

# THE OFFICES AT INTERGATE SEATTLE



12501 E MARGINAL WAY S, TUKWILA, WA 98168

**NEWMARK**

**km** Kidder  
Mathews



# THE OFFICES AT INTERGATE SEATTLE

Class-A office spaces on a private, 12-acre campus, ideal uses include high-tech, research & development, and life science.

**19,289 SF**

DIVISIBLE

**DIVISIBLE TO  
5,000 SF & 10,000 SF  
SUITES**



**NO PAYROLL TAX**

**\$16.50**

**PSF, NNN  
2022 ESTIMATED  
AT \$8.00**



**10' CEILING  
HEIGHT**



**GRADE AND  
DOCK-LEVEL  
LOADING**



**KEY CARD  
ENTRY SYSTEM**



**FLEXIBLE  
FLOOR PLAN**



**NEW MERV-13 VIRUS  
FILTERING HVAC  
SYSTEMS**



**4.63/ 1,000 SF  
PARKING RATIO**



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# Benefits of Tukwila

**EASY ACCESS** to major highways

**LOCATED** nearby numerous amenities

**DRIVE TIMES** available on adjacent map

**AREA** offers affordable housing

**NO** B&O Tax

**NO** Payroll tax

**NO** Head tax

 **SEATTLE**  
10 Minute Drive

 **BELLEVUE**  
20 Minute Drive

**SODO**

 **BOEING FIELD**  
9 Minute Drive

**MERCER ISLAND**

**SOUTHPARK**

**THE OFFICES AT INTERGATE SEATTLE**



**RENTON**

 **LIGHT RAIL - TUKWILA INT'L BLVD STATION**

**TUKWILA**

 **SEA TAC INT'L AIRPORT**  
10 Minute Drive

 **WESTFIELD SOUTHCENTER MALL**  
7 Minute Drive

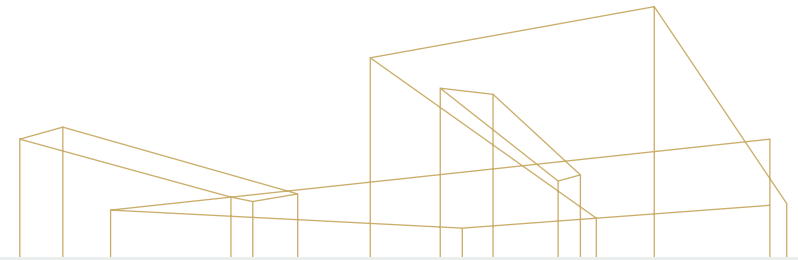
**405**

**NEWMARK**

 **Kidder Mathews**



# THE OFFICES AT INTERGATE SEATTLE



Upwards of 50% occupancy cost savings over similar Seattle properties with the same term and square footage.

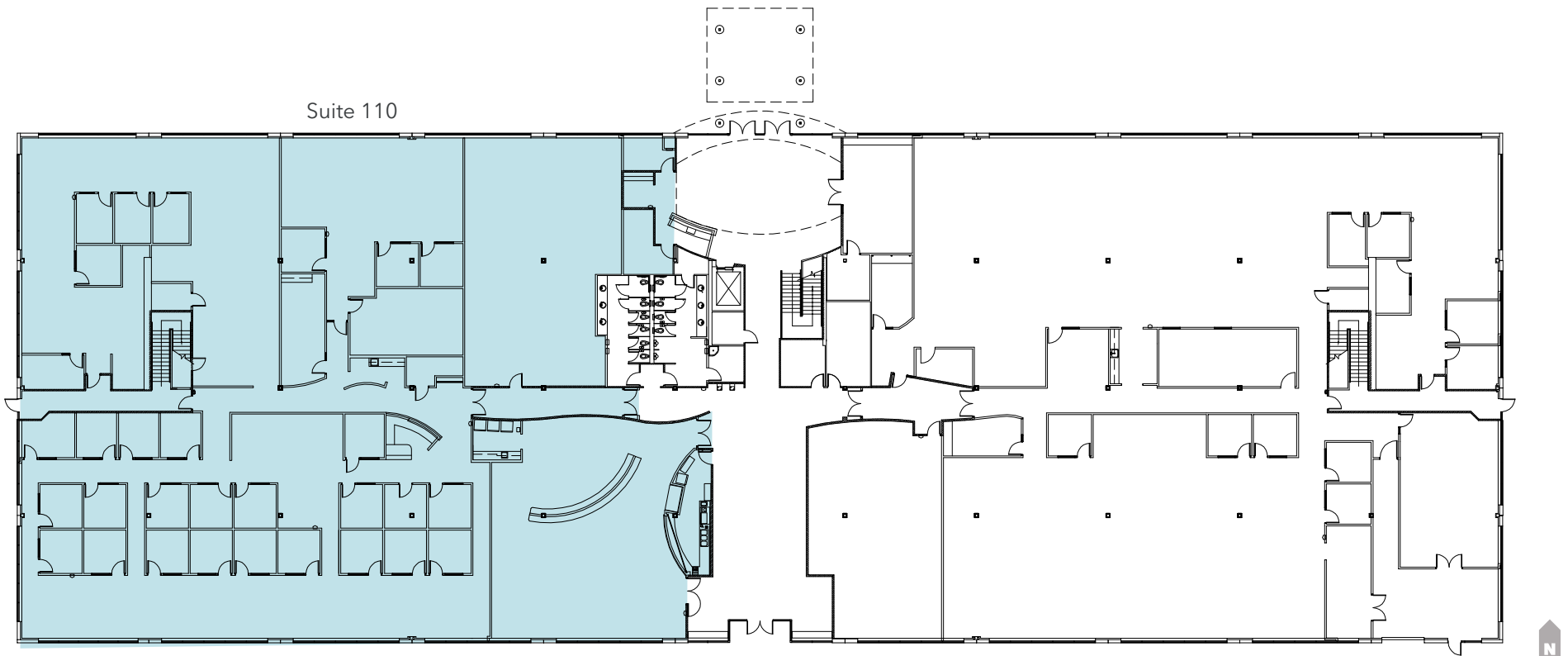
RENT SCHEDULE	SEATTLE PROPERTY	OFFICES AT INTERGATE SEATTLE	DIFFERENTIAL / SAVINGS
<b>Average Effective Gross Rental Rate</b>	\$50.00	\$25.00	<b>\$25.00</b>
<b>Total Lease Cost</b>	\$9,644,500	\$4,822,250	<b>\$4,822,250</b>
<b>Average Annual Lease Cost</b>	\$964,450	\$482,225	<b>\$482,225</b>
<b>Average Monthly Lease Cost</b>	\$80,370	\$40,185	<b>\$40,185</b>
<b>PARKING</b>			
<b>Parking Ratio Cost</b>	1.5 / 1,000 SF @ \$300 / stall	4 / 1,000 SF @ no cost	
<b>Total Parking Cost</b>	\$1,044,000	\$0.00	<b>\$1,044,000</b>
<b>Annual Parking Cost</b>	\$104,400	\$0.00	<b>\$104,400</b>
<b>Total Monthly Parking Cost</b>	\$8,700	\$0.00	<b>\$8,700</b>
<b>TOTALS</b>			
<b>Total Cost</b>	\$10,688,500	\$4,822,250	<b>\$5,866,250</b>
<b>Total Cost / Year</b>	\$1,068,850	\$482,225	<b>\$586,625</b>
<b>Total Cost / Month</b>	\$89,071	\$46,185	<b>\$48,886</b>
<b>Annual Cost Per Employee</b>	\$11,139	\$5,023	<b>\$6,116</b>

OCCUPANCY COST SAVINGS SHOWCASES AN EXAMPLE WITH THE FOLLOWING PARAMETERS: 19,289 RSF, 120 MONTH-LONGER TERM.

# THE OFFICES AT INTERGATE SEATTLE

## First Floor - Building A

SUITE 110 AVAILABLE - 19,289 SF



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