



**39,690 SF AVAILABLE**  
FOR LEASE



[www.555monsterroad.com](http://www.555monsterroad.com)

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ELION  
**KBCADVISORS**



## AVAILABILITY OVERVIEW



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## SUITE B SPECS

**39,690 SF**  
TOTAL SF

**1,097 SF**  
OFFICE SF

**7**  
DH DOORS

**1**  
GL DOOR

**30'**  
CLEAR HEIGHT

**LED**  
MOTION-SENSORED  
LIGHTING THROUGHOUT



E L I O N

KBCADVISORS



**ACCESS  
MAP**

INGRESS ←

EGRESS →

HWY 167 2 MINUTES

I-405 3 MINUTES

I-5 6 MINUTES

I-90 16 MINUTES

**M555**  
MONSTER RD

518

5

405

5

405

167

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## PREMIER REGIONAL CONNECTIVITY



### 1 HOUR DRIVE TIME

	FORKLIFT DRIVERS	WAREHOUSE WORKERS	ASSEMBLERS & FABRICATORS
2024 RESIDENT WORKERS	7,161	63,851	16,062
2019 - 2024 % CHANGE IN RESIDENT WORKERS	32%	7%	-6%
2024 NET COMMUTERS	1,020	8,943	2,497
AVERAGE HOURLY EARNINGS	\$24.32	\$23.58	\$19.54

### REGIONAL CONNECTIVITY



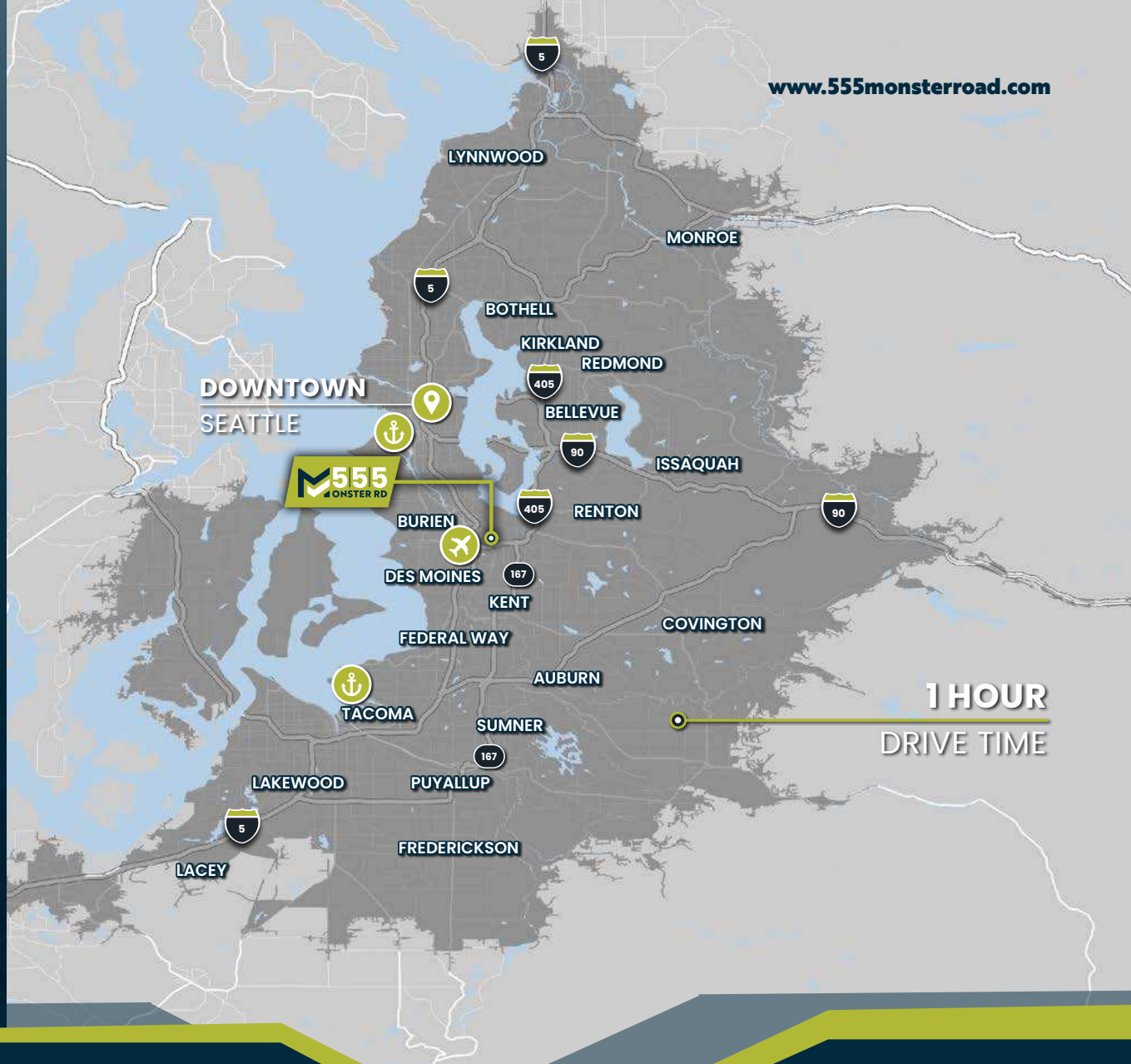
	SEATAC INTERNATIONAL AIRPORT	5.2 MILES
	DOWNTOWN SEATTLE	10.9 MILES
	PORT OF SEATTLE	12.2 MILES
	PORT OF TACOMA	22.2 MILES

### 2024 POPULATION

30 MINUTES



1,618,262



1 HOUR  
DRIVE TIME

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