

FOR LEASE

GATEWAY CC

12668 INTERURBAN AVE S, BLDG 3
TUKWILA, WA

5,786 SF total/ 3,319 SF office / 2,449 SF warehouse
(market-ready now)

Two grade-level doors with shared dock-high
loading ramp

\$1.25 shell / \$1.25 office asking rates

2025 est. NNN \$0.5921 PSF (excludes separately
metered utilities and janitorial services)

New exterior paint

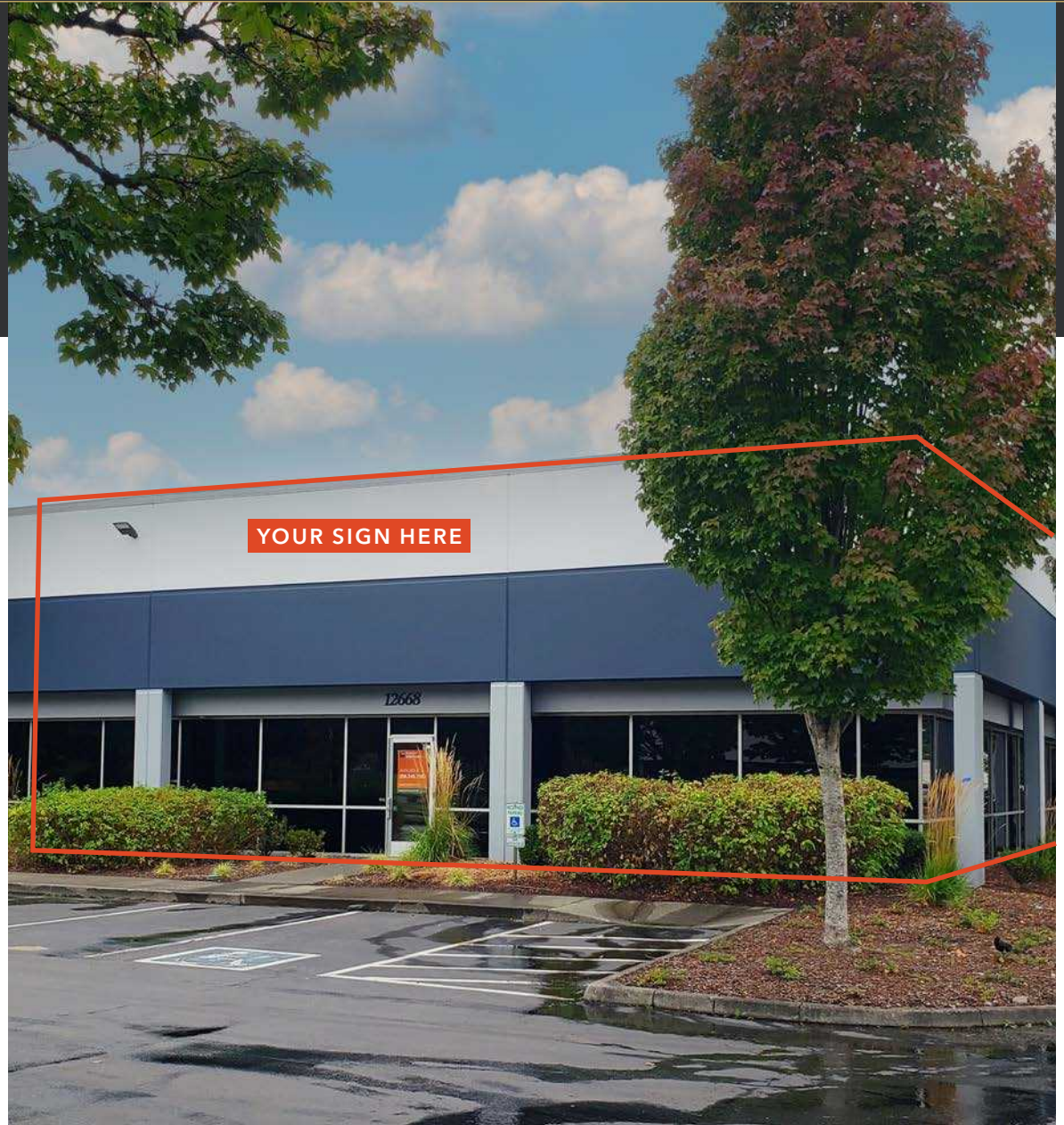
Market Ready - see pg. 2 photos

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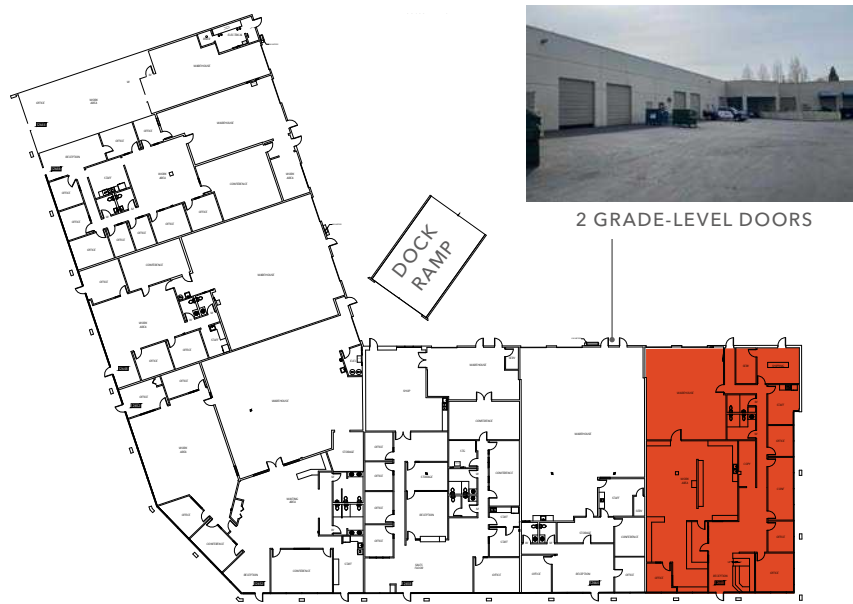




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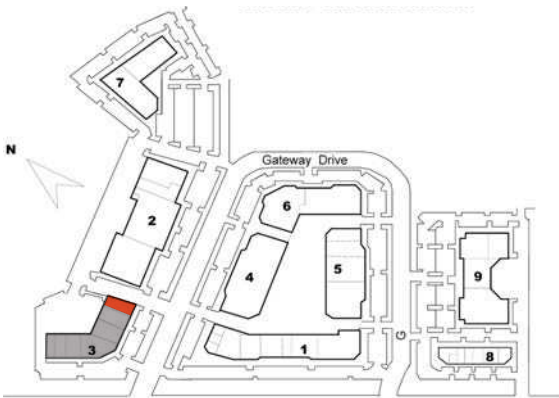
SITE PLANS



2 GRADE-LEVEL DOORS



SHARED DOCK RAMP



5,786 SF

AVAILABLE

3,319 SF

OFFICE

2,249 SF

WAREHOUSE

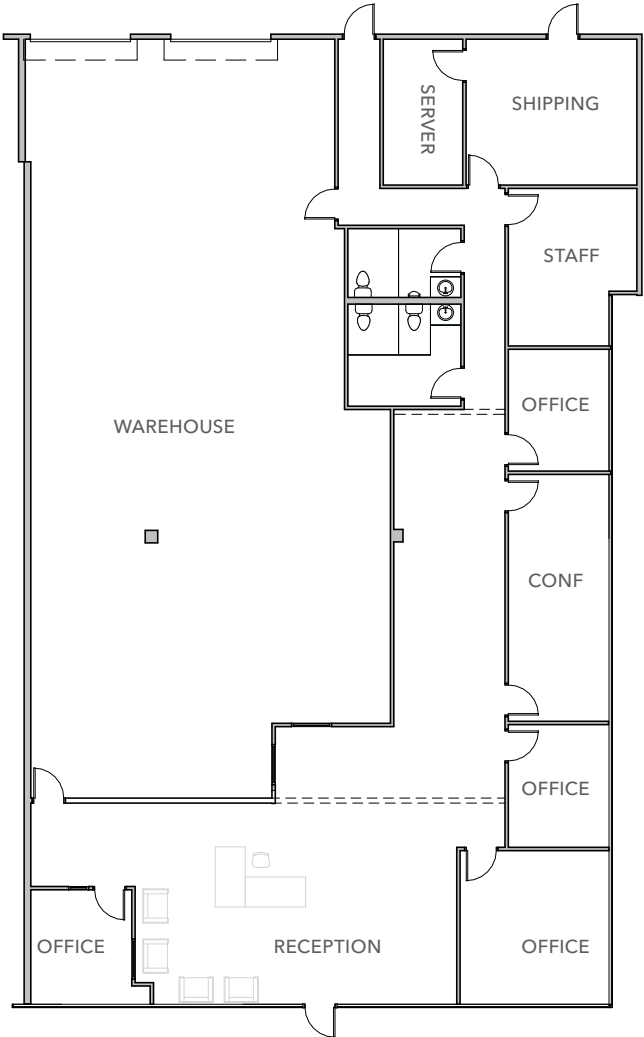
NOW

AVAILABLE

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LANDLORD MARKET READY PLAN NOW AVAILABLE



5,786 SF

AVAILABLE

3,319 SF

OFFICE

2,449 SF

WAREHOUSE

NOW

AVAILABLE

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GATEWAY CORPORATE CENTER

6 MIN

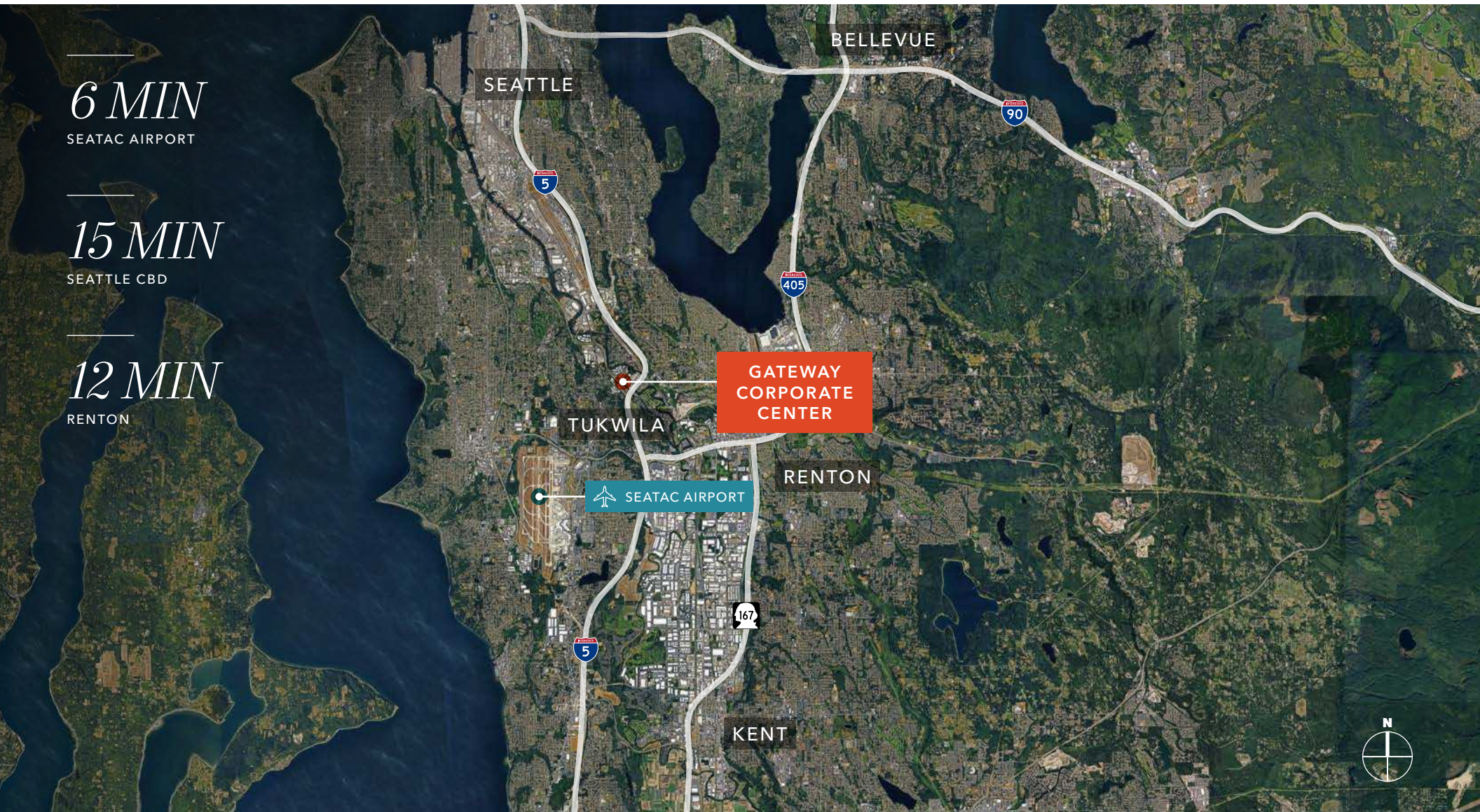
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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