FOR SUBLEASE

IMMEDIATE ACCESS
To Hwy 599 and I-5

599

INTERSTATE 5

S 133RD ST

43RD AVE S

SUBJECT PROPERTY

MACADAM RD S

INTERURBAN AVE S

FOSTORIA BUSINESS PARK

±5,009 SF Available for Sublease

4491 S 134TH PL, TUKWILA, WA 98168

PRICING

$1.92/SF monthly Modified Gross - inclusive of all costs except utilities

$9,600 total monthly

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
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KIDDER.COM

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SUBJECT
PROPERTY

PROPERTY OVERVIEW

AVAILABLE	August 1, 2025 (possibly sooner)
OFFICE SF	1,000 SF
WAREHOUSE SF	4,000 SF
GRADE DOORS	1
DOCK DOORS	1
CLEAR HEIGHT	18'
ZONING	LI - Commercial Light Industrial
ZONING MUNICIPALITY	City of Tukwila →∣ VIEW ZONIING MAP →∣ VIEW ZONIING USE TABLE
TERMS	Sublease expires 1/31/2029

→ VIEW PHOTOS
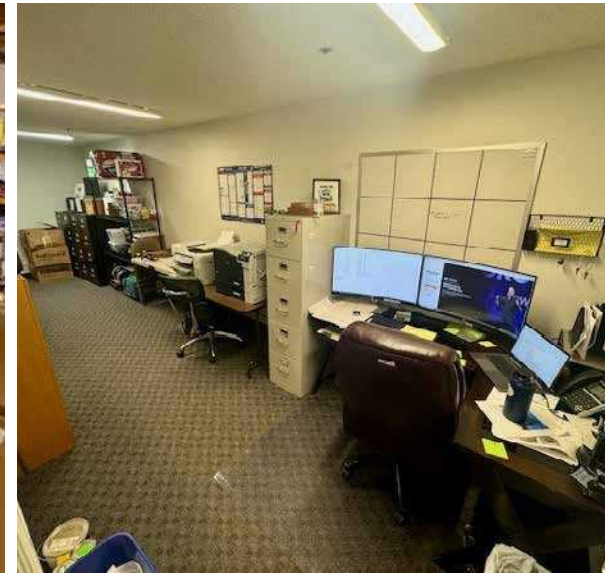
$1.92/SF
MONTHLY
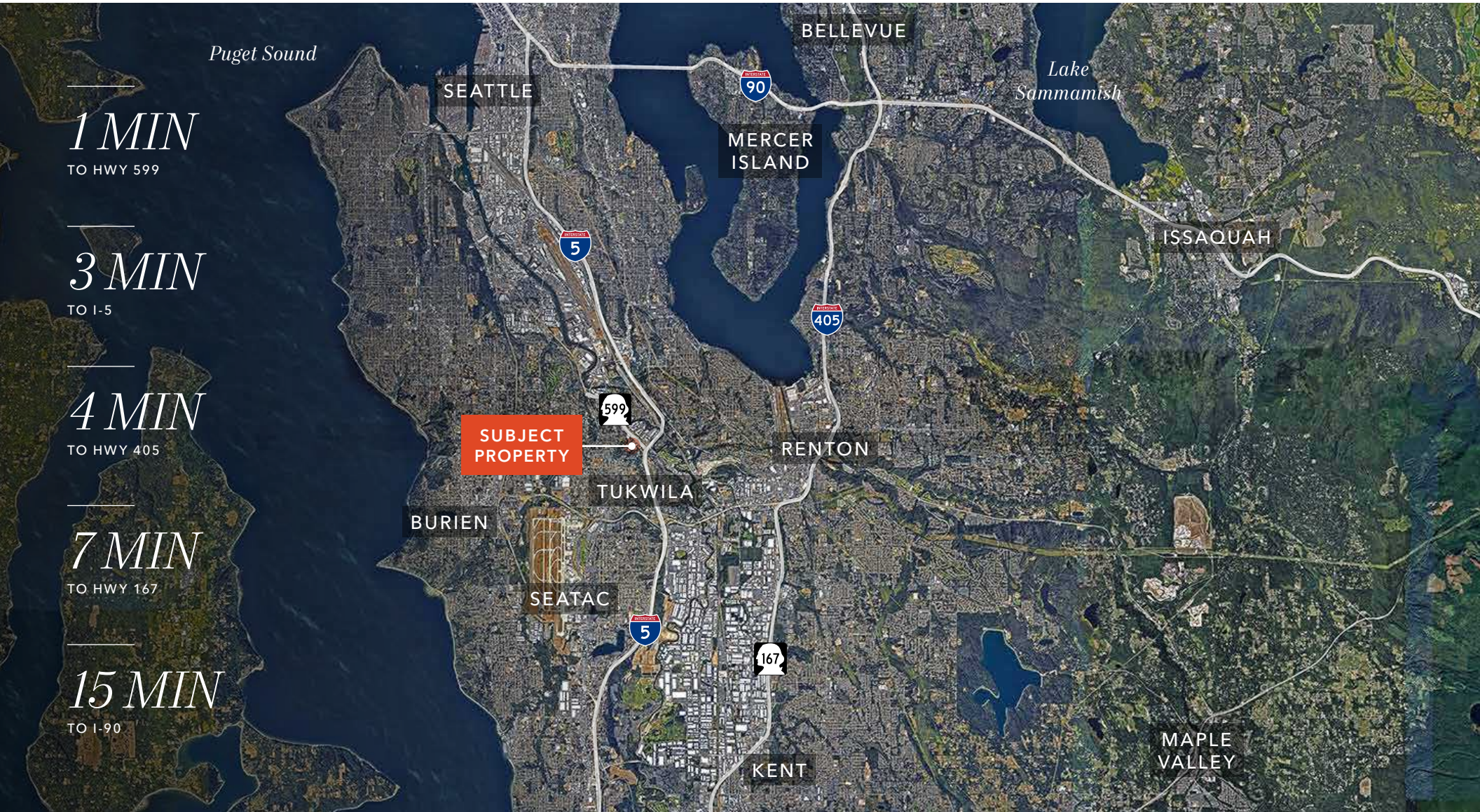MODIFIED GROSS
(EXCLUDING UTILITIES)

$9,600
TOTAL MONTHLY

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Puget Sound

SEATTLE

BELLEVUE

Lake Sammamish

90

MERCER ISLAND

ISSAQUAH

5

405

1 MIN
TO HWY 599

3 MIN
TO I-5

4 MIN
TO HWY 405

599

SUBJECT PROPERTY

RENTON

TUKWILA

BURIEN

7 MIN
TO HWY 167

SEATAC

5

15 MIN
TO I-90

167

KENT

MAPLE VALLEY

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