

FOR LEASE

Northview

Corporate Center

Building C

20816 44th Avenue West | Lynnwood, WA



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PROPERTY FEATURES



Renovated common area and lush landscaping



Ample parking (5/1,000 ratio) includes covered stalls



No city B&O or utility taxes (except telecom)



Loading docks available



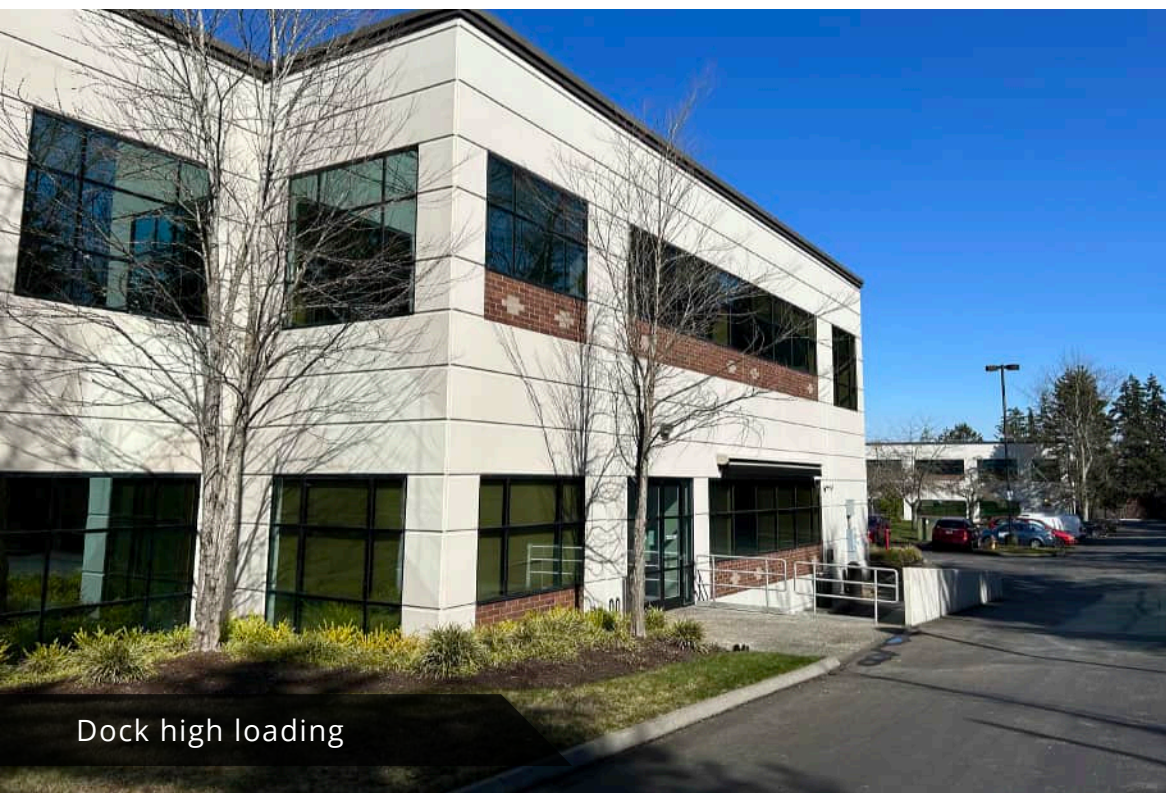
Excellent I-5 & I-405 access & visibility



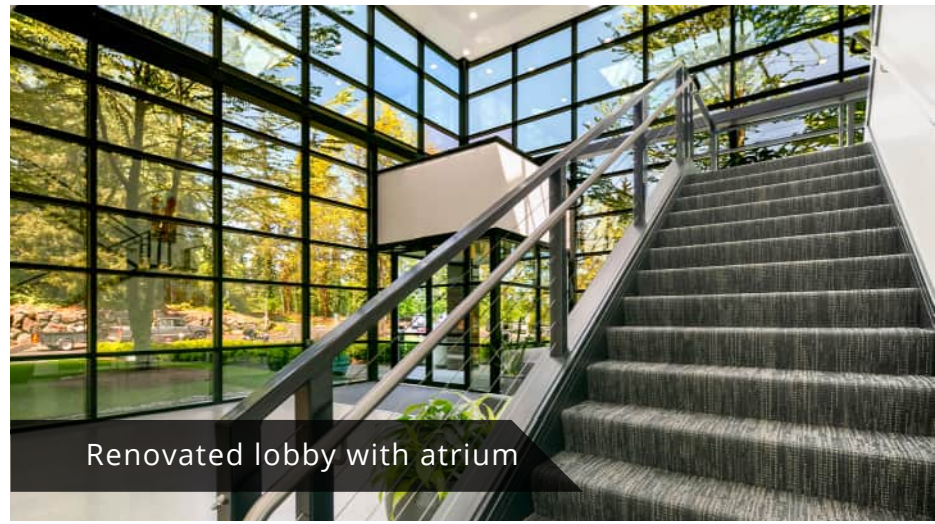
Abundant natural light



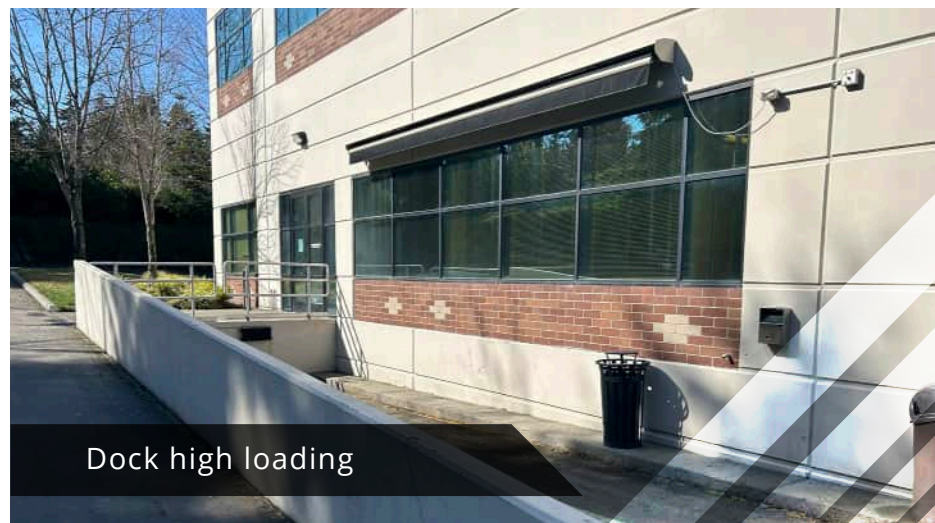
Flexible floor plans



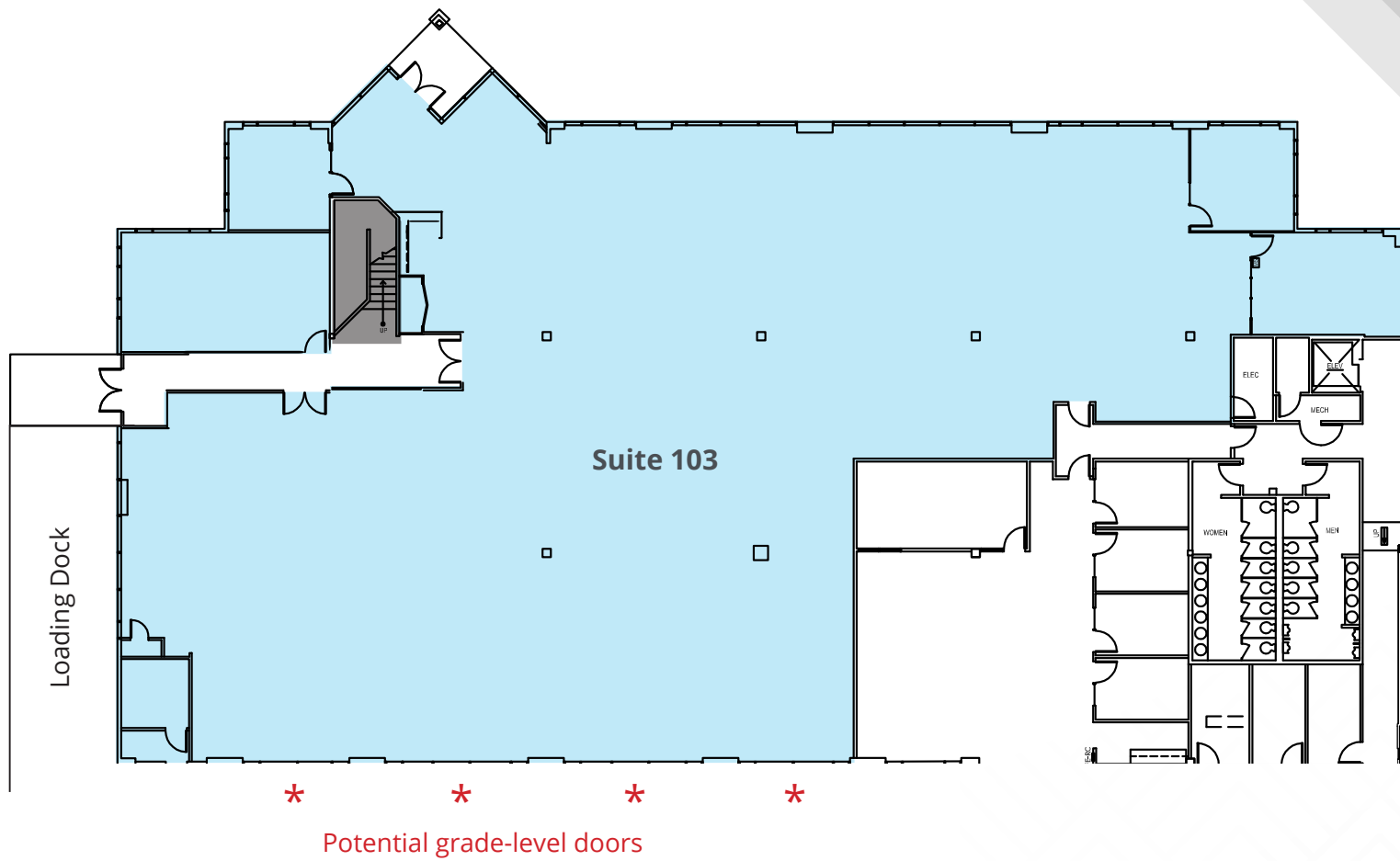
Dock high loading



Renovated lobby with atrium

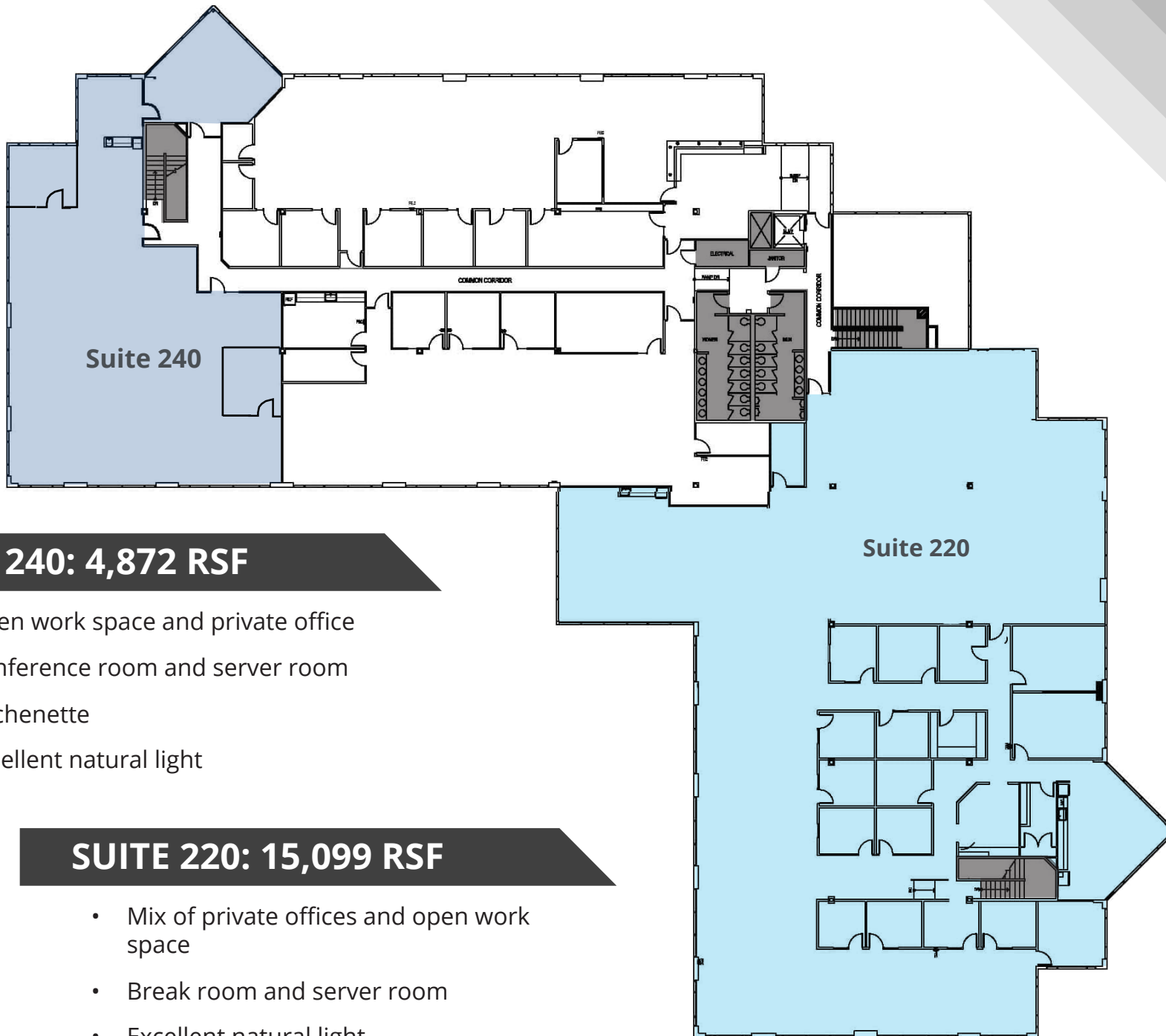


Dock high loading



SUITE 103: 13,021 RSF

- Flex or office space with access to covered loading dock
- Up to four additional grade-level doors (★)
- Mix of open area and private offices
- Direct access to parking lot



SUITE 240: 4,872 RSF

- Open work space and private office
- Conference room and server room
- Kitchenette
- Excellent natural light

SUITE 220: 15,099 RSF

- Mix of private offices and open work space
- Break room and server room
- Excellent natural light
- Divisible

UNBEATABLE LOCATION

The City of Lynnwood has experienced **impressive economic growth** and **new developments** over the past decade. A prime driver of growth is anticipation of extensive **mass transportation infrastructure** which will secure Lynnwood's future as one of the most connected communities to the region's best employment centers. Over the next decade, Lynnwood is on a path to transform into a **key hub market** with a strong identity of its own and is poised for **continual redevelopment** stemming from its **superior location**.



Close proximity to public transportation and the Alderwood Mall as well as other amenities



Within walking distance to the new Lynnwood City Center Light Rail Station (coming 2024)



Less than 30 minutes to Downtown Seattle & Bellevue



Alderwood Mall

- REI
- FITNESS
- macy's
- JCPenney
- NORDSTROM

TARGET

KOHL'S

COSTCO

WHOLESALE

ZEEKS PIZZA

Olive Garden
ITALIAN RESTAURANT

RED LOBSTER
SEAFOOD • LIVE LOBSTER

Jack
in the box

Fred Meyer

Cafe Kleo
Wild Wasabi
Pub 44

BEST BUY

Applebee's
GRILL & BAR

TACO BELL

Wendy's

Arby's

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Lynnwood City Center Light Rail Station (2024)

REGIONAL MAP

25 minutes
to Redmond

22 minutes
to Kirkland

30 minutes
to Downtown
Bellevue

25 minutes
to Downtown
Seattle

Bothell

Kenmore

Lake
Washington

Lake City

Northgate

Lake Forest
Park

Mountlake
Terrace



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