

FOR LEASE

GATEWAY CC

12856 INTERURBAN AVE S, BLDG 1
TUKWILA, WA

6,246 SF total / 4,818 SF office / 1,438 SF warehouse

1 grade-level / 1 dock-high door

\$1.25 shell / \$1.25 office asking rates

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

Available November 1, 2025

BRIAN CLAPP

206.248.7316 | brian.clapp@kidder.com

SPENCER CLAPP

206.248.7427 | spencer.clapp@kidder.com

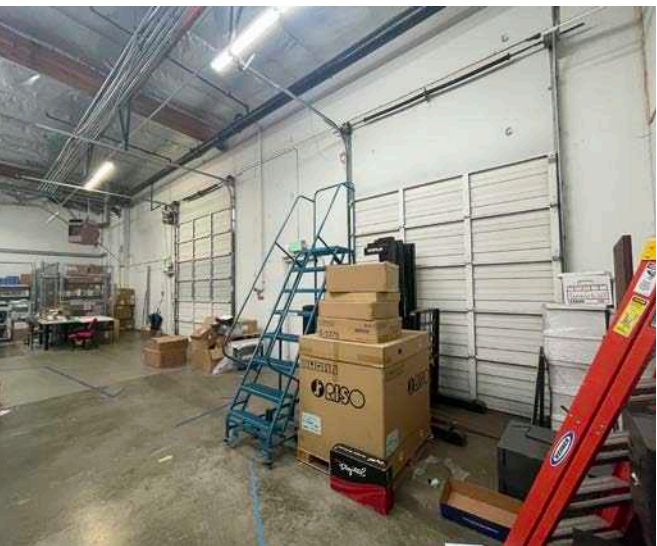


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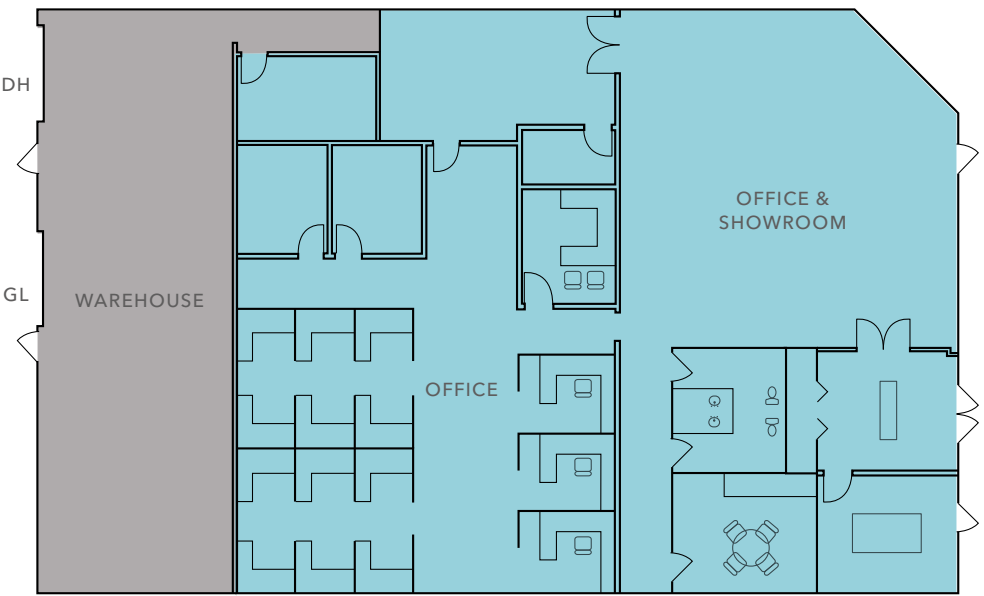
GATEWAY CORPORATE CENTER



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FLOOR & SITE PLANS

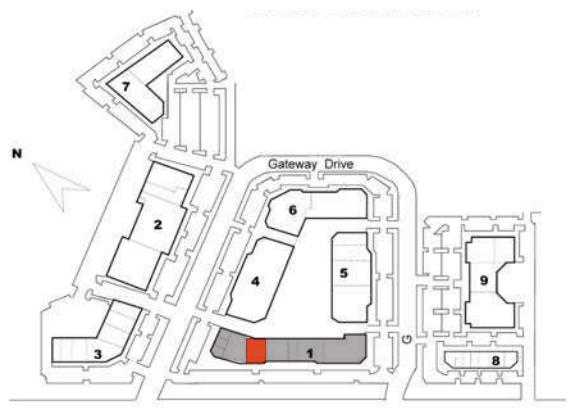


6,246 SF
AVAILABLE

4,818 SF
OFFICE

1,438 SF
WAREHOUSE

11/1/25
AVAILABLE



1 GRADE-LEVEL DOOR
& 1 DOCK-HIGH DOOR

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GATEWAY CORPORATE CENTER

6 MIN

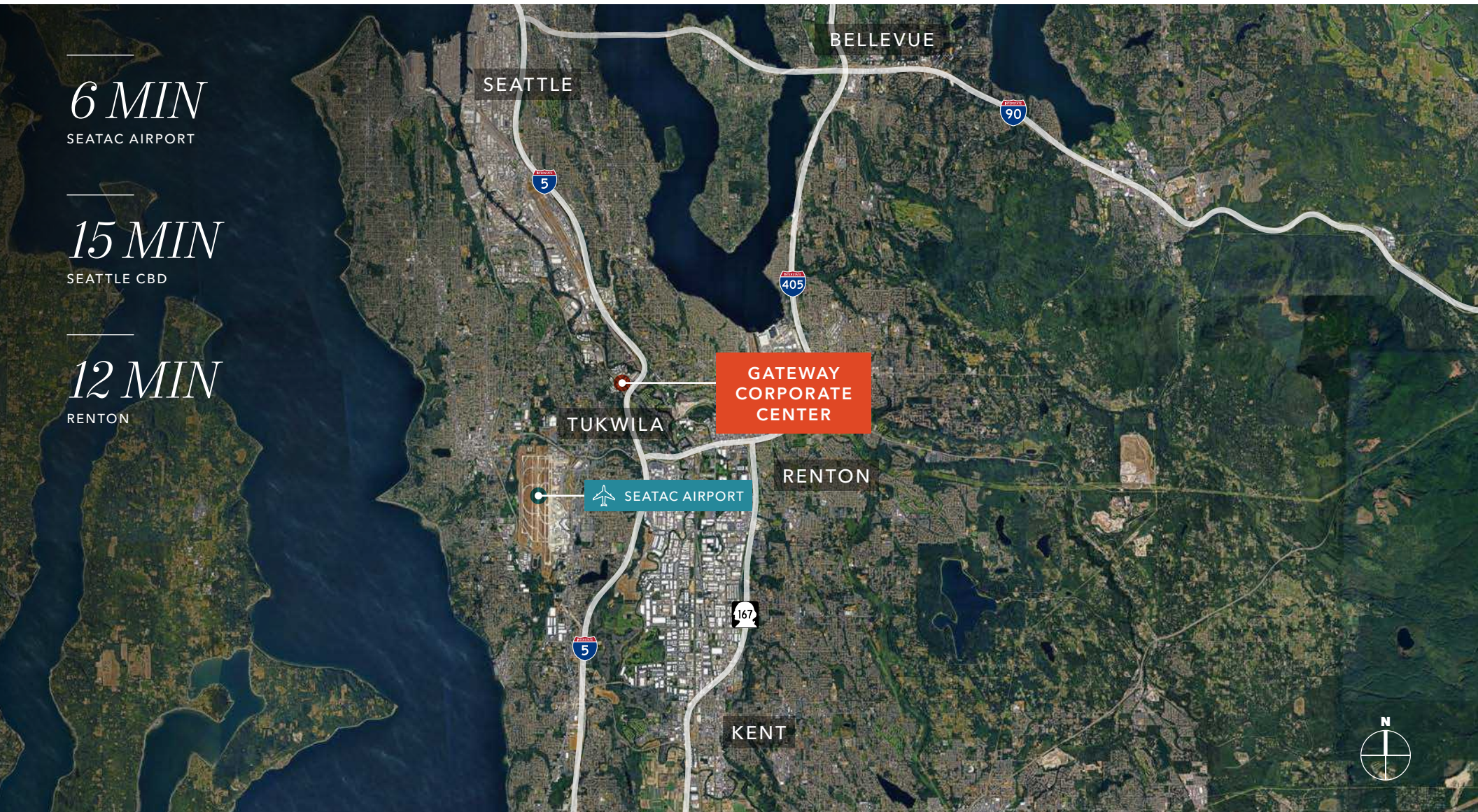
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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