

FOR LEASE > OFFICE SPACE



# Quadrant I-5 Center

20818 44TH AVE. W, BUILDING B, LYNNWOOD, WA



## Available Space

> **Suites 140, 150:** 5,596 RSF (Divisible)

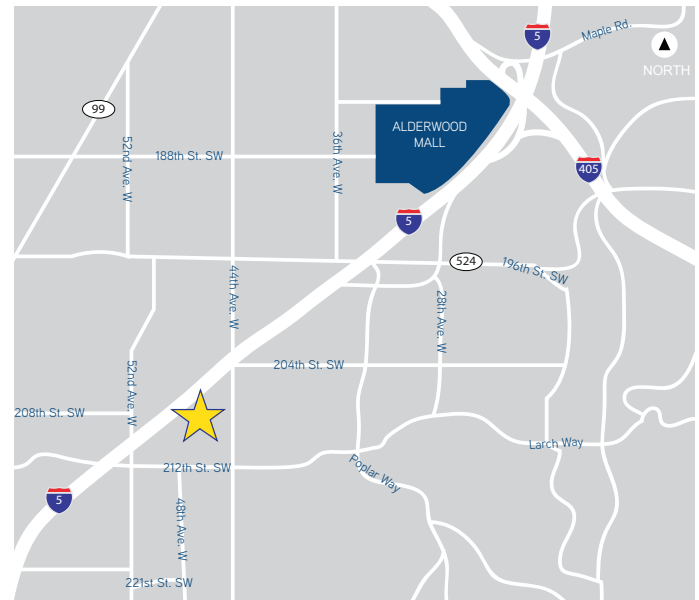
- Suite 140: 1,346 RSF
- Suite 150: 4,250 RSF

## Features

- > On-site cafeteria
- > Walking distance to retail, restaurants and lodging
- > Close proximity to public transit
- > Excellent access to I-5 and I-405
- > Parking ratio: 5.6 stalls/1,000 SF
- > Fiber by Frontier

## Rate

> \$14.50/SF, NNN



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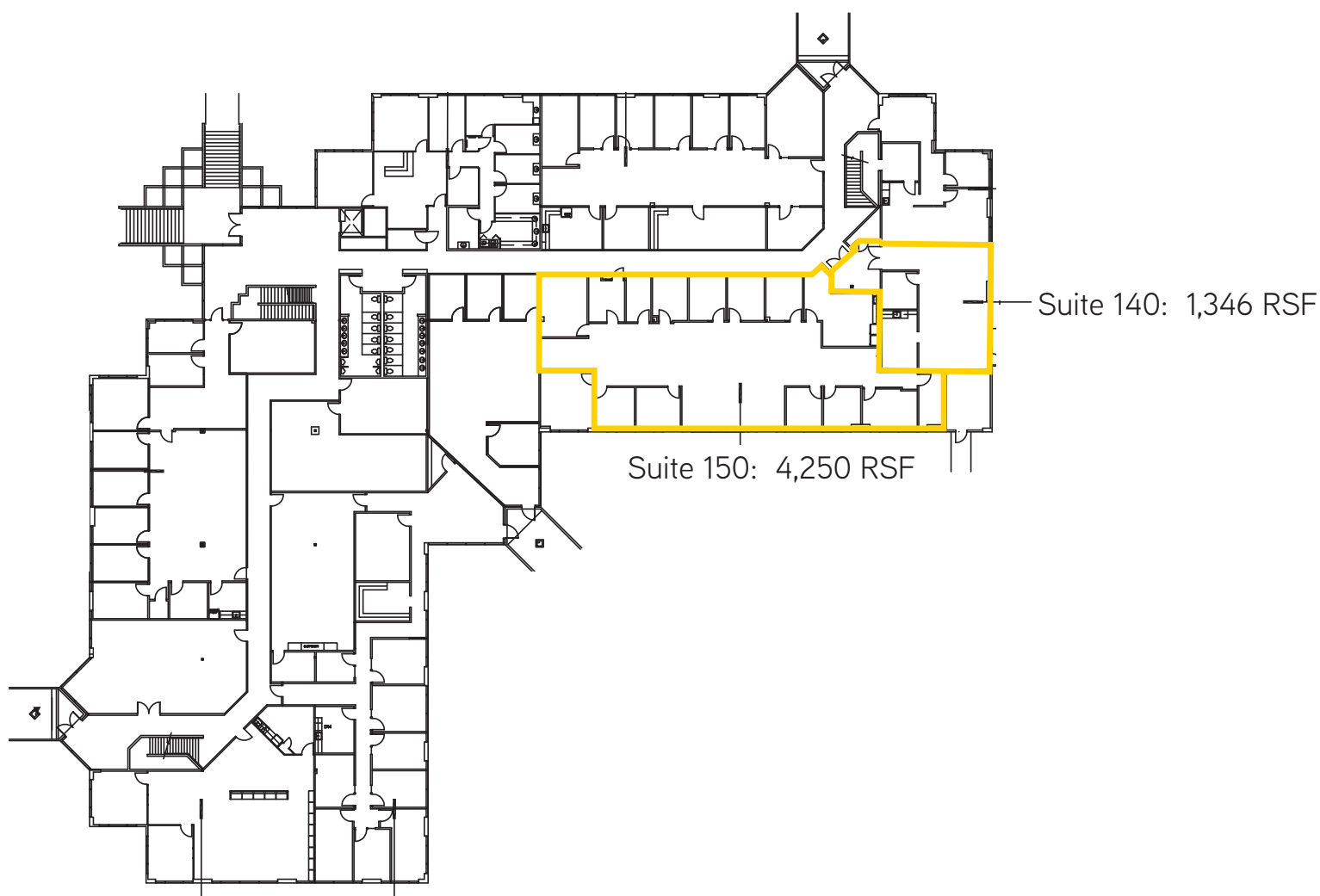
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## Quadrant I-5 Center > Floor Plan

Suites 140, 150: 5,596 RSF (Divisible)



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