

OFFICE SPACE FOR LEASE

Professional Workspace in the Heart of Burien's Downtown Core



**AVAILABLE
SPACE**

SUITE 100

1,770 RSF

Available
July 1, 2025

Base Rate
\$22.00/RSF

NNN Rate
\$5.81/RSF

KJD BUILDING

131 SW 156th Street | Burien, WA 98166

Maxton MacLachlan

Associate Vice President
(425) 586-4659

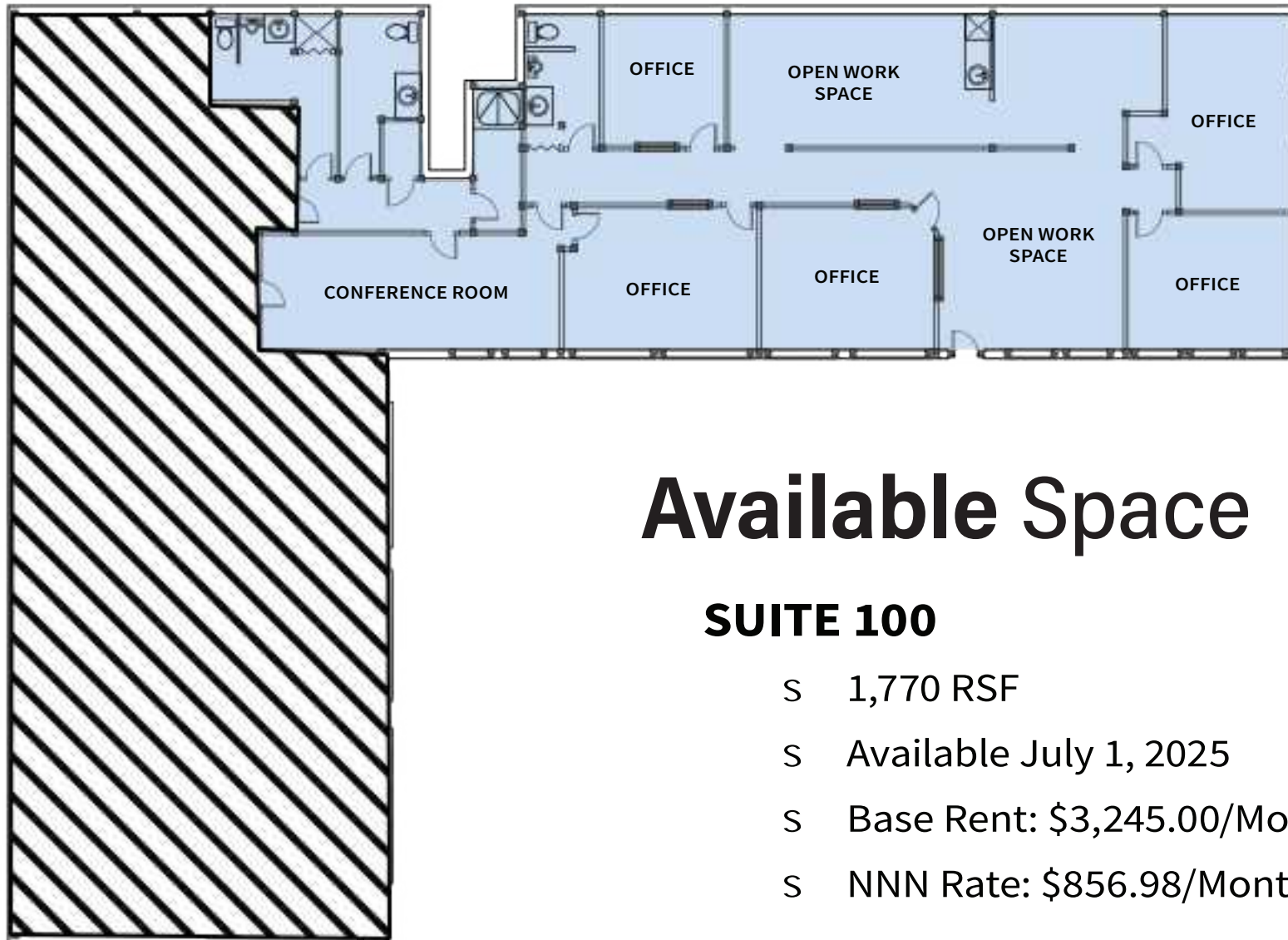
mmaclachlan@leibsohn.com

Property Highlights

- Close to SeaTac International Airport
- Easy Access to SR-509, SR-518, and I-5
- Comcast & Century Link Available
- Parking Ratio: 2/1,000 RSF



Building Floor Plan

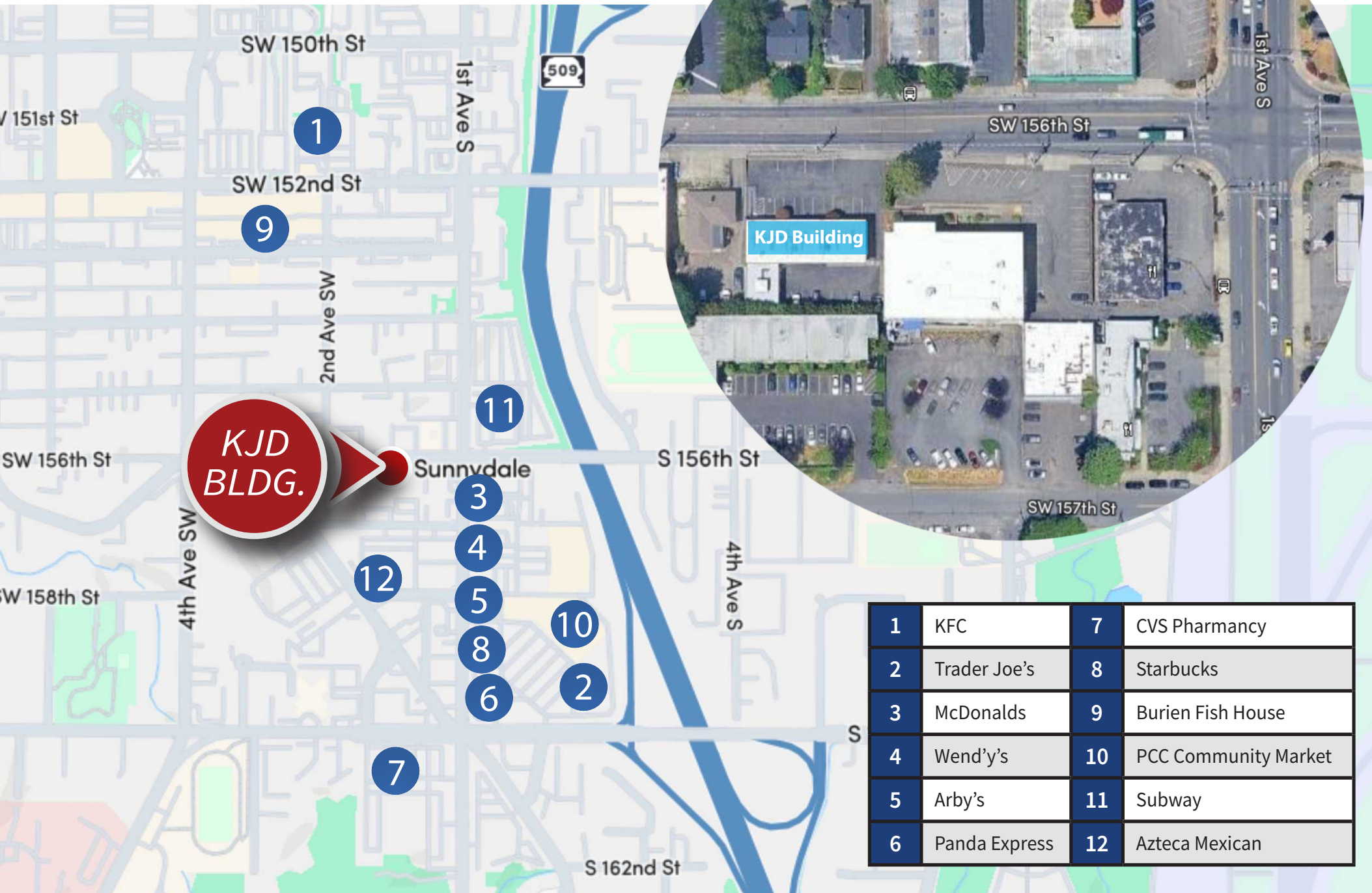


Available Space

SUITE 100

- S 1,770 RSF
- S Available July 1, 2025
- S Base Rent: \$3,245.00/Month + NNN
- S NNN Rate: \$856.98/Month

Amenity Map



**KJD
BLDG.**

1	KFC	7	CVS Pharmacy
2	Trader Joe's	8	Starbucks
3	McDonalds	9	Burien Fish House
4	Wend'y's	10	PCC Community Market
5	Arby's	11	Subway
6	Panda Express	12	Azteca Mexican

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 **Leibsohn & Company**
Commercial Real Estate Services