

**13075 Gateway Dr S, Ste 160  
Tukwila, WA 98168**



**4,297 sq ft of Office  
Gross full service lease  
\$1.75 per sq ft/Mo  
Fully furnished  
Modern design  
Quality finishes  
Move-in ready  
Plenty of Free Parking**

Marketing firm reducing on site office staff is offering a sublease until March of 2021. Fully furnished including 8 large screen monitors in conference rooms and flex-space. Work stations, private offices, collaborative spaces and an audio/video studio. Amazing opportunity, fully furnished and move-in ready. Great for your startup or growing business.



**Additional space available or divisible for the right tenant.**

**Jonah MH Wilhelm  
Managing Broker  
206-953-0561**

**Broker@SoundInvestmentAdvisors.com  
www.SoundInvestmentAdvisors.com  
Sound Investment Advisors, LLC**

Information contained herein is deemed reliable, but is not guaranteed. Sound Investment Advisors makes no representations or warranties, expressed or implied, as to the accuracy of this information. All figures to be verified by tenant to their own satisfaction.

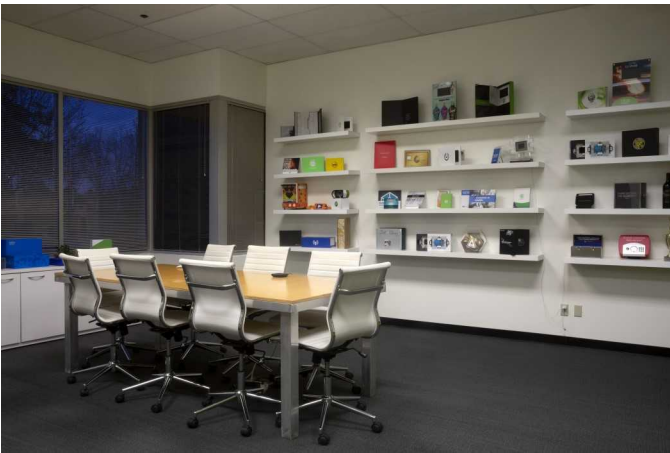
Private offices



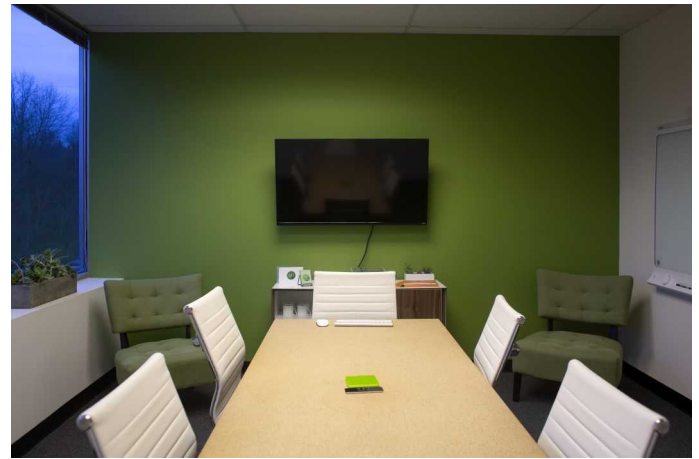
Cubicles



Conference room1



Conference room2



Collaborative flex space



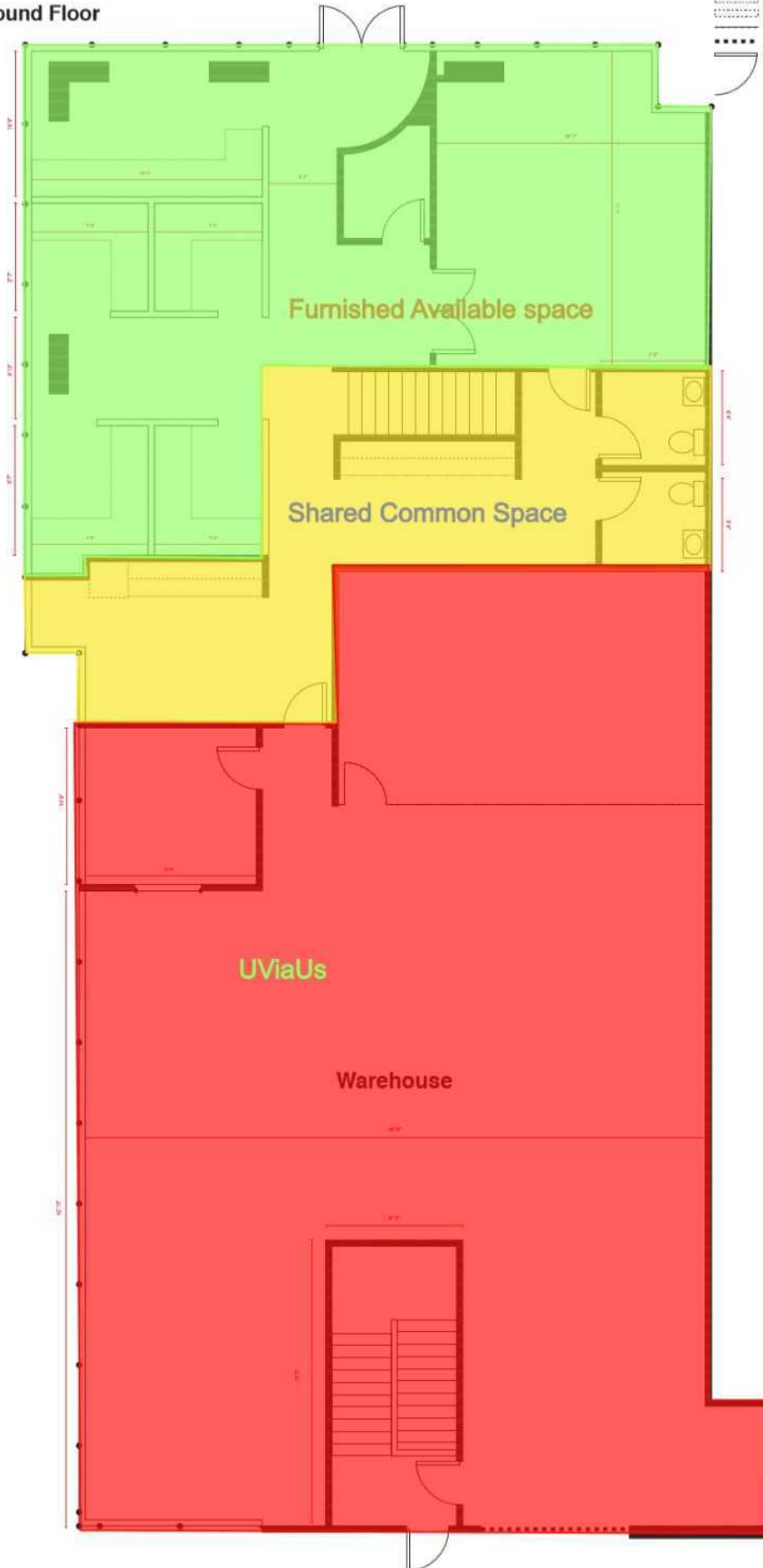
Shared Kitchen



Sound Investment Advisors. It's Your Investments, Better!



13075 Gateway Drive, Suite 160  
Tukwila, WA 98168  
Ground Floor



Level Entry

Large Conference room on main floor

4 semi private cubicles

3 Task stations

Quiet Room for Calls

Shared Kitchen, Bathrooms and eating area.

Great Company sharing space for possible collaboration.

13075 Gateway Drive, Suite 160  
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Second Floor

**Key**

- Full Height Wall
- Window
- Half Wall
- Counter
- Cabinets
- Chain Link
- Roll Up Door
- Doorway



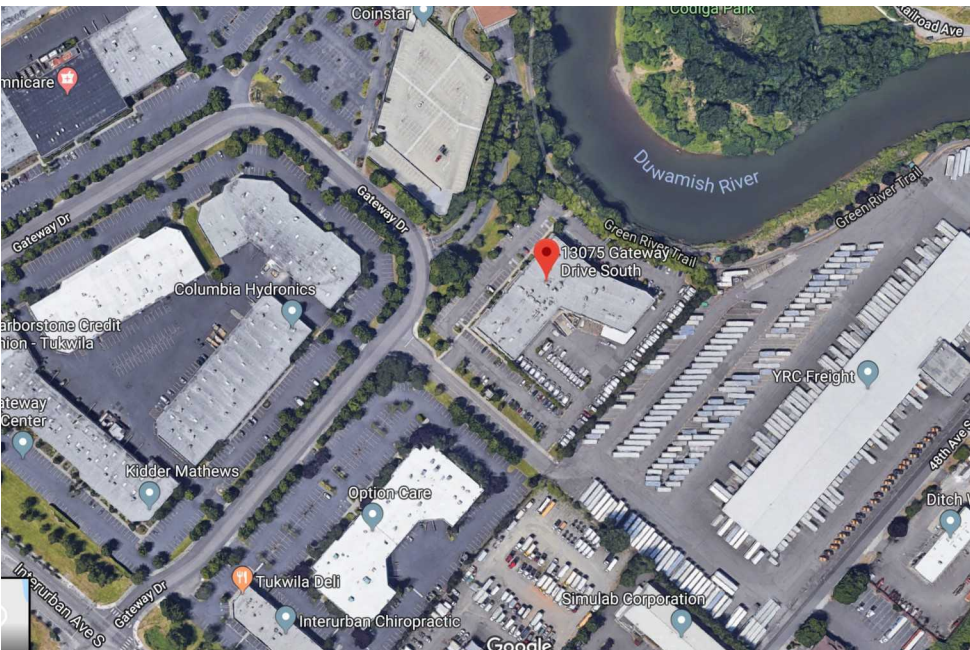
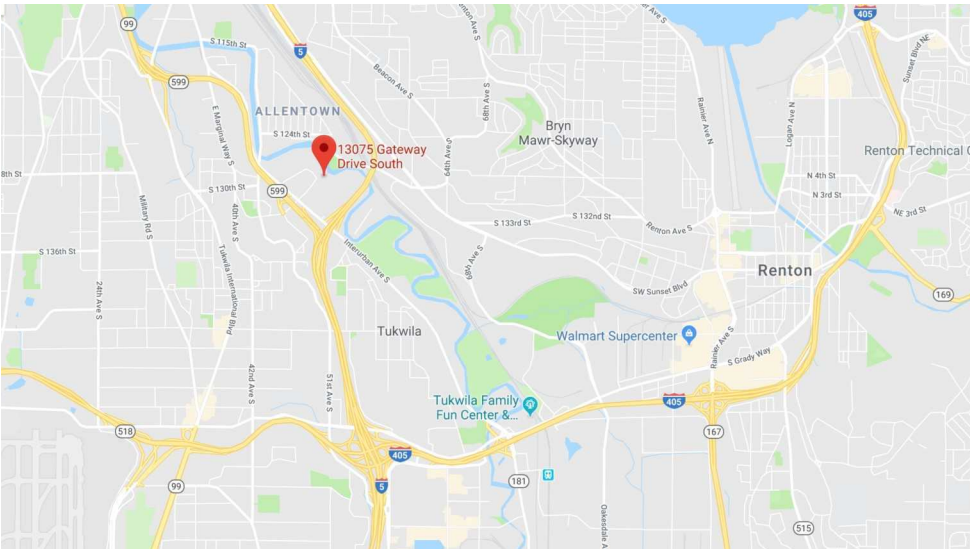
Second Level  
Another Conference room  
4/5 private offices  
Collaborative flex space  
Private Bathrooms

Additional Flex Collaborative  
flex space

A/V Studio or 5th private office

Additional Task Stations

# 13075 Gateway Dr S 160, Tukwila, Wa 98168



Easy Access from

I-5

I-405

Hwy 599

Hwy 518

Hwy 99/Pacific Ave

Hwy 167/Rainier Ave S

Hwy 181/Interurban Ave S

Lots of free parking

Steps to the river

Easy commute to the Tukwila International Blv. Station.



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