

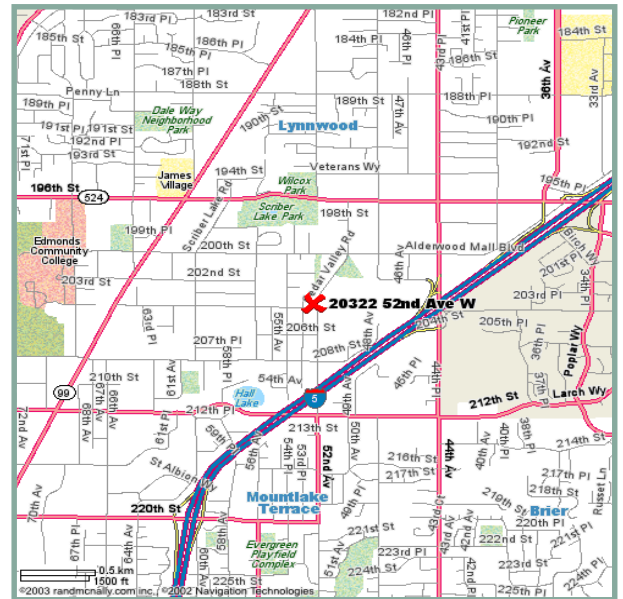
New Office or Medical For Lease or Sale



CREEKSIDE PLAZA II

20322 52nd Avenue West
Lynnwood, Washington

- ❖ ± 13,200 Square Foot, Two Story Class A Building
- ❖ Permit in-hand, can deliver 2nd Quarter 2004
- ❖ Excellent Street Signage and Visibility to 52nd Ave. W.
- ❖ Quiet Suburban Setting Bordering Scriber Creek and Walking Trails
- ❖ Convenient Access to freeway, Retail Amenities and Restaurants
- ❖ State-of-the-Art Building, Mechanical, Electrical and Communication Systems.
- ❖ Abundant Parking of 4 Stalls per 1,000 SF, Free of Charge
- ❖ Ideal for Medical, Dental, Educational or General Office Users
- ❖ Efficient Floor Plates can be divided to ±2,500 Square Feet
- ❖ Owner may Consider Build-to-Suit for Purchase or Lease with Option to Purchase
- ❖ \$17.00/SF/NNN with Generous Tenant Improvement Package



For additional information, please contact:

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110-110th Avenue NE, Ste 100
Bellevue, Washington 98004

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NAVIGATING A NEW WORLD™

www.cbre.com



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