

For Lease

## Premier Office Campus in Southcenter



## Parkwest Commons

545-655 Andover Park W, Tukwila, WA

- 10-building, 200,000 SF office campus, centrally located in Southcenter
- On-site amenities include a 50-person conference room, fitness center and two-story atrium lounge
- Several improvements planned for 2021, including updated common areas and new restrooms
- Abundant parking; ratio of 4+/1,000 SF
- No local business & occupation tax
- Strong & responsive local ownership
- Several high-speed & fiber internet providers available
- **Lease Rate: \$27.00 PSF, Full Service**

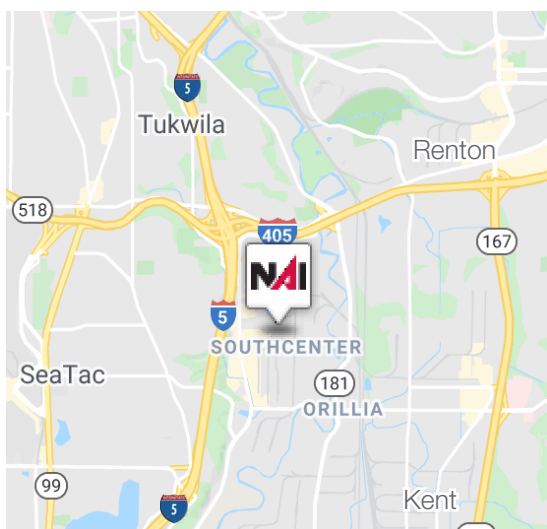
For more information, contact:

**Mike George**

+1 425 586 5618  
mgeorge@nai-psp.com

**Tony Rona**

+1 425 586 5647  
ssulman@nai-psp.com



10900 NE 8th Street Suite 1500  
Bellevue, Washington 98004  
+1 425 586 5600  
[nai-psp.com](http://nai-psp.com)

For Lease  
Parkwest Commons




Downtown  
Seattle

Westfield  
SOUTHCENTER

Tukwila  
Pond Park

Andover Park West

 DISTANCE
<b>7 Mins:</b> SeaTac Airport
<b>14 Mins:</b> Downtown Seattle
<b>15 Mins:</b> Downtown Bellevue
<b>22 Mins:</b> Downtown Tacoma



**NAI** Puget Sound  
Properties

10900 NE 8th Street Suite 1500  
Bellevue, Washington 98004  
+1 425 586 5600  
[nai-psp.com](http://nai-psp.com)

For Lease  
**Parkwest Commons**  
Overhead Property Map



## On-site project amenities in the 635 Building:



Conference Center

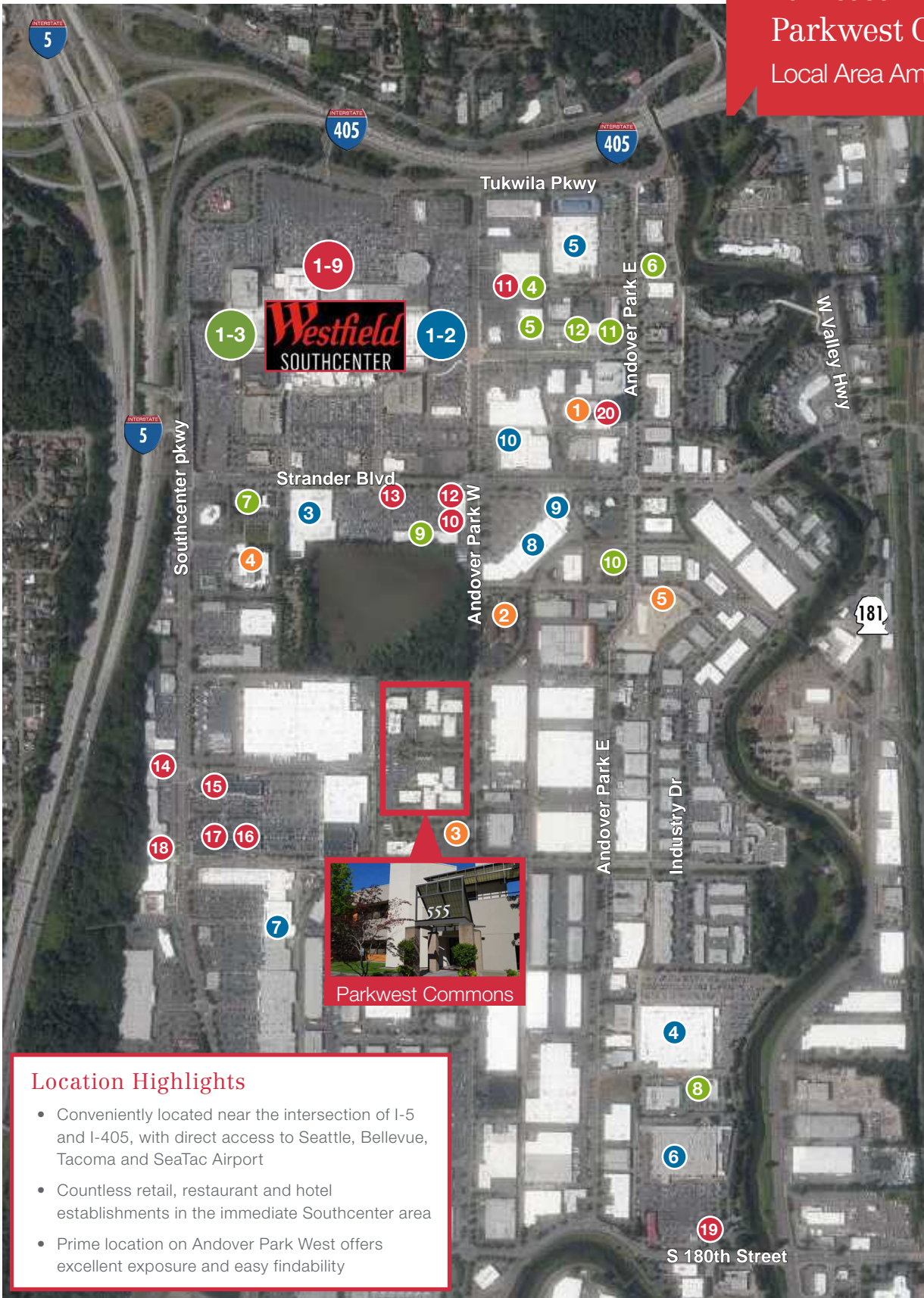


Fitness Center



10900 NE 8th Street Suite 1500  
Bellevue, Washington 98004  
+1 425 586 5600  
[nai-psp.com](http://nai-psp.com)

For Lease  
**Parkwest Commons**  
 Local Area Amenities



Services	
1	Bank of America
2	Key Bank
3	USPS Post Office
4	UPS Store
5	LA Fitness
6	FedEx Office
7	Chevron
8	Costco Gasoline
9	Chase Bank
10	Wells Fargo Bank
11	Homestreet Bank
12	U.S. Bank
Dining	
1	Cheesecake Factory
2	Duke's
3	Din Tai Fung
4	Buffalo Wild Wings
5	Homegrown
6	Ivar's
7	Joey Kitchen
8	Kizuki Ramen
9	Nordstrom Café
10	Jersey Mike's
11	Qdoba
12	Corner Bakery
13	Starbucks
14	The Habit Burger Grill
15	Five Guys
16	Panera Bread
17	Chipotle
18	Chick-fil-A
19	Taco Time
20	Waterleaf Restaurant
Shopping	
1	Amazon 4-Star
2	Apple
3	Target
4	Costco
5	Lowe's
6	Home Depot
7	Best Buy
8	Office Depot
9	Barnes & Noble
10	REI
Hotels	
1	Hotel Interurban
2	Courtyard by Marriott
3	Tru By Hilton
4	Doubletree Suites
5	Element by Westin

**Location Highlights**

- Conveniently located near the intersection of I-5 and I-405, with direct access to Seattle, Bellevue, Tacoma and SeaTac Airport
- Countless retail, restaurant and hotel establishments in the immediate Southcenter area
- Prime location on Andover Park West offers excellent exposure and easy findability



Parkwest Commons