

For Lease

SPARLING TECHNOLOGY CENTER

*Class-A Office Building with Multiple
Market Ready Suites Available*

4100 194TH ST SW | LYNNWOOD, WA



KIDDER.COM

km Kidder
Mathews



Enjoy territorial views of the Cascade and Olympic mountain ranges from this premier office building in Lynnwood, WA.

High-quality Landlord

Renovated common areas

Flexible covered and surface parking

Professional tenant base includes engineering, legal, real estate, and marketing firms

Public bus and light rail transit center
1 mile away

Substantial glass line providing natural light

Market-ready space completed for
immediate occupancy

CLASS-A
OFFICE BUILDING

\$22.00
LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



**IMMEDIATE
ACCESS TO I-5**



**NUMEROUS
AMENITIES
& TRANSIT
OPTIONS**



**3.5 / 1,000 SF
PARKING RATIO**



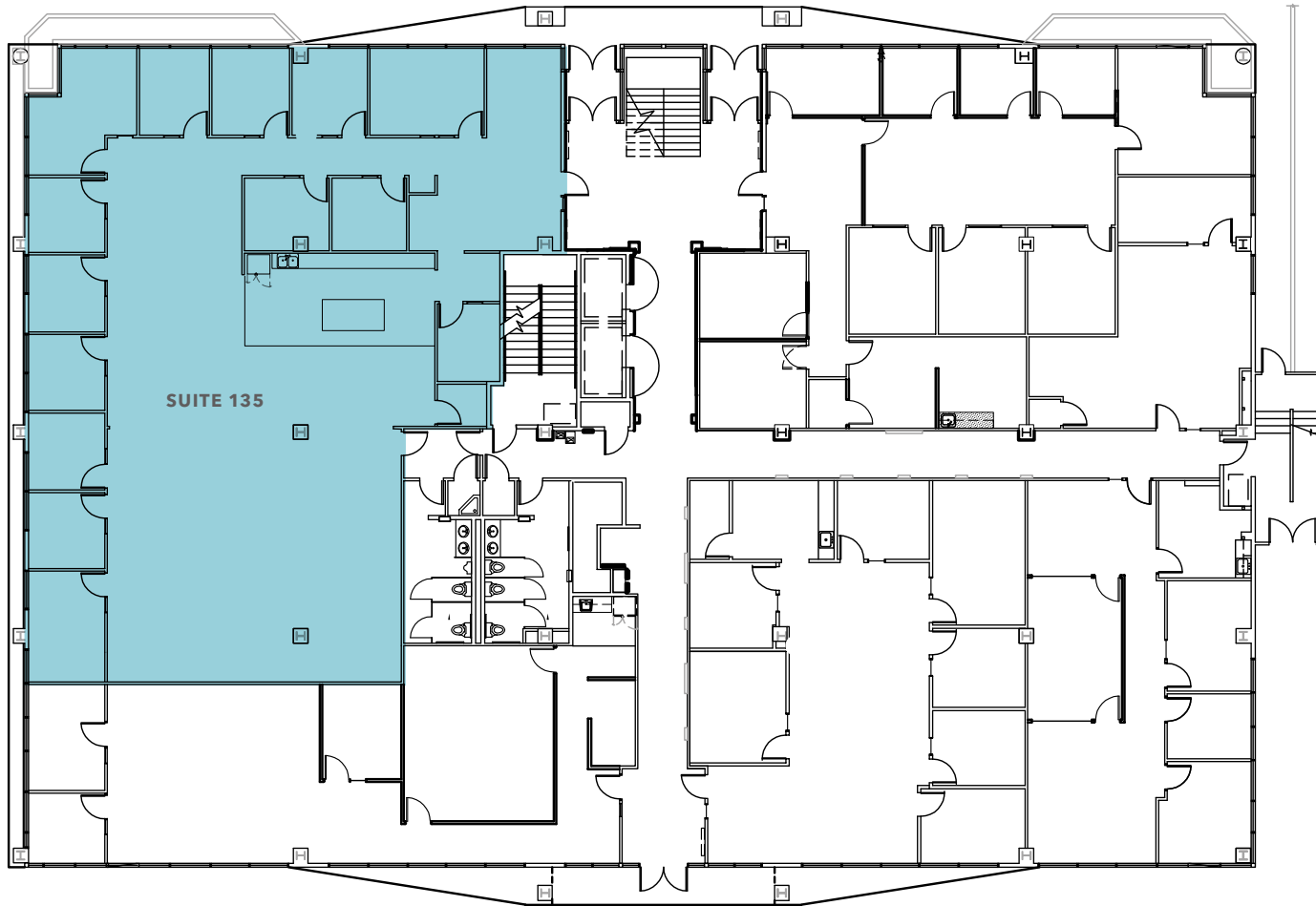
**BEAUTIFUL
BUILDING
INTERIORS**



AVAILABLE FOR LEASE

KIDDER MATHEWS

FIRST FLOOR PLAN



5,255 RSF

SUITE 135

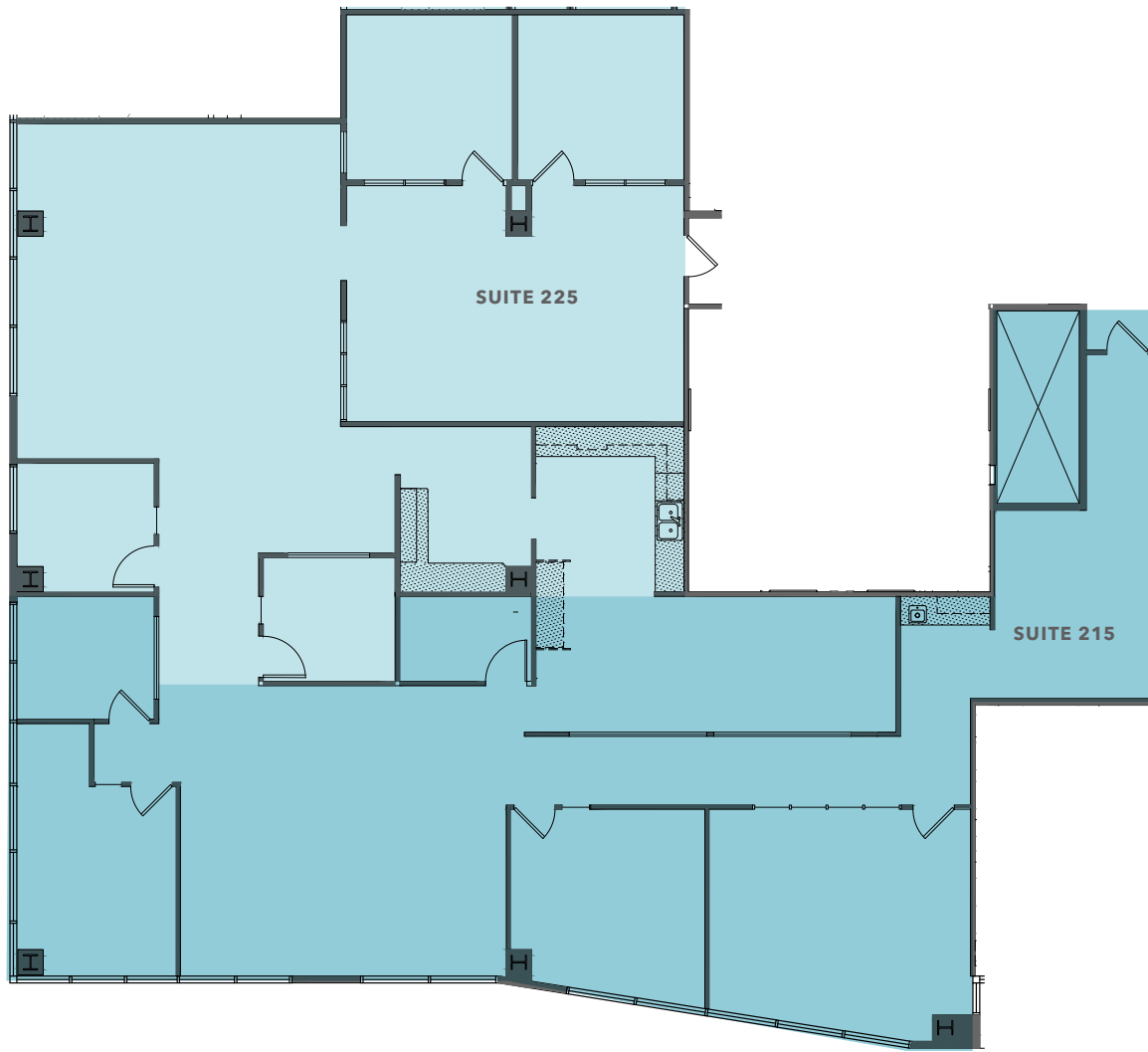
NOW

AVAILABLE

\$22.00

LEASE RATE (SF/YR, NNN)

SECOND FLOOR PLAN



4,944 RSF

SUITE 215/225 (DEMISABLE)

2,751 RSF

SUITE 215

2,139 RSF

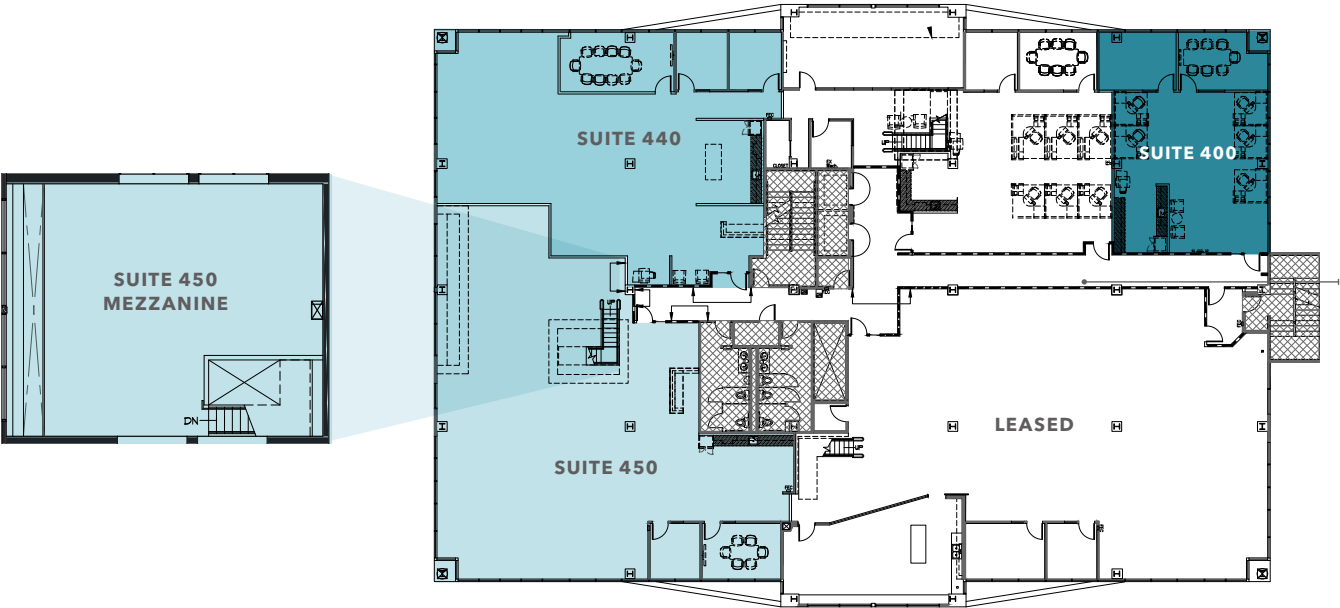
SUITE 225

\$22.00

LEASE RATE (SF/YR, NNN)

FOURTH FLOOR PLAN

MARKET READY FLOOR PLANS



1,483 RSF

SUITE 400

9,307 RSF

SUITE 440/450 (DEMISABLE)

3,089 RSF

SUITE 440

5,218 RSF

SUITE 450

\$22.00

LEASE RATE (SF/YR, NNN)

SPARLING TECHNOLOGY CENTER



SPARLING TECHNOLOGY CENTER

Owned by



Exclusively leased by

TODD BATTISON
206.296.9621
todd.battison@kidder.com

MATTHEW HAGEN, SIOR
425.283.5782
matt.hagen@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

