

FOR LEASE

GATEWAY CC

12668 INTERURBAN AVE S, BLDG 3
TUKWILA, WA

As-is: 5,786 SF total / 4,606 SF office / 1,180 SF whse
Market-ready: 5,786 SF total/ 3,319 SF office / 2,449
SF whse (market-ready by 1/1/25)

Two grade-level doors with shared dock-high
loading ramp

\$1.25 shell / \$1.25 office asking rates

2024 est. NNN \$0.54 PSF (excludes separately
metered utilities, janitorial and quarterly HVAC
maintenance)

New exterior paint

BRIAN CLAPP

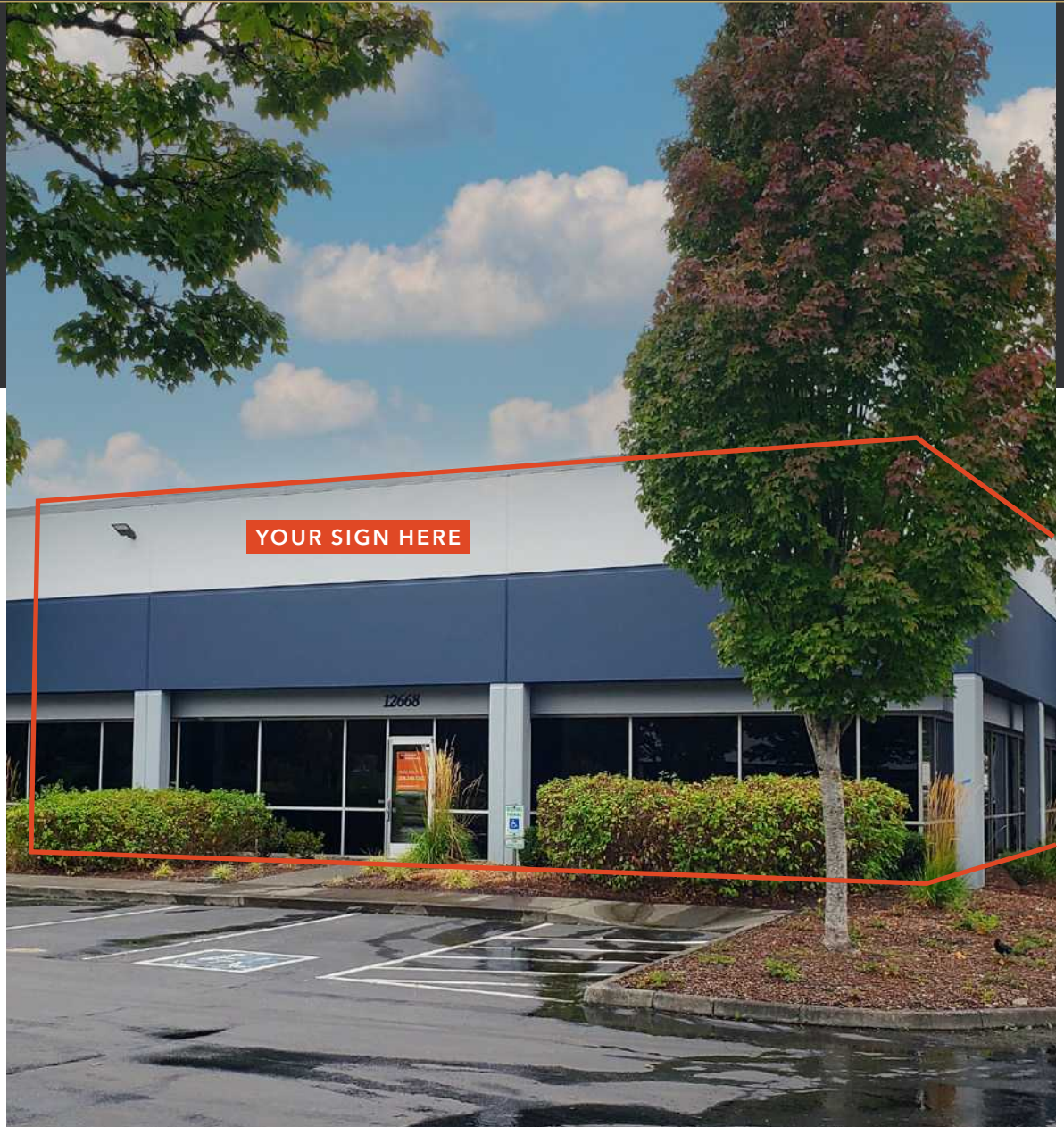
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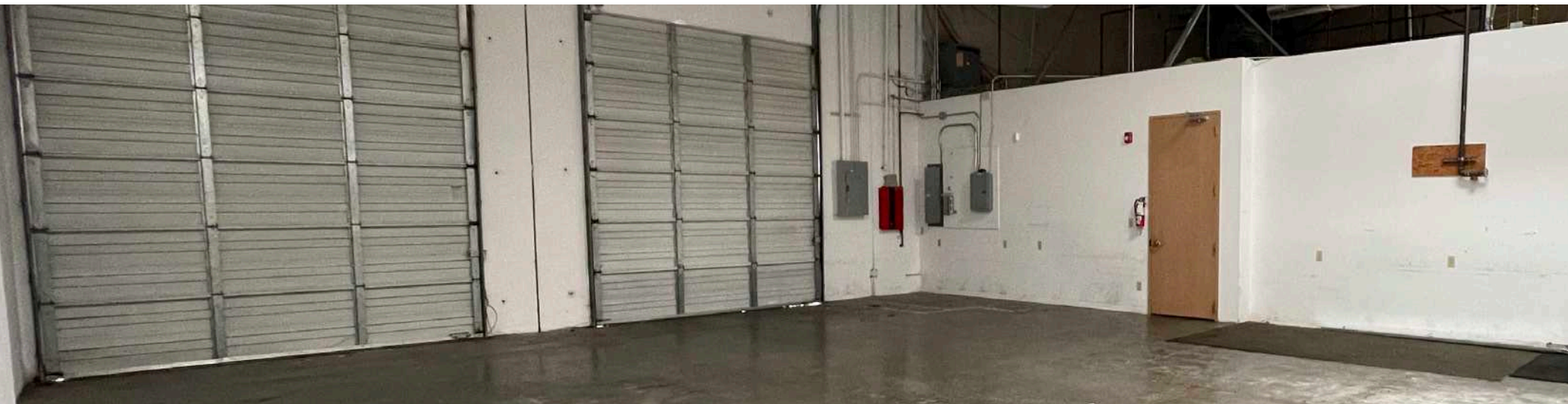


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GATEWAY CORPORATE CENTER

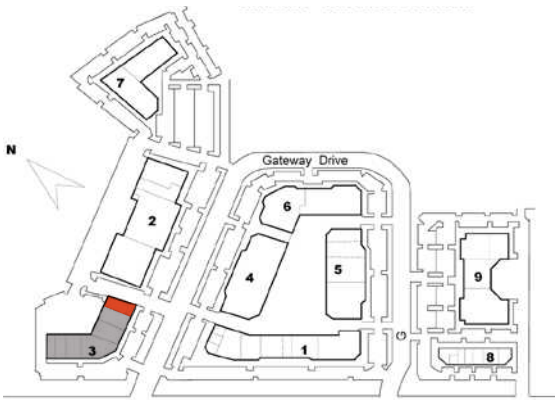
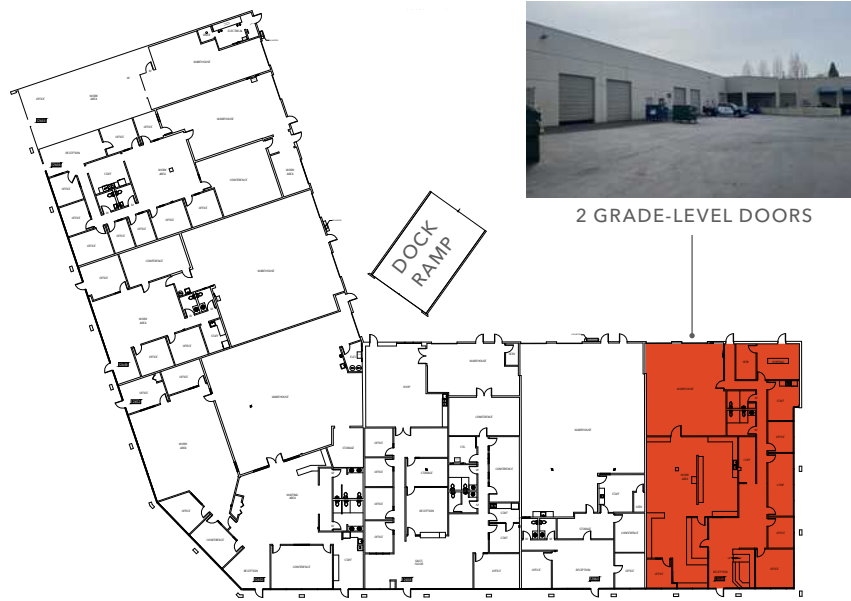


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FLOOR & SITE PLANS



5,786 SF

AVAILABLE

4,606 SF

OFFICE

1,180 SF

WAREHOUSE

NOW

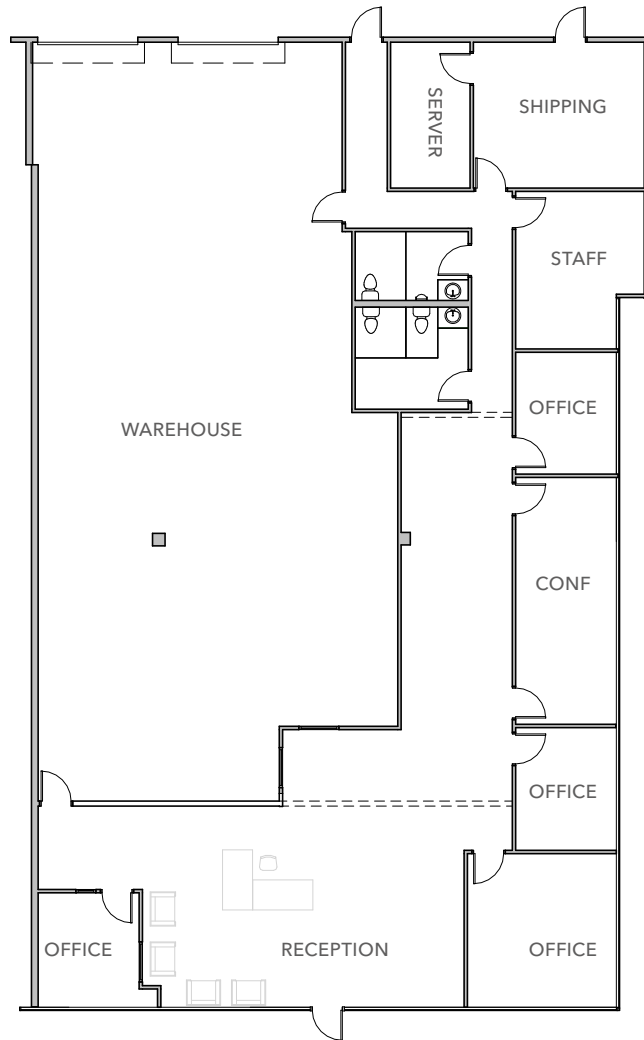
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LANDLORD MAKE READY PLAN



5,786 SF

AVAILABLE

3,319 SF

OFFICE

2,449 SF

WAREHOUSE

1/1/2025

AVAILABLE

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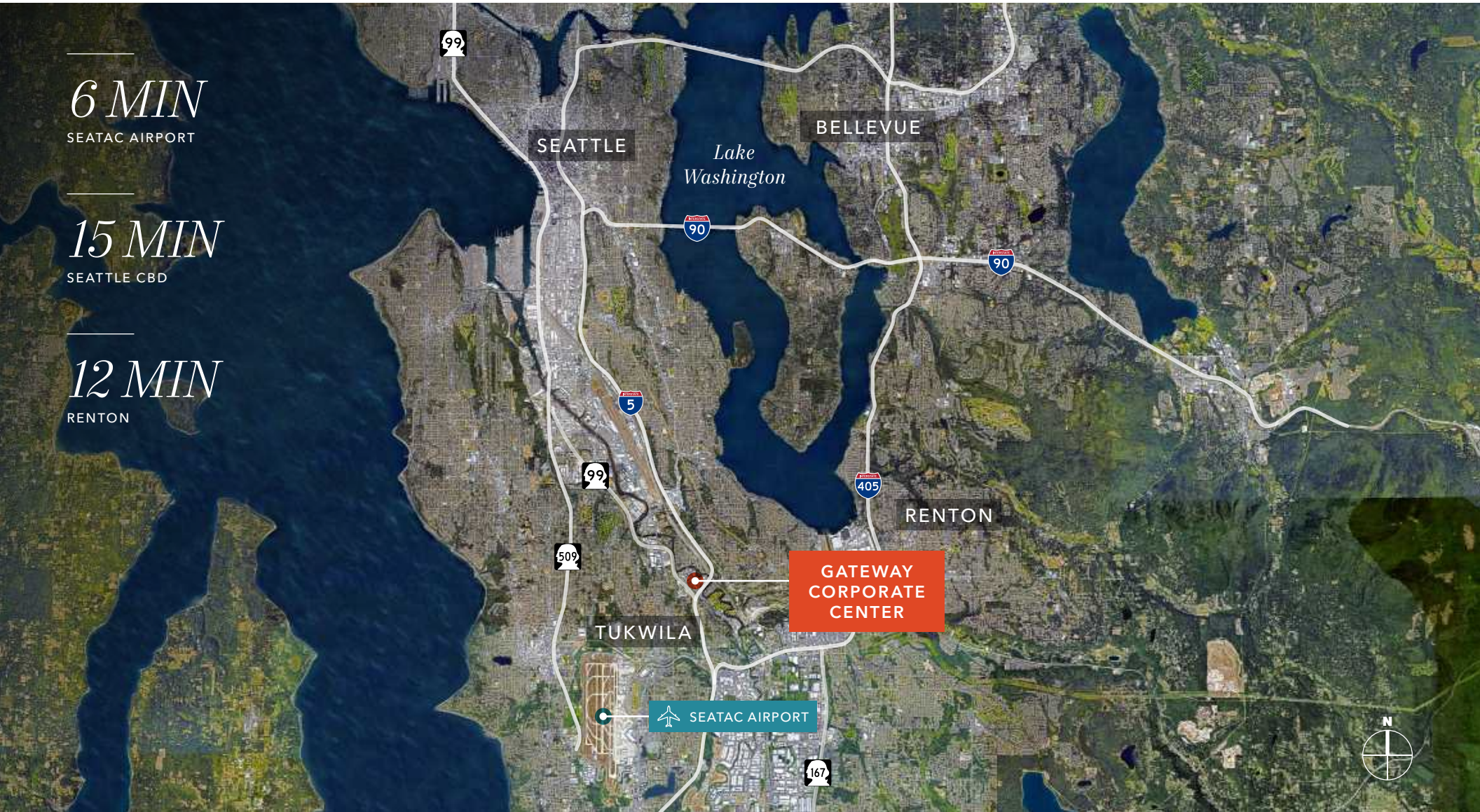


GATEWAY CORPORATE CENTER

6 MIN
SEATAC AIRPORT

15 MIN
SEATTLE CBD

12 MIN
RENTON



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