



Three Office Spaces for Lease – 1,069 RSF to 6,551 RSF

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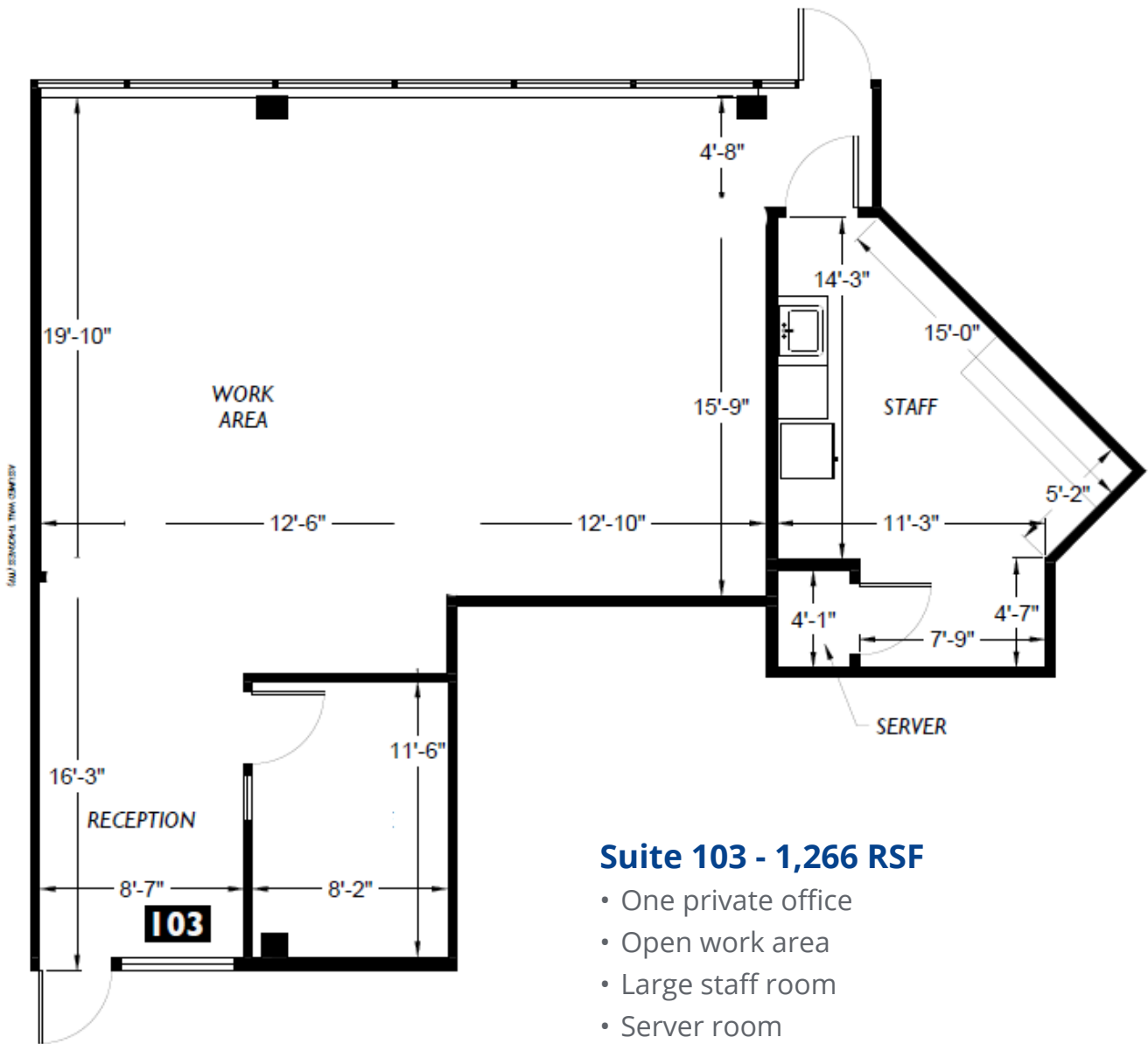
11225 SE 6th SE, Suite 240  
Bellevue, WA 98004  
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## 4211 Corporate Center

4211 Alderwood Mall Blvd. • Lynnwood, WA 98036

### Property Highlights

- **Suite 103:** 1,266 RSF – available immediately  
**Asking Rent: \$20.00/SF/Year, NNN**
- **Suite 205:** 5,482 RSF - available immediately  
(Divisible to 1,561 RSF – see demising options on page 4)  
**Asking Rent: \$18.00/SF/Year, NNN**
- **Suite 206:** 1,069 RSF - available immediately  
**Asking Rent: \$20.00/SF/Year, NNN**
- 2026 NNN Expenses = \$12.69/SF/Year
- **Leasing Incentive: For new leases signed by August 31, 2026 – Tenant shall receive six (6) months of Base Rent Abatement. (Minimum 1-year lease term and subject to final deal terms.)**
- 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



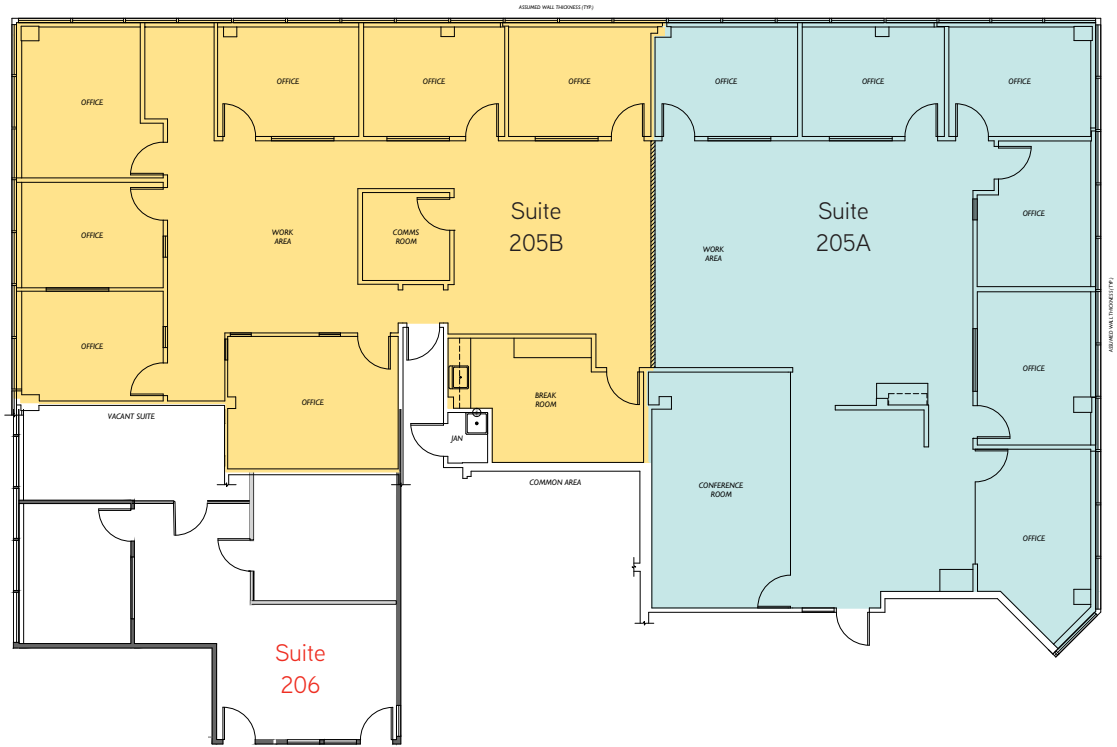


## Potential Demising Options – Suite 205

### Option 1:

205A: 2,741 RSF

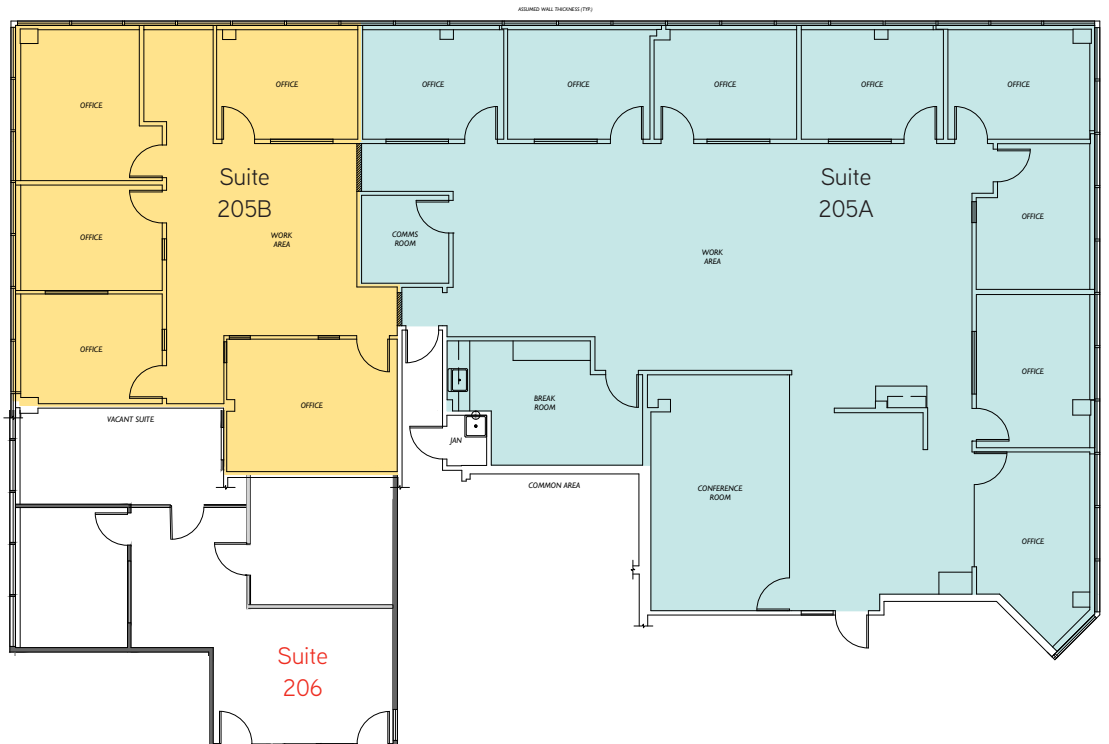
205B: 2,741 RSF



### Option 2:

205A: 3,921 RSF

205B: 1,561 RSF





**Alderwood Mall**

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NORDSTROM ★ macy's CHIPOTLE  
 REI AMC THEATRES jamba CINNABON  
 The Cheesecake Factory AVE BUSTER'S See's CANDIES AuntieAnne's  
 P.F. CHANG'S CHINA BISTRO 24 FITNESS CHARLEY'S CHEESESTEAKS • WINGS  
 Blazing Union PANDA EXPRESS CHINESE KITCHEN Starbucks emerald city smoothie Bath & Body Works  
 JCPenney CallBurger H&M ZARA



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