

Industrial for Lease SEATTLE EXCHANGE @ SOUTHCENTER

601-699 Strander Blvd, Tukwila, WA 98188



LISTING DATA

TOTAL AVAILABLE SF: ± 10,000 SF

DIVISIBLE TO: ± 200 SF

ECONOMIC DATA

LEASE RATE: \$1.50 - \$2.50/SF/Mo
(MG; Full Service)

BUILDING DATA

TOTAL PROJECT SF: 521,066 SF

YEAR BUILT: 1973

YEAR RENOVATED: 2017

ZONING: TUC

PROPERTY OVERVIEW

Centrally located park with office and industrial spaces from 200-10,000 square feet; next to Southcenter Mall with quick access to all major freeways, including I-5, I-405, Highways 167, 509, 99, and Rainier Avenue. Located minutes from area amenities and Sea-Tac Airport. On-site management. Recently renovated with new ownership, this park offers a high image option for smaller square footage users.

PROPERTY HIGHLIGHTS

- Newly renovated, ready to move into suites available
- Flexible configuration options: 200-10,000 SF
- All doors are 10' x 10' (including dock high doors)
- Rare dock high spaces under 10,000 square feet
- Both office/warehouse space and small pure office suites for lease
- Rates are quoted as semi-gross on office/warehouse spaces
- On-site management for quick response
- Zoned TUC (City of Tukwila)
- Close to Westfield Southcenter Mall and area amenities

CONTACT

Sean Durkin, SIOR, MSRE, CCIM

sdurkin@lee-associates.com

D 206.773.2682

John Brussa

jbrussa@lee-associates.com

D 206.773.2675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial for Lease SEATTLE EXCHANGE @ SOUTHCENTER

601-699 Strander Blvd, Tukwila, WA 98188



CONTACT

Sean Durkin, SIOR, MSRE, CCIM

sdurkin@lee-associates.com

D 206.773.2682

John Brussa

jbrussa@lee-associates.com

D 206.773.2675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

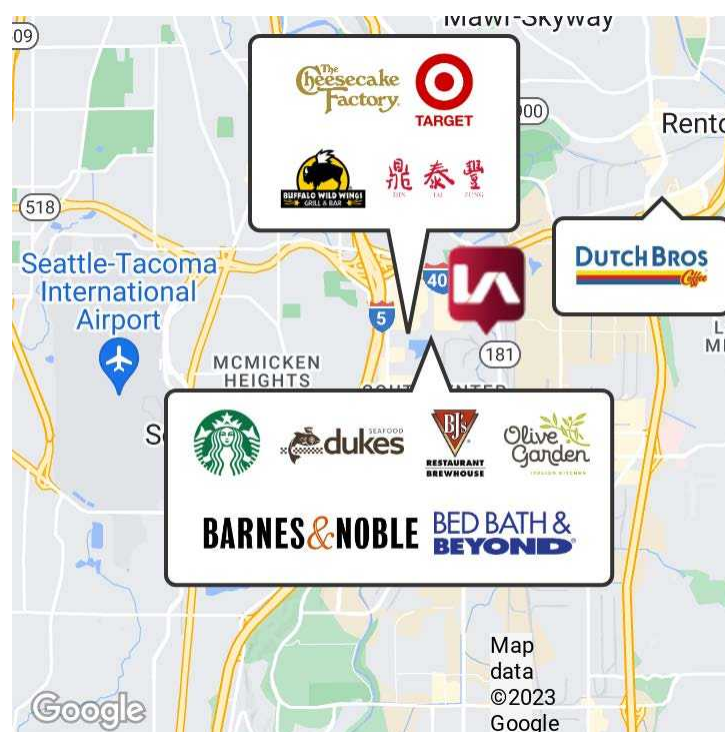
Industrial for Lease SEATTLE EXCHANGE @ SOUTHCENTER

601-699 Strander Blvd, Tukwila, WA 98188



REPRESENTATIVE LIST OF AVAILABLE SPACES

BUILDING	TOTAL SF	% OFFICE	TYPE
Building 8	438 SF	100%	Office
Building 8	465 SF	100%	Office
Building 8	500 SF	100%	Office
Building F	1,203 SF	18%	Warehouse
Building 28	1,458 SF	32%	Warehouse
Building 19	1,701 SF	44%	Warehouse
Building 27	1,945 SF	40%	Warehouse
Building 29	2,267 SF	23%	Warehouse
Building 34	2,325 SF	34%	Warehouse
Building 14	2,476 SF	29%	Warehouse
Building 24	2,614 SF	42%	Warehouse
Building 12	3,017 SF	23%	Warehouse
Building 33	7,750 SF	13%	Warehouse



CONTACT

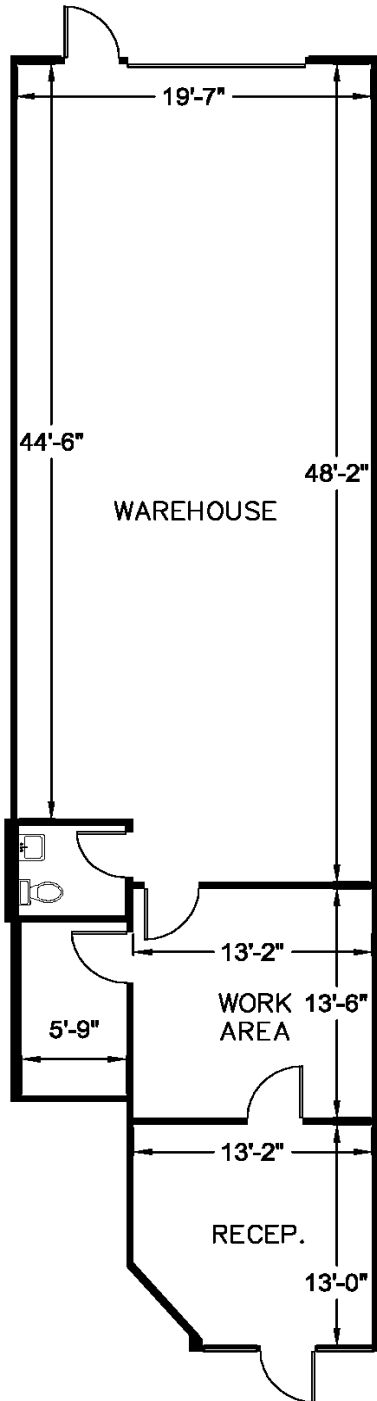
Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
D 206.773.2682

John Brussa
jbrussa@lee-associates.com
D 206.773.2675

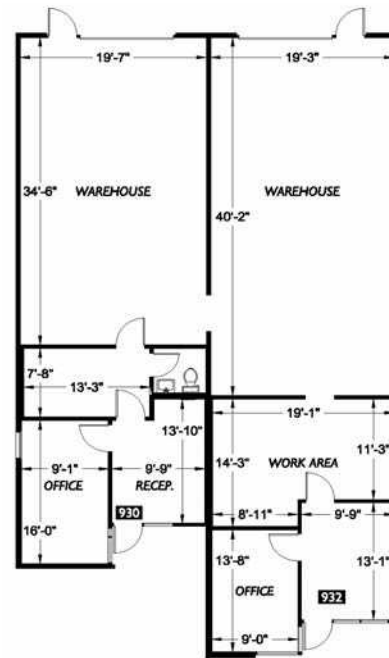
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial for Lease SEATTLE EXCHANGE @ SOUTHCENTER

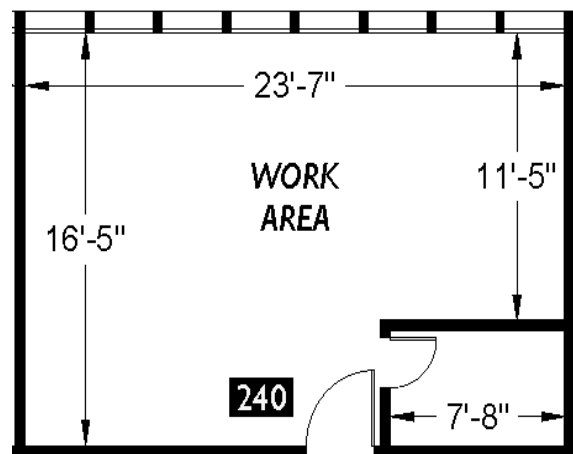
601-699 Strander Blvd, Tukwila, WA 98188



Sample Office / Warehouse Floor Plan



Sample Office / Warehouse Floor Plan



Sample Office Only Floor Plan

CONTACT

Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
D 206.773.2682

John Brussa
jbrussa@lee-associates.com
D 206.773.2675

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.