



Office Spaces Available for Lease: 840 - 1,522 RSF

CLS BUILDING

4720 200th St SW • Lynnwood, WA 98036

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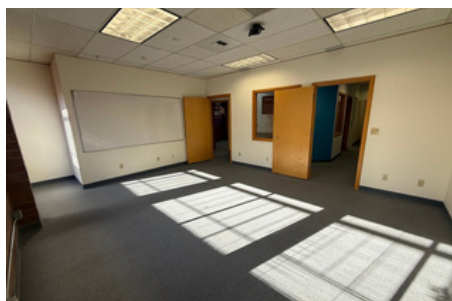
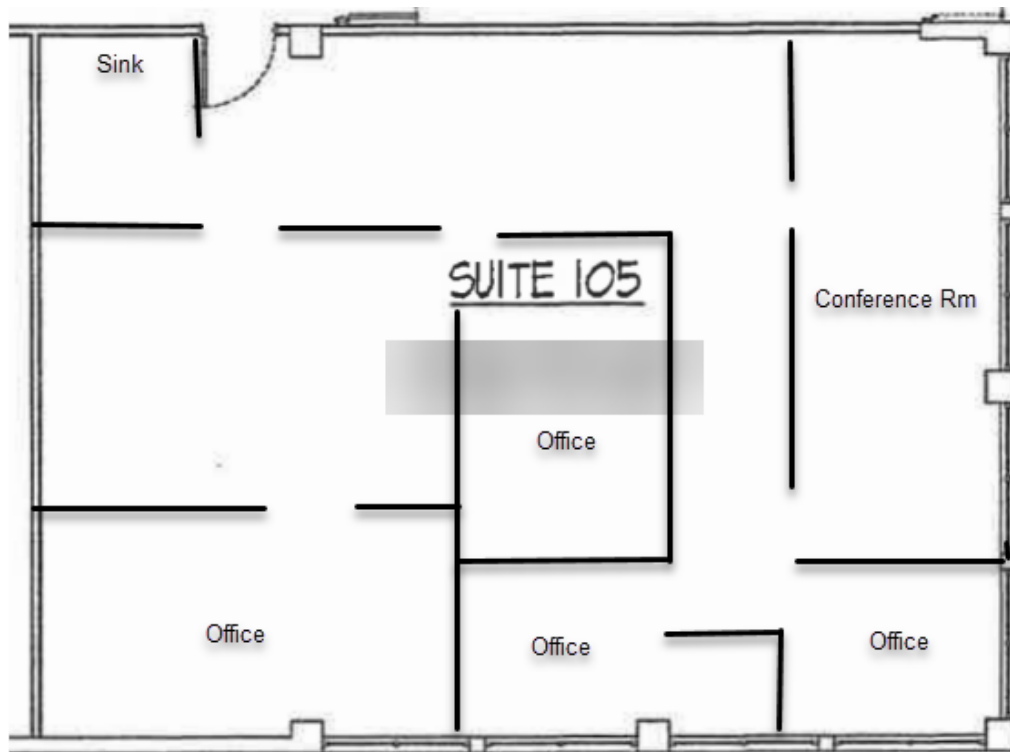
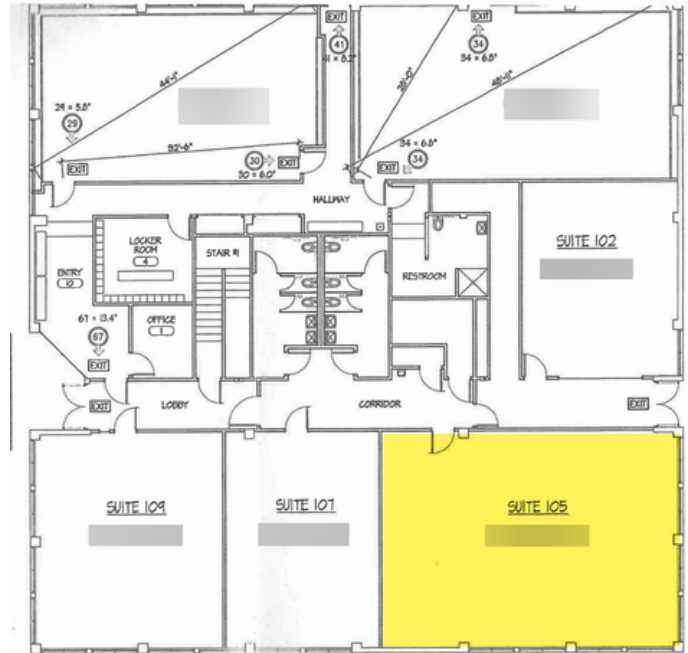
- **Suite 105:** 1,522 RSF – Immediate availability
- Asking Rent: \$22.00 / SF / Year, Modified Gross
- **Suite 107:** 840 RSF - available 11/01/2026
- Asking Rent: \$25.00 / SF / Year, Modified Gross

Property Highlights

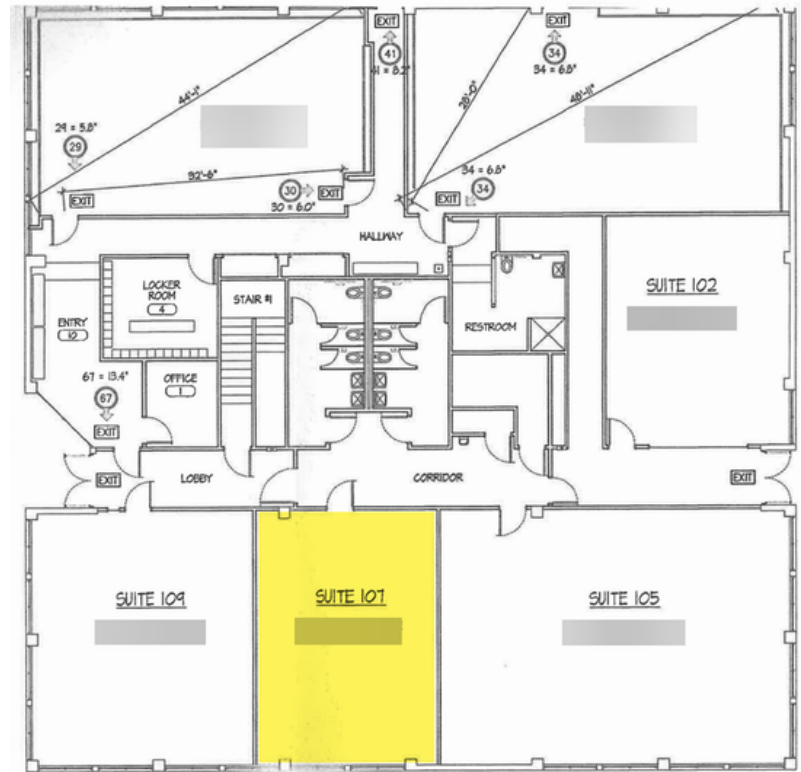
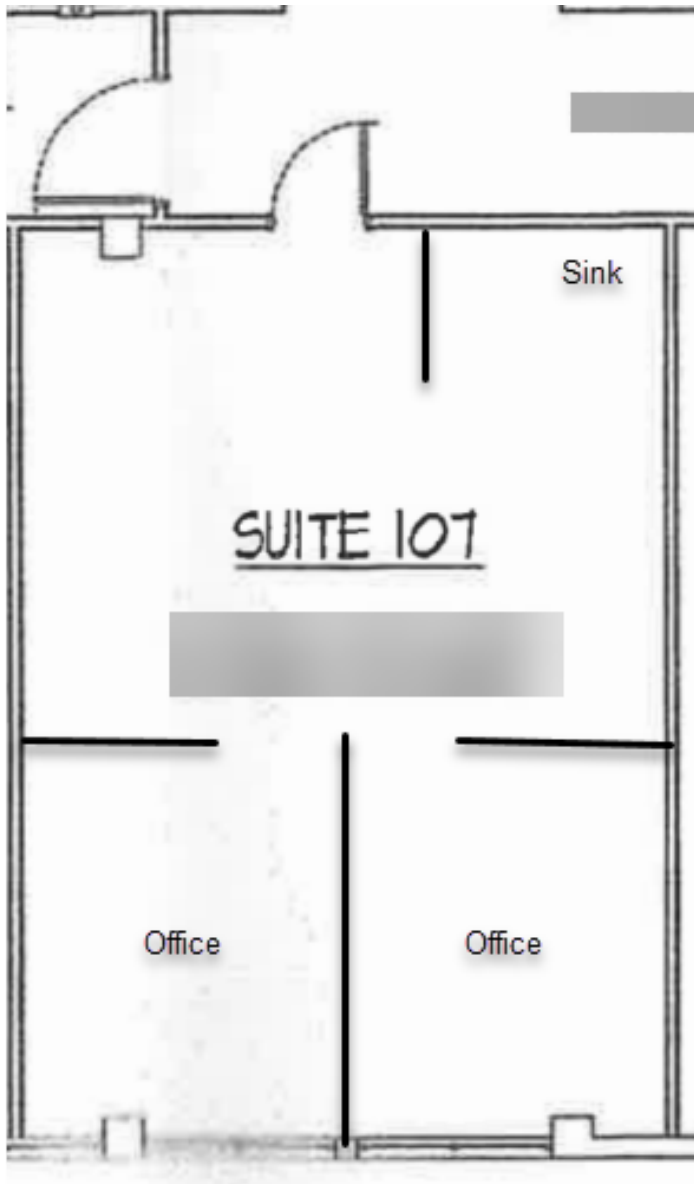
- Move-in ready condition with easy access to I-5, I-405 and Hwy 99
- Adjacent to New Lynnwood Transit Center with Link Light Rail Station
- New paint, carpet (Suite 105)
- Suite 105 - Four offices + private office/conference room
- Abundant free parking on site
- Minutes from numerous amenities nearby, including Alderwood Mall, Whole Foods, Fred Meyer, Costco, Home Depot and Lowes
- Highly visible location, located on corner lot with high traffic count
- Perfect location for professional office, medical, dental, esthetician, marketing, insurance, accounting and more!

Suite 105 - 1,522 RSF

- Four private offices
- Conference Room
- New Carpet and Paint
- Break area (with sink)
- Common area restrooms

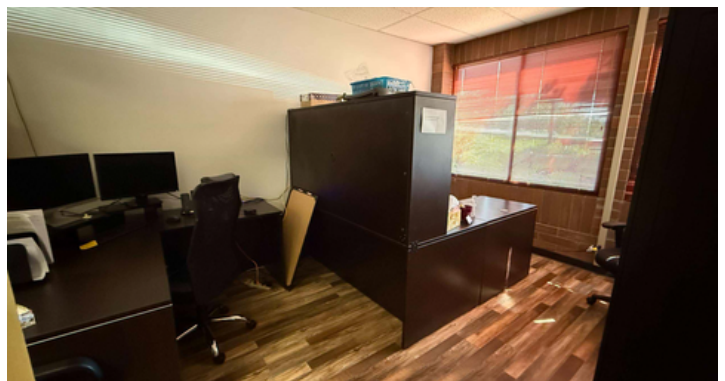


SUITE 107 • 4720 200th St SW • Lynnwood



Suite 107 - 840 RSF

- Two private offices
- Open work area
- Updated Laminate Flooring
- Break area (with sink)
- Common area restrooms



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