

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

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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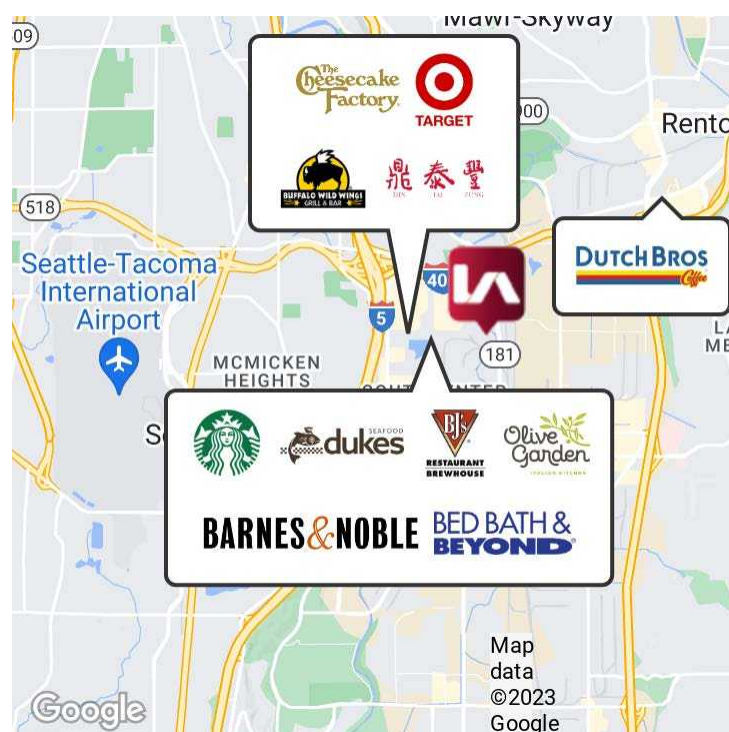
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REPRESENTATIVE LIST OF AVAILABLE SPACES

| 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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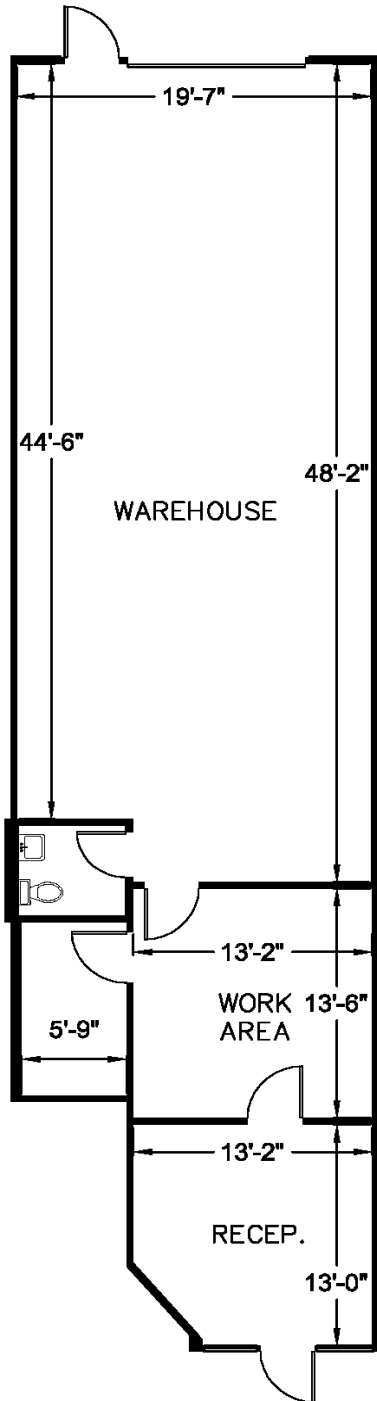
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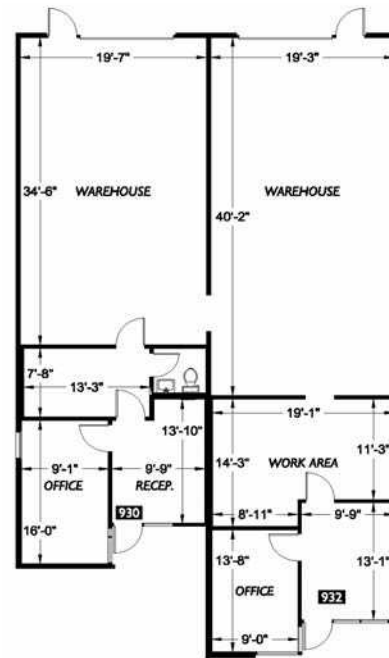
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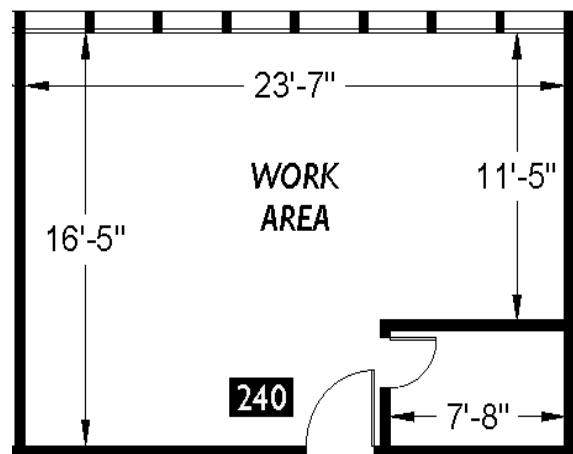
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Sample Office / Warehouse Floor Plan



Sample Office / Warehouse Floor Plan



Sample Office Only Floor Plan

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