

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

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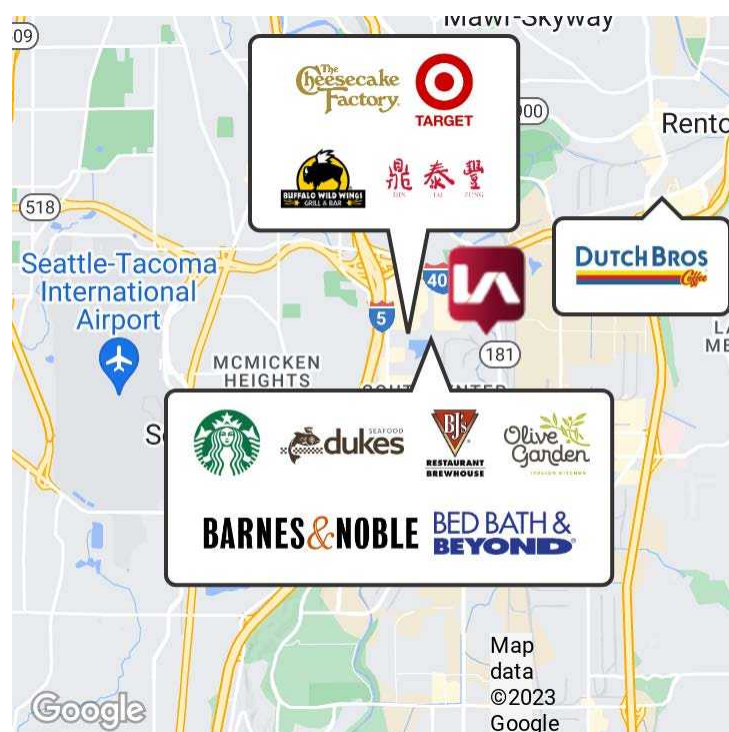
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REPRESENTATIVE LIST OF AVAILABLE SPACES

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



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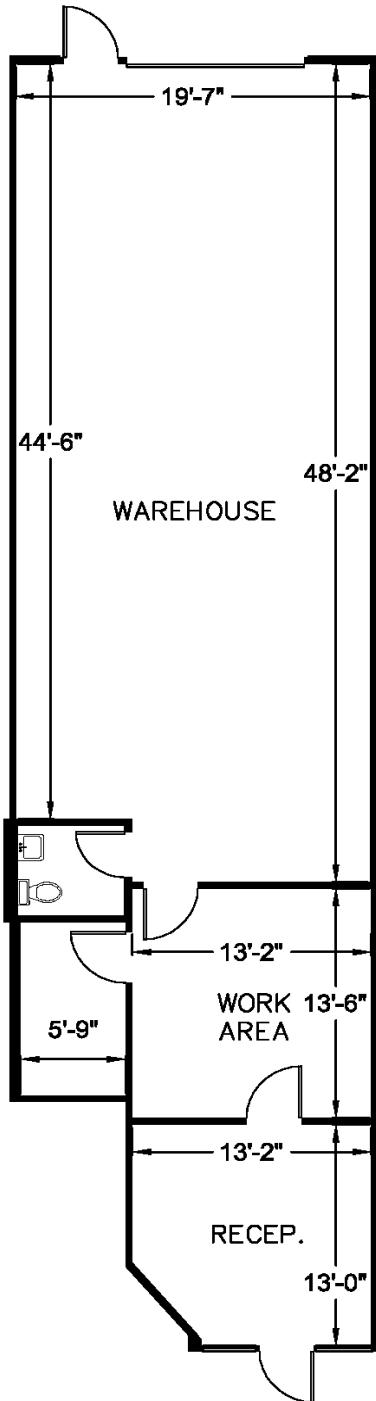
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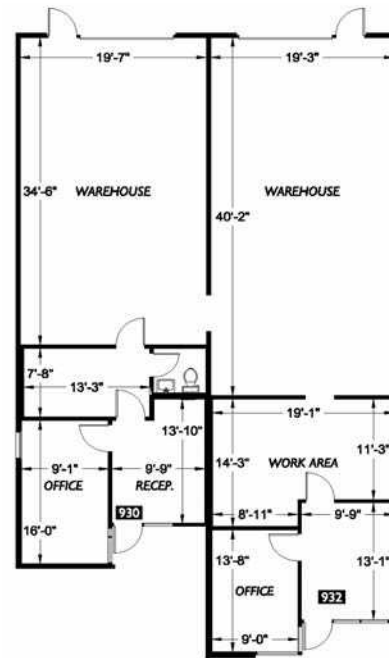
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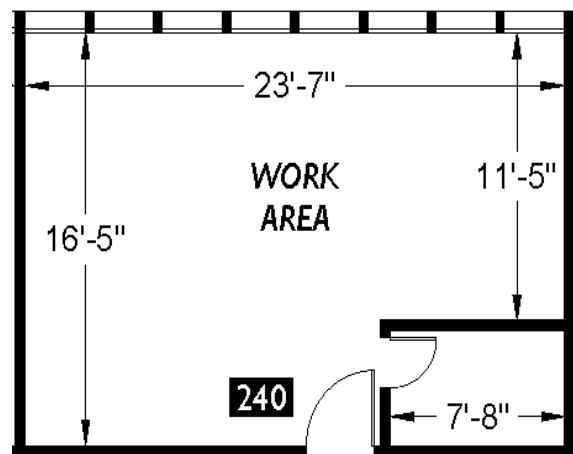
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Sample Office / Warehouse Floor Plan



Sample Office / Warehouse Floor Plan



Sample Office Only Floor Plan

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