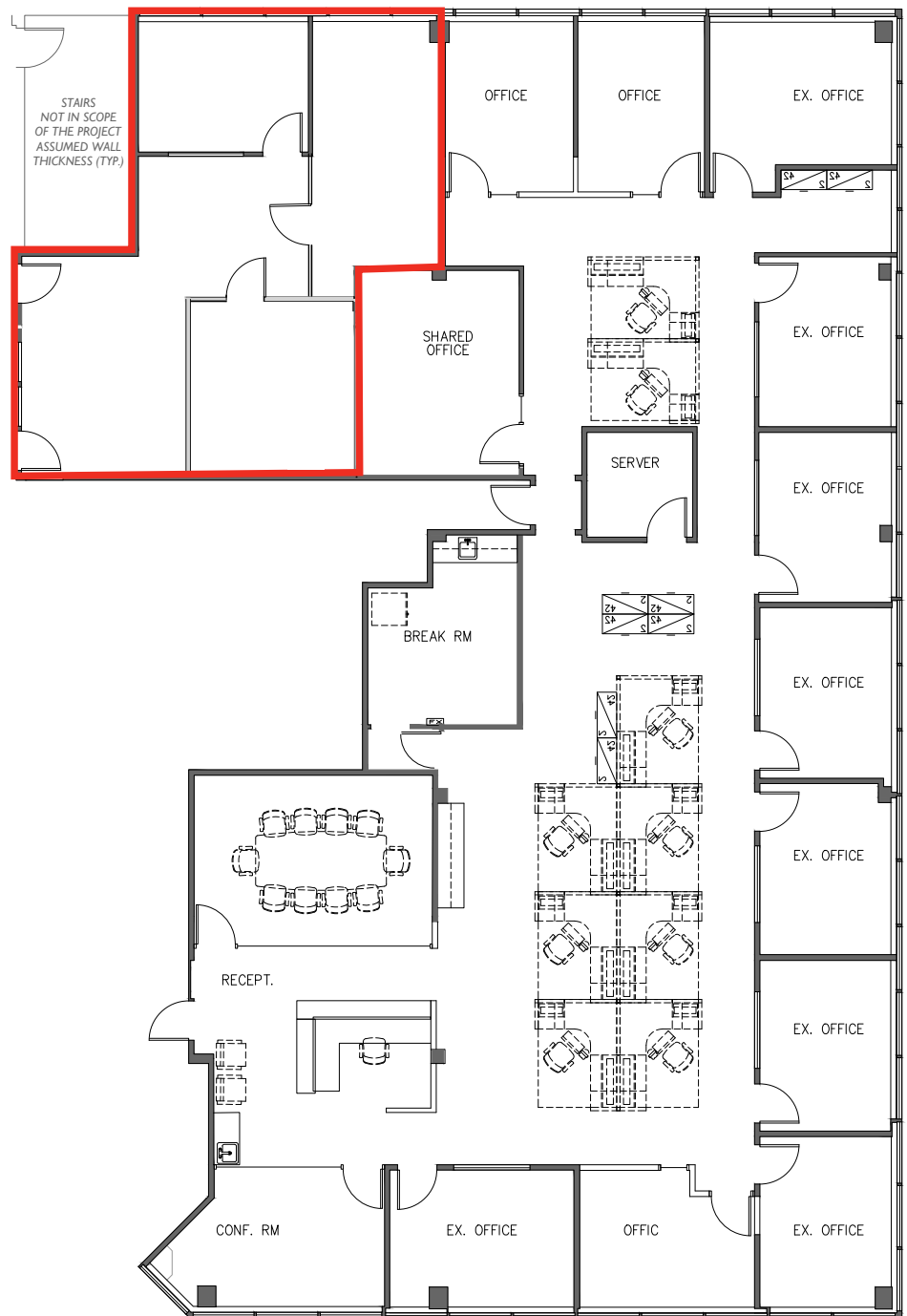
Suite 103 - 1,266 RSF

- One private office
- Open work area
- Large staff room
- Server room
- Common area restrooms



Suite 206 - 1,069 RSF

- Three private offices (two along window line)
- Reception area



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