

# SEATTLE EXCHANGE @ SOUTHCENTER



NEWLY RENOVATED

601-699 STRANDER BOULEVARD | TUKWILA | WASHINGTON | 98188

## FOR MORE INFORMATION:

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## 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

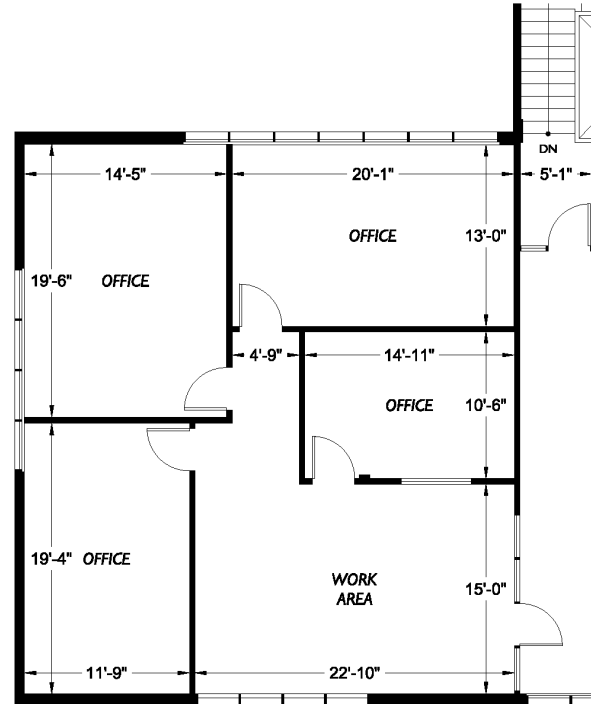
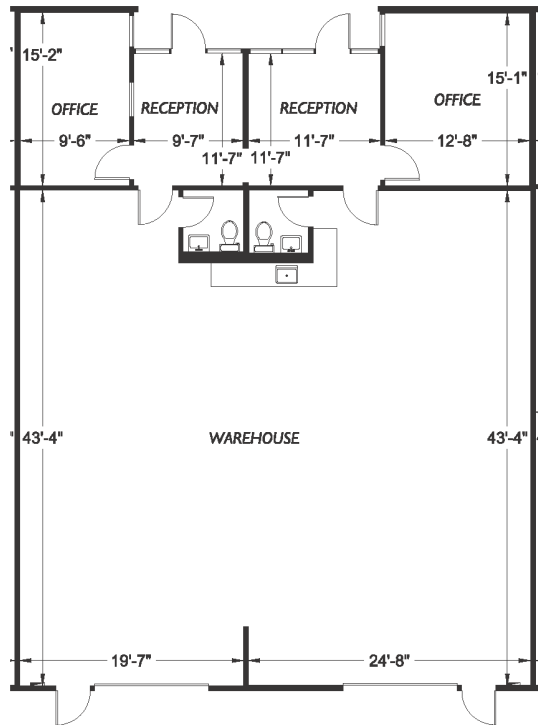
## PROPERTY WEBSITE



*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.*

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## SITE PLAN



Sample Floor Plans



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### 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



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





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## AMENITIES & IMPROVEMENTS



### NEARBY AMENITIES

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

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NEARBY AMENITIES