

OFFICE
FOR LEASE



NORTHVIEW CORPORATE CENTER - Building C

20816 44th Avenue W | Lynnwood, WA

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CLASS A OFFICE SPACE MINUTES FROM I-5 AND I-405

5,761 SF - 14,750 SF Available

BUILDING FEATURES:

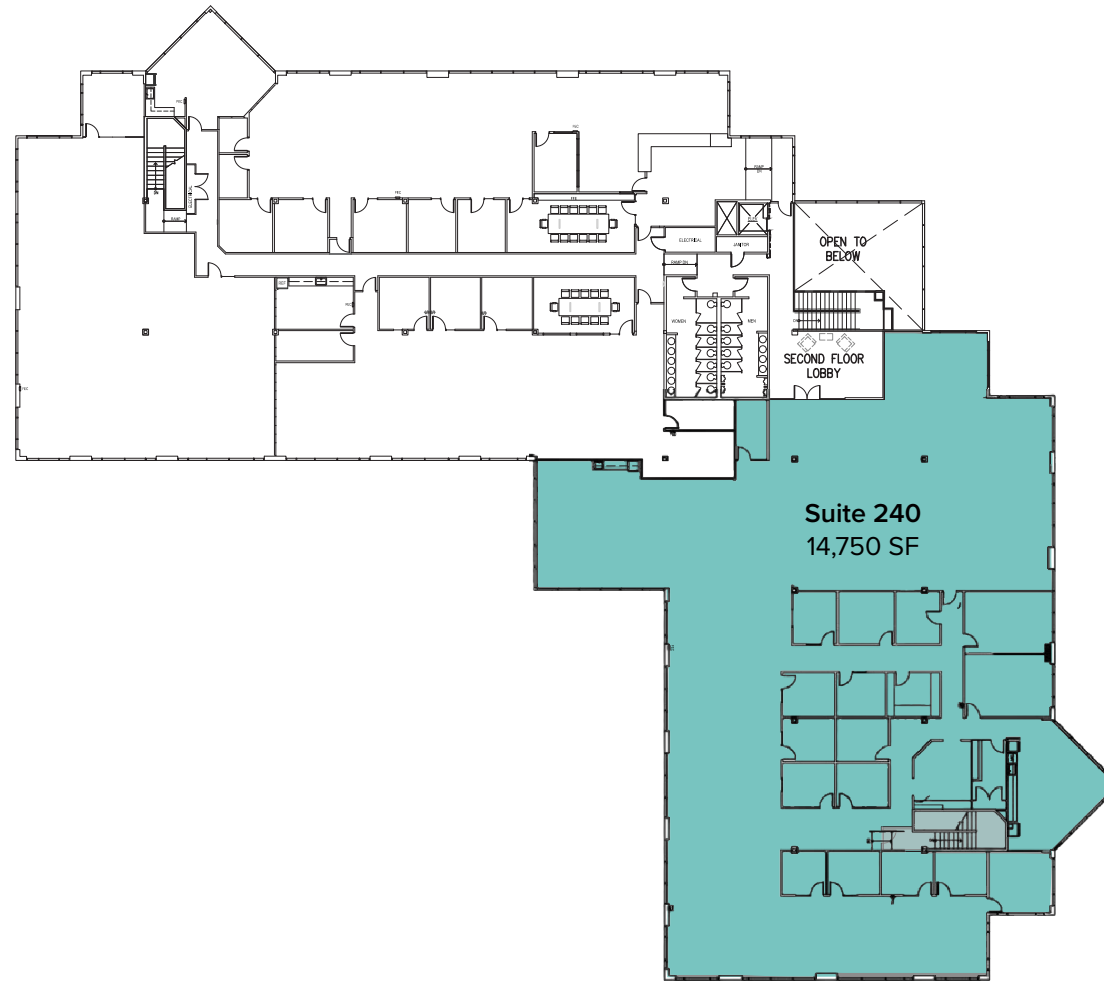
- 5 / 1000 Parking Ratio
- Can Accommodate Medical Users
- Walking Distance to Link Light Rail Station & Lynnwood Transit Center
- Quick Access to I-5, I-405 & SR99
- Hands-On & Responsive Building Ownership
- Updated Lobby Area
- Extensive Natural Light



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

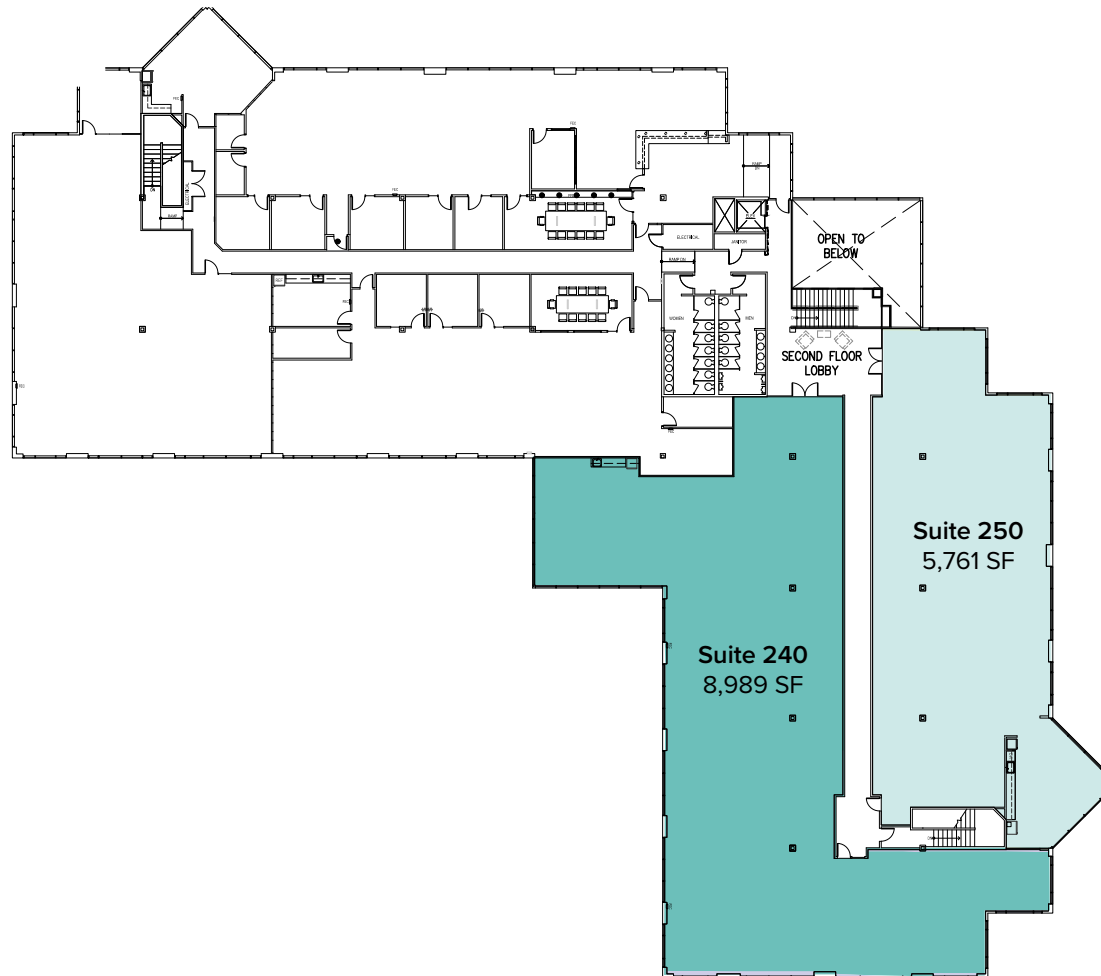
SECOND FLOOR AS IS PLAN

Suite	Square Feet	Rate	Notes
240	14,750 SF	\$23/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.



SECOND FLOOR SAMPLE PLAN

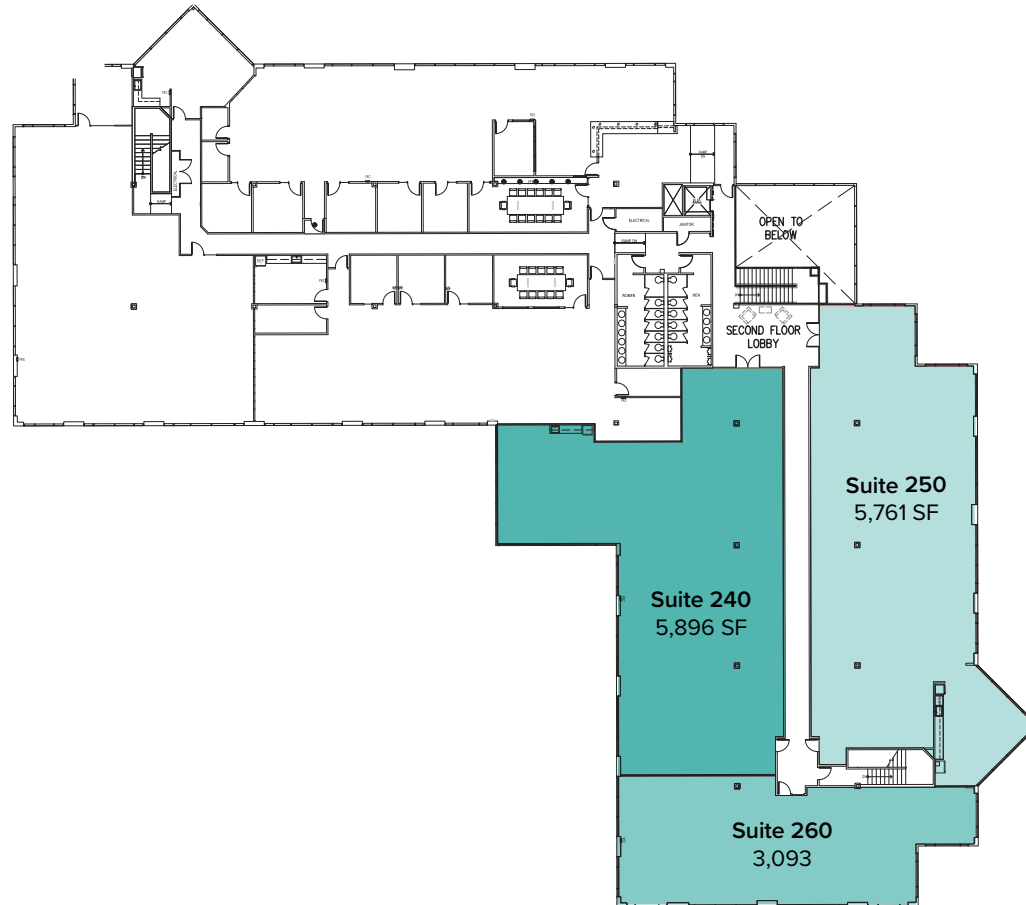
Suite	Square Feet	Rate	Notes
240	8,989 SF	\$23/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.
250	5,761 SF	\$23/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.



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SECOND FLOOR SAMPLE PLAN - OPTION 2

Suite	Square Feet	Rate	Notes
240	5,896 SF	\$24/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.
250	5,761 SF	\$23/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.
260	3,093 SF	\$23/SF, NNN	Mutually agreeable custom buildout available. Extensive window line. Available Now.



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LOCATION MAP

