

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**

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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

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For Lease  
**Parkwest Commons**  
Overhead Property Map



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



Conference Center

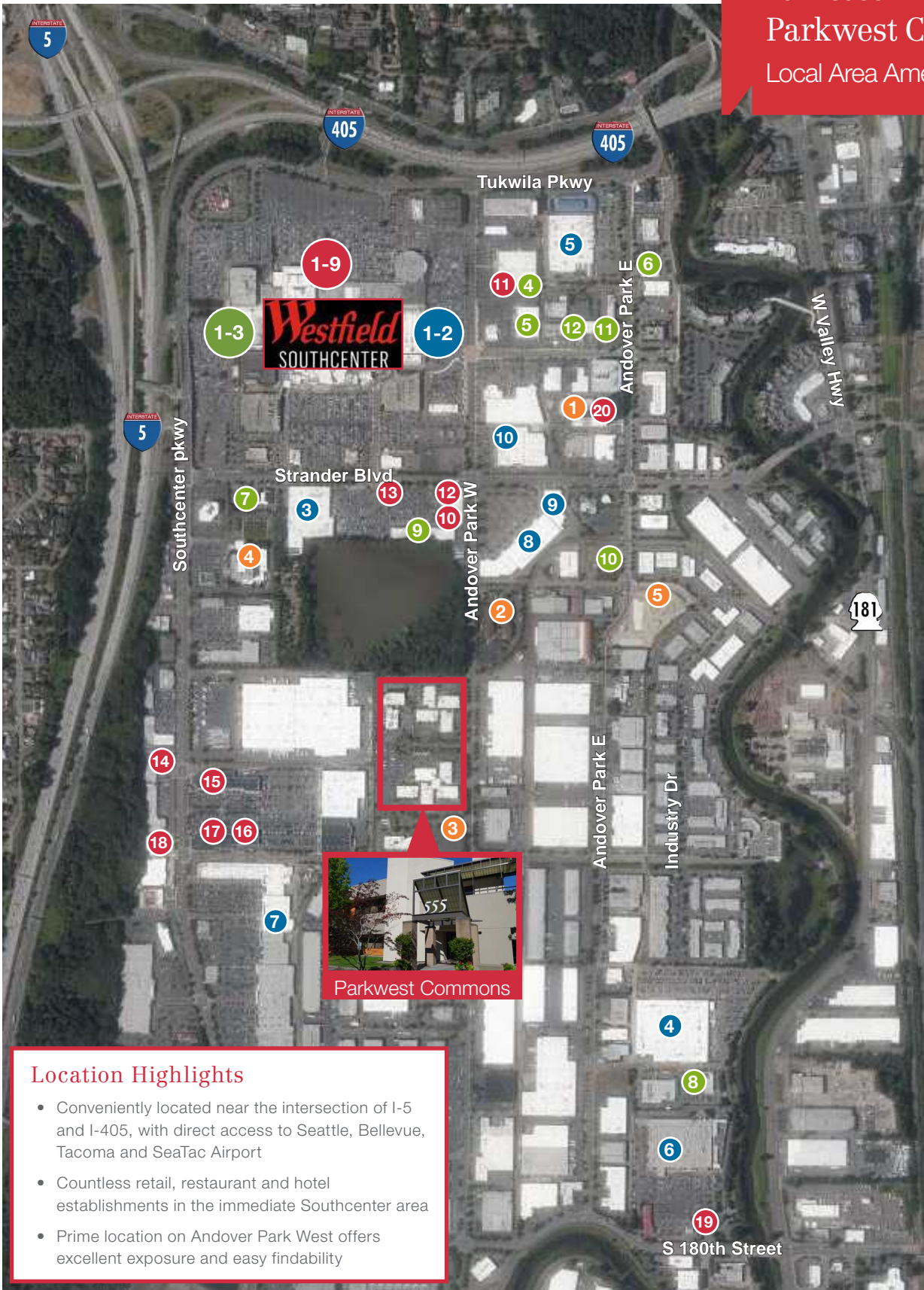


Fitness Center



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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



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