

SEATTLE EXCHANGE @ SOUTHCENTER



NEWLY RENOVATED

601-699 STRANDER BOULEVARD | TUKWILA | WASHINGTON | 98188

FOR MORE INFORMATION:

SEAN DURKIN, SIOR, MSRE, CCIM
425.830.2647
sdurkin@lee-associates.com

JOHN BRUSSA
425.891.1424
jbrussa@lee-associates.com

SCOTT HILL
510.393.6661
shill@lee-associates.com

PROPERTY FEATURES

- Newly renovated turnkey suites available for immediate occupancy
- Flexible configuration options: 200 - 10,000 SF
- All roll-up doors are approximately 10'x10'
- Rare dock high spaces under 10,000 SF
- Flex, warehouse and pure office suites available
- Flexible lease structures available
- On-site management for quick response
- Zoned TUC (City of Tukwila)
- Close to Westfield Southcenter Mall and Costco

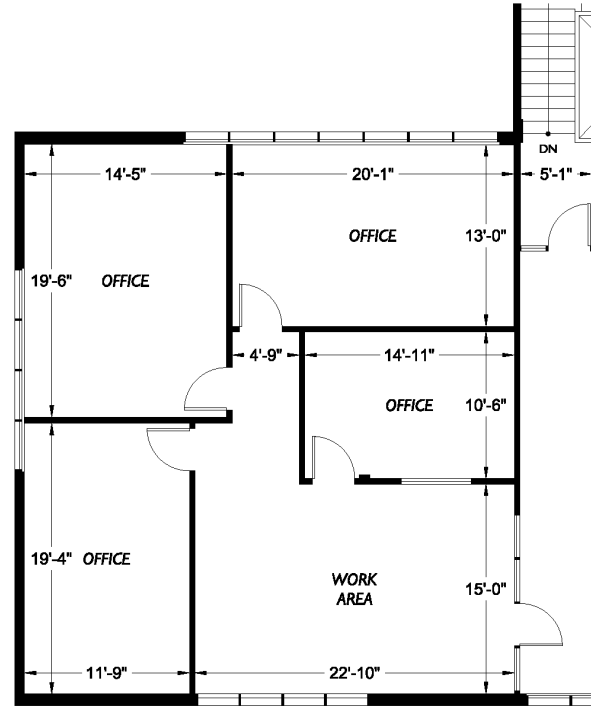
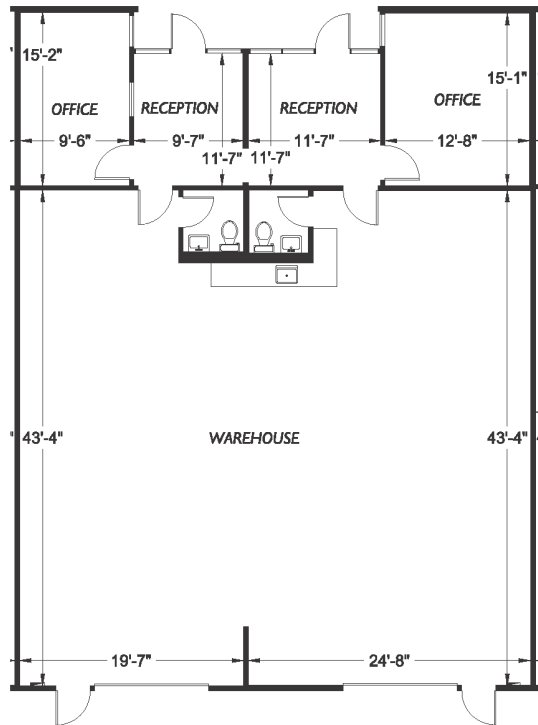
PROPERTY WEBSITE



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SEATTLE EXCHANGE @ SOUTHCENTER

SITE PLAN



Sample Floor Plans



FOR MORE INFORMATION

SEAN DURKIN, SIOR, MSRE, CCIM
 425.830.2647
sdurkin@lee-associates.com

JOHN BRUSSA
 425.891.1424
jbrussa@lee-associates.com

SCOTT HILL
 510.393.6661
shill@lee-associates.com

SEATTLE EXCHANGE @ SOUTHCENTER
 601-699 STRANDER BOULEVARD
 TUKWILA, WA 98188



REPRESENTATIVE LIST AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE
Bldg 30 - 1010 & 1012	4,225	1,523	\$2.10 PSF / Month, Modified Gross
Bldg 40 - 1146-1148	2,717	721	\$2.10 PSF / Month, Modified Gross
Bldg 32 - 1030	2,410	540	\$2.10 PSF / Month, Modified Gross
Bldg 6 - 576	1,541	1,541	\$2.00 PSF / Month, Full Service
Bldg D - 607	1,460	683	\$2.10 PSF / Month, Modified Gross
Bldg C - 697	740	371	\$2.10 PSF / Month, Modified Gross
Bldg 4 - 560	714	714	\$2.00 PSF / Month, Full Service

SEATTLE EXCHANGE @ SOUTHCENTER



FOR MORE INFORMATION

SEAN DURKIN, SIOR, MSRE, CCIM
425.830.2647
sdurkin@lee-associates.com

JOHN BRUSSA
425.891.1424
jbrussa@lee-associates.com

SCOTT HILL
510.393.6661
shill@lee-associates.com

LEE & ASSOCIATES
170 120th Avenue NE, Suite 203
Bellevue, WA 98005
www.lee-nw.com

**SEATTLE EXCHANGE @
SOUTHCENTER**
601-699 STRANDER BOULEVARD
TUKWILA, WA 98188

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



SEATTLE EXCHANGE @ SOUTHCENTER

AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

- Costco
- Home Depot
- REI
- Courtyard by Marriott
- Dick's Sporting Goods
- Westfield Mall

FOR MORE INFORMATION

SEAN DURKIN, SIOR, MSRE, CCIM
425.830.2647
sdurkin@lee-associates.com

JOHN BRUSSA
425.891.1424
jbrussa@lee-associates.com

SCOTT HILL
510.393.6661
shill@lee-associates.com

SEATTLE EXCHANGE @ SOUTHCENTER
601-699 STRANDER BOULEVARD
TUKWILA, WA 98188



NEARBY AMENITIES