

Premier Office Building Offering Suites Ranging from $\pm 1,169$ RSF - $\pm 7,870$ RSF

Lynnwood Financial Center II

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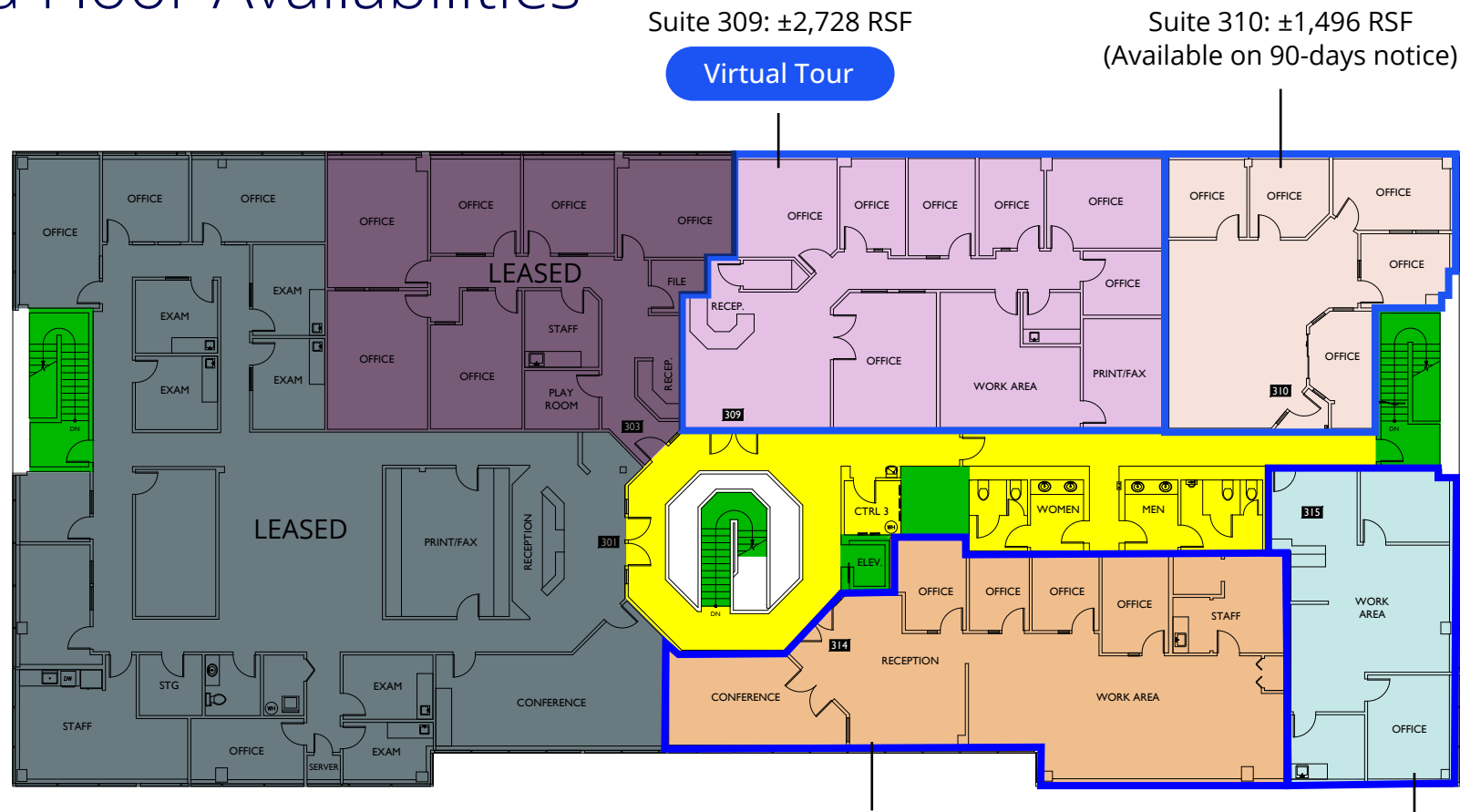
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Lynnwood Financial Center II is a high image office building totaling 47,669 RSF offering move-in ready office suites with new common area improvements completed & underway. Located with unparalleled proximity to the future Sound Transit light rail extension and retail amenities at Alderwood Mall.

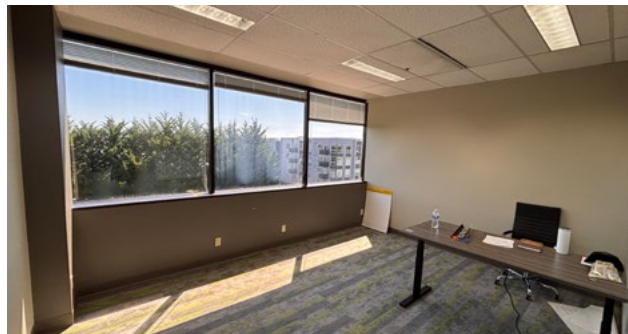
- Under new ownership with first class professional property management
- Recent common area improvements include elevator modernization and fitness center including showers, with upcoming improvements planned for the building lobby, building exterior, and common area furniture
- Diverse building occupancy ranging from light medical uses to professional services such as accounting and consulting services
- Ample & free parking on-site (3.35 stalls per 1,000 RSF) with excellent access to public transit within 3 minutes
- Abundant glass line offering natural light to all office suites
- Operating Expenses are the lowest in the local market for comparable office buildings
- **Asking Rental Rate: \$25.50/RSF/Yr, NNN**
 - » **NNN = \$6.75/RSF/Yr**



Third Floor Availabilities



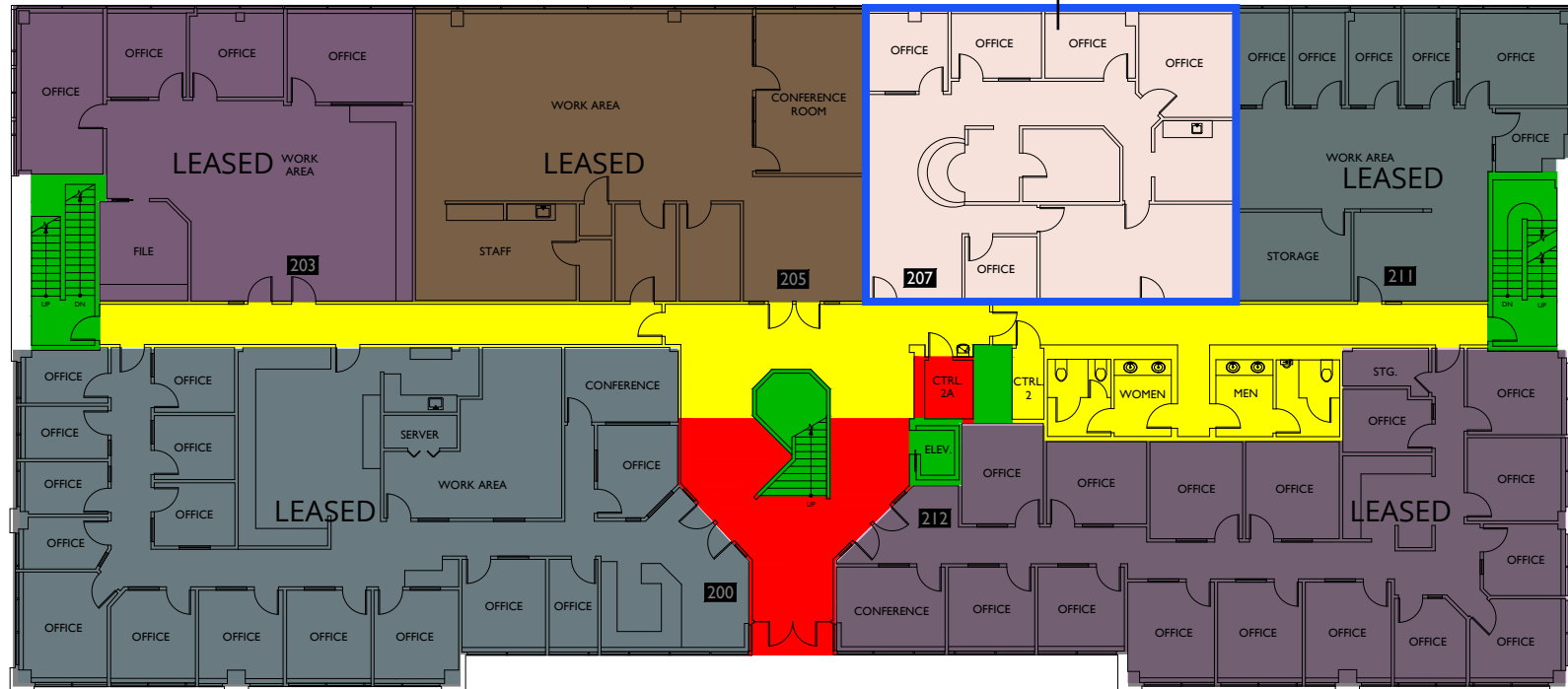
- Suites can be combined for a total of $\pm 7,870$ RSF
- **Asking Rate: \$25.50/RSF/Year, NNN (\$6.75/RSF/Year)**



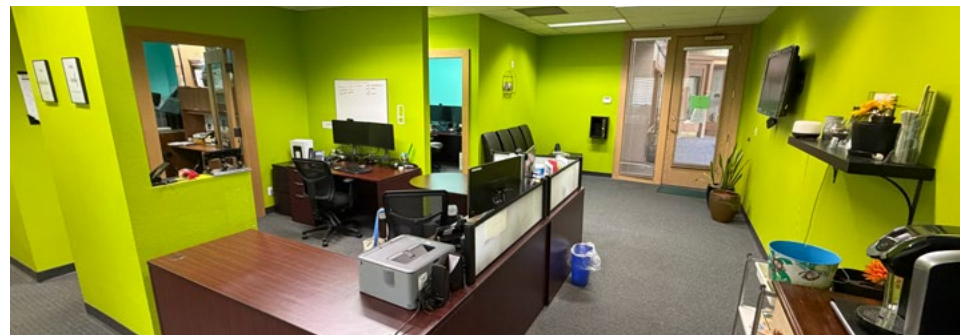
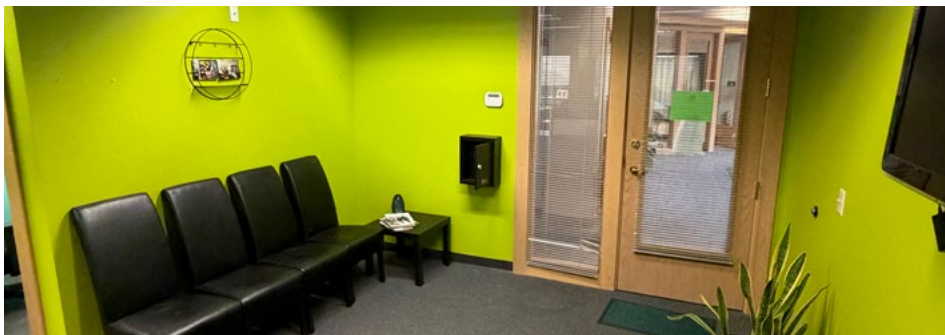
Second Floor Availabilities

Suite 207: $\pm 2,004$ RSF

[Virtual Tour](#)

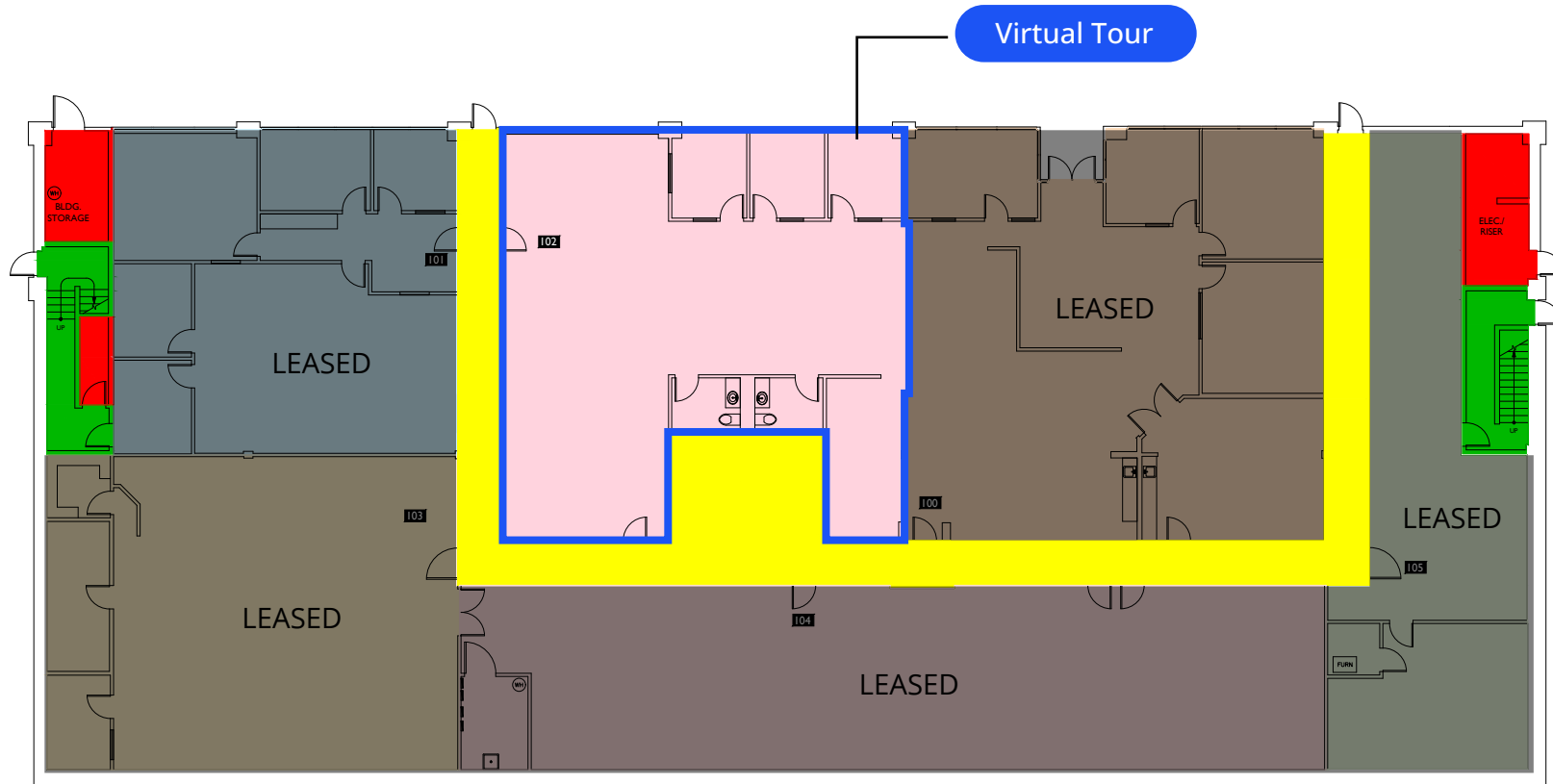


- **Asking Rate: \$25.50/RSF/Year, NNN (\$6.75/RSF/Year)**
- 2nd Floor is located at grade with the western parking lot for main floor accessibility



First Floor Availabilities

Suite 102: $\pm 2,907$ RSF
(Storefront Entrance From Parking Lot)



- **Asking Rate: \$25.50/RSF/Year, NNN (\$6.75/RSF/Year)**
- 1st Floor is located at grade with the eastern parking lot for main floor accessibility
- Adjacent to new common area fitness center & showers



Nearby Amenities



Lynnwood Projects

Planned Private Projects

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Planned Major Projects

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