

SEATTLE EXCHANGE @ SOUTHCENTER

Bldg 10 - 11,523 SF Industrial / Office



LISTING INFORMATION

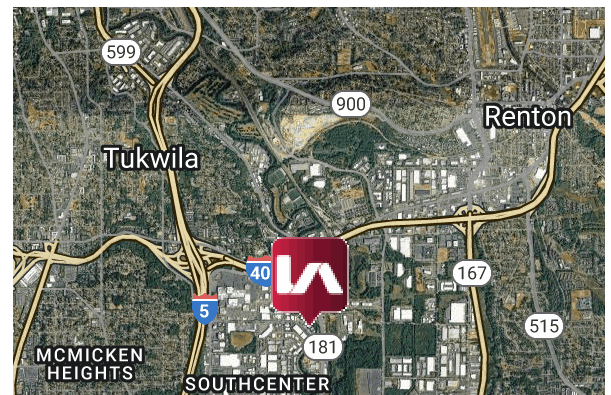
ADDRESS:	652-660 Industry Drive, Tukwila WA
AVAILABLE SF:	11,523 SF (Divisible to 9,698 SF)
OFFICE AREA:	5,622 SF (Divisible to 4,927 SF)
LOADING:	5 Grade Level Doors
LEASE RATE:	\$1.35 PSF/Month, NNN
NNN:	\$0.49 PSF/Month
CLEAR HEIGHT:	12'
AVAILABLE:	September 1, 2024

COMMENTS

High quality flex space located minutes from I-5, I-405, SR-167, and SeaTac Airport. Nearby amenities include Southcenter Mall and Costco. Rare opportunity to lease a flex/incubator space perfect for equipment storage, light manufacturing, R&D, and distribution users. Tenants have the flexibility to expand their footprint in the park within their lease term.

Asking rate includes water, and sewage. Tenant is separately responsible for gas, electric, and pro-rata share of garage (currently \$0.05/SF/month).

LOCATION



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.

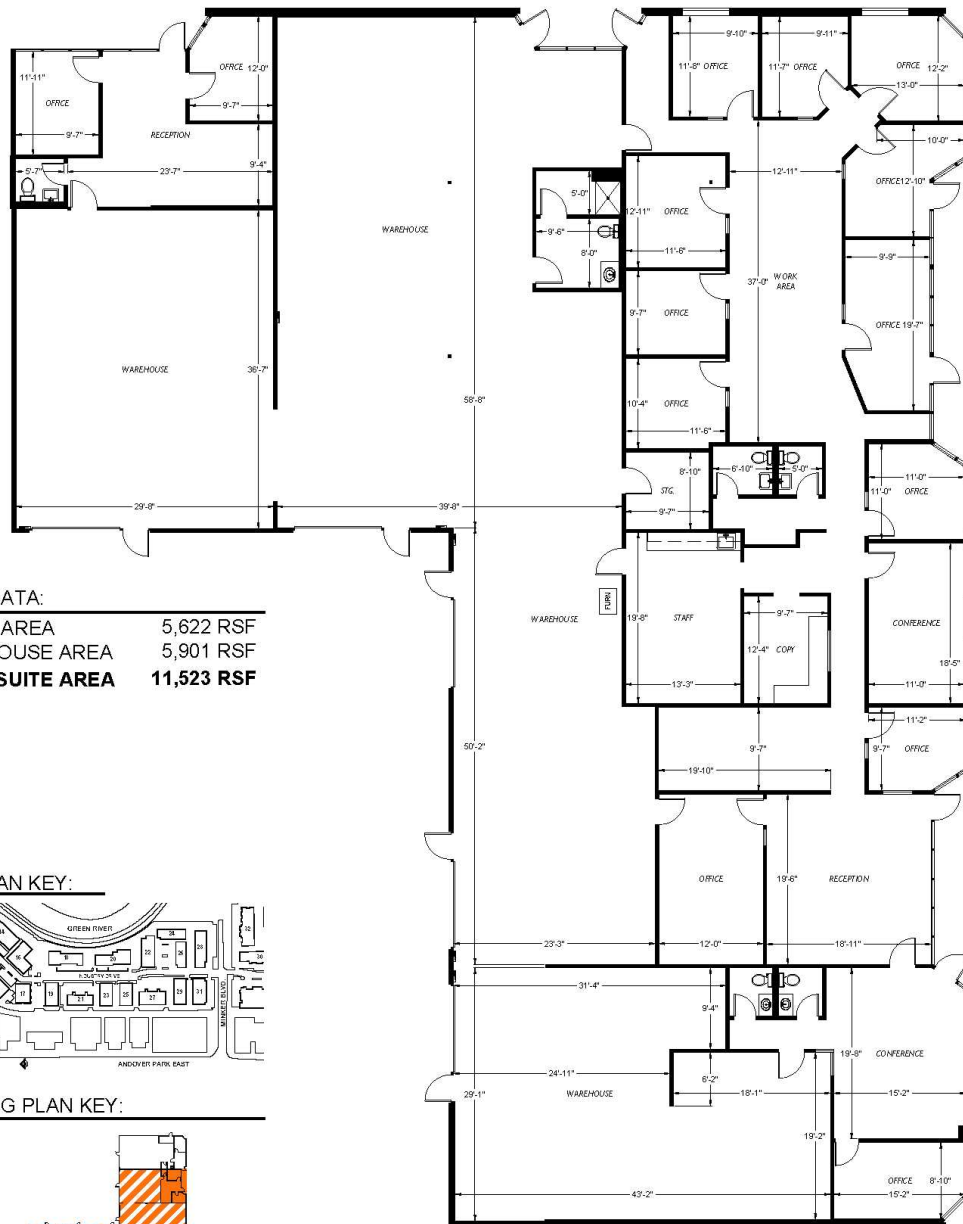


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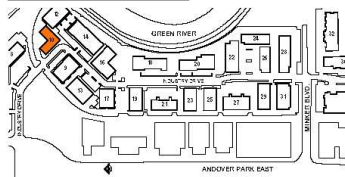
Sean Durkin, SIOR, MSRE, CCIM
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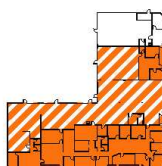
SUITE DATA:

OFFICE AREA	5,622 RSF
WAREHOUSE AREA	5,901 RSF
TOTAL SUITE AREA	11,523 RSF

SITE PLAN KEY:



BUILDING PLAN KEY:



ENTIRE SPACE - 11,523 SF

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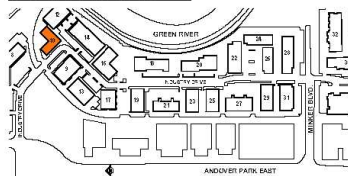
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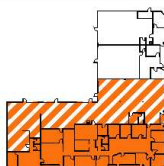
OFFICE AREA	4,927 RSF
WAREHOUSE AREA	4,771 RSF
TOTAL SUITE AREA	9,698 RSF



SITE PLAN KEY:



BUILDING PLAN KEY:



DEMISED SPACE - 9,698 SF