



For Lease

Reduced
Monthly Asking Rate
\$4,750.00
+ NNN expenses

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Rare Standalone Warehouse & Office Building with Freeway Visibility

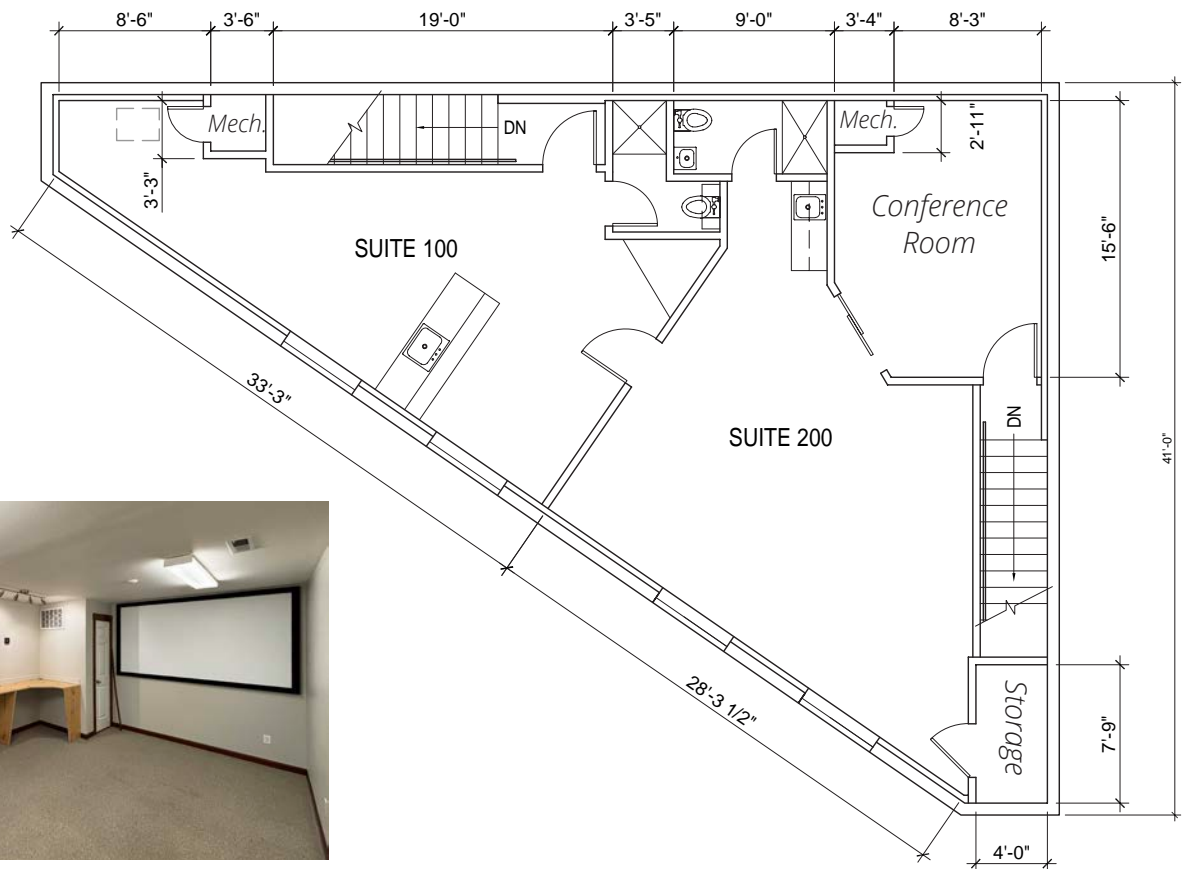
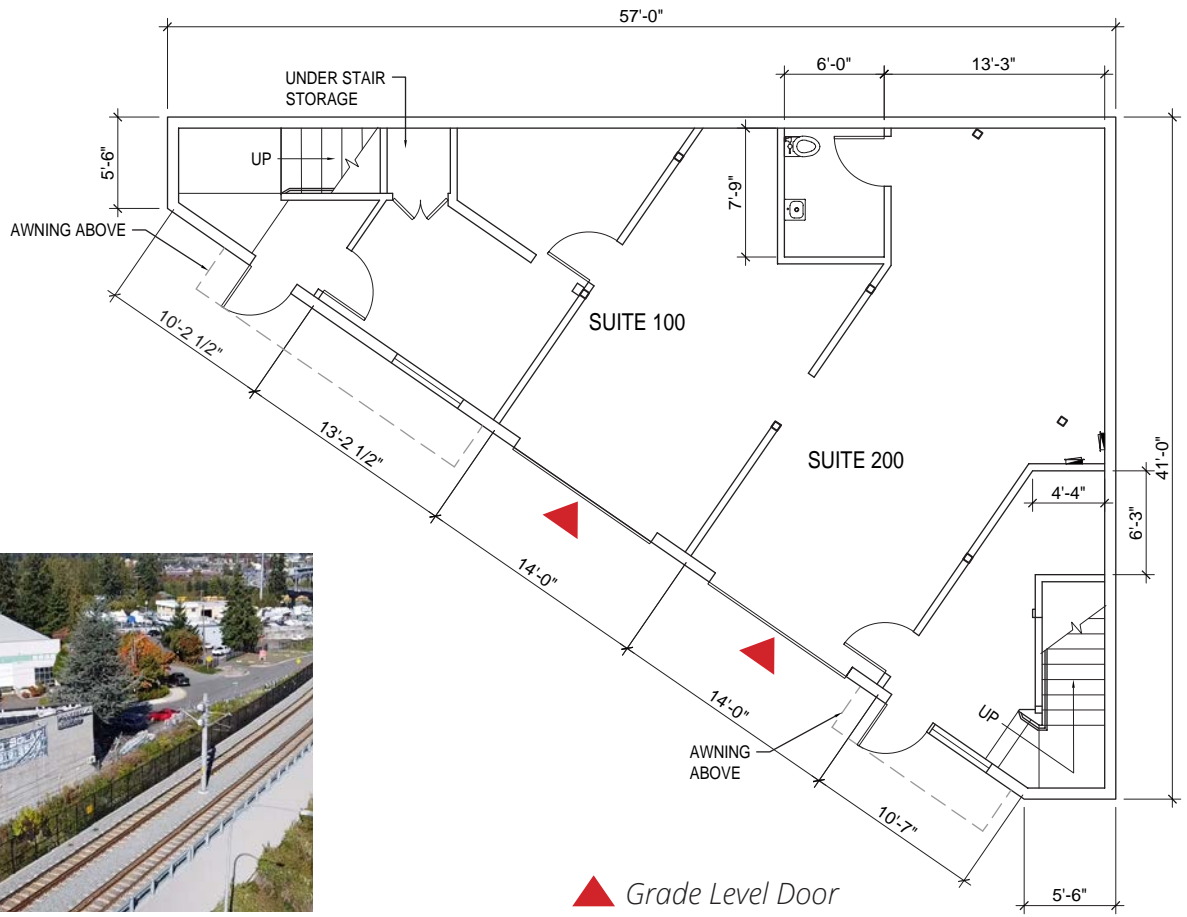
5014 208th Street SW, Lynnwood, WA 98036

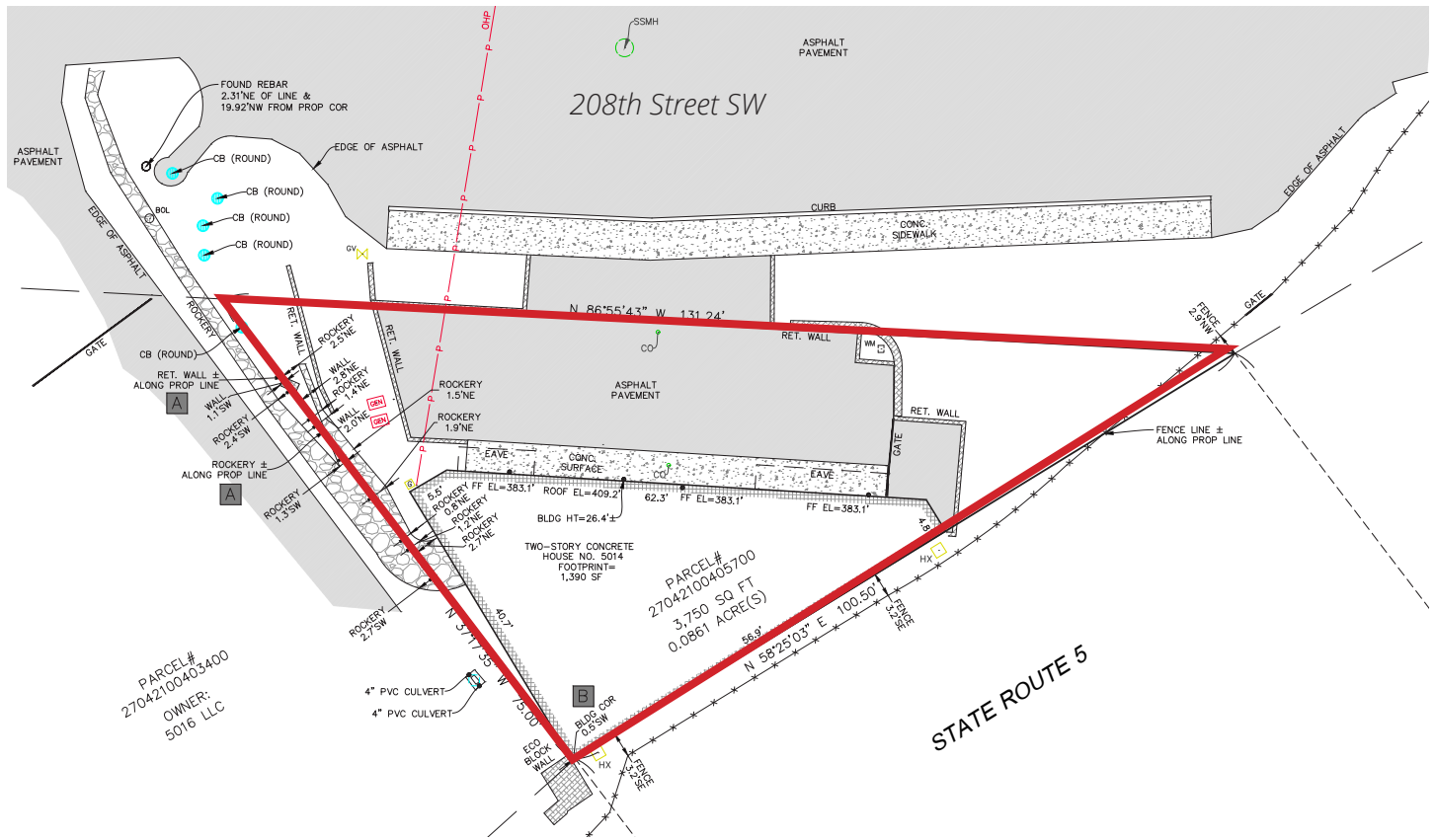
Property Highlights

- ±2,846 RSF total available on ±0.09 acre lot
 - » ±1,423 SF warehouse (12' clear height)
 - » ±1,423 SF 2nd floor office (east portion could serve as live/work unit)
 - » Divisible to ±1,243 SF (Suite 100) – Please inquire with Listing Brokers
- Two (2) grade level loading doors
- High image CMU construction with freeway visibility for signage
- Ample on-site parking (6 stalls) and street parking available (up to 9 stalls on street)
- Available immediately

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