

FOR LEASE

# BURIEN PROFESSIONAL OFFICE

*1,235 RSF Office Space Available  
for Lease in Burien*

15511 3RD AVENUE SW | BURIEN, WA



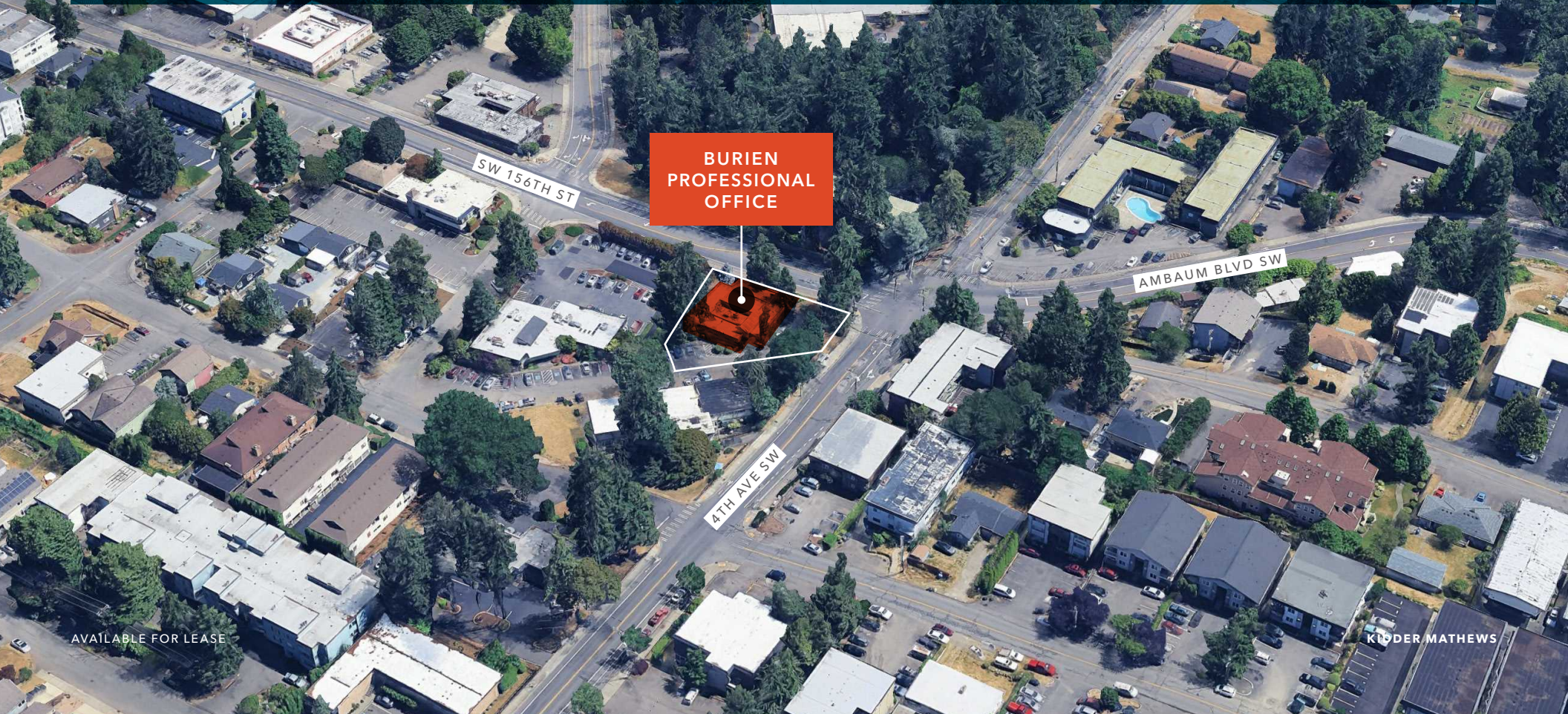


BURIEN PROFESSIONAL OFFICE

# STRATEGICALLY LOCATED IN THE *HEART OF BURIEN*

This property offers an ideal opportunity for professional or medical tenants seeking convenience, visibility, and accessibility. Located just minutes from Highline Medical Center, Burien Town Square, and nearby retail and dining options, the site provides quick access to SR-509, SR-518, and Sea-Tac International Airport.

Surrounded by residential neighborhoods with public transportation within walking distance, the location is both convenient and connected. The second floor is occupied by both the owner and an established medical practice.



AVAILABLE FOR LEASE

KIDDER MATHEWS





#### PROPERTY OVERVIEW

ADDRESS	15511 3rd Avenue SW, Burien, WA
AVAILABLE RSF	1,235 RSF
MONTHLY BASE RENT	\$2,264.00, NNN
MONTHLY EST. NNN'S	\$978.00
YEAR BUILT	1981
RENOVATED	2022
CONSTRUCTION	Wood frame
PARKING	2 reserved spots and 1-2 available on a first come first served basis
AVAILABLE	Upon completion of improvements

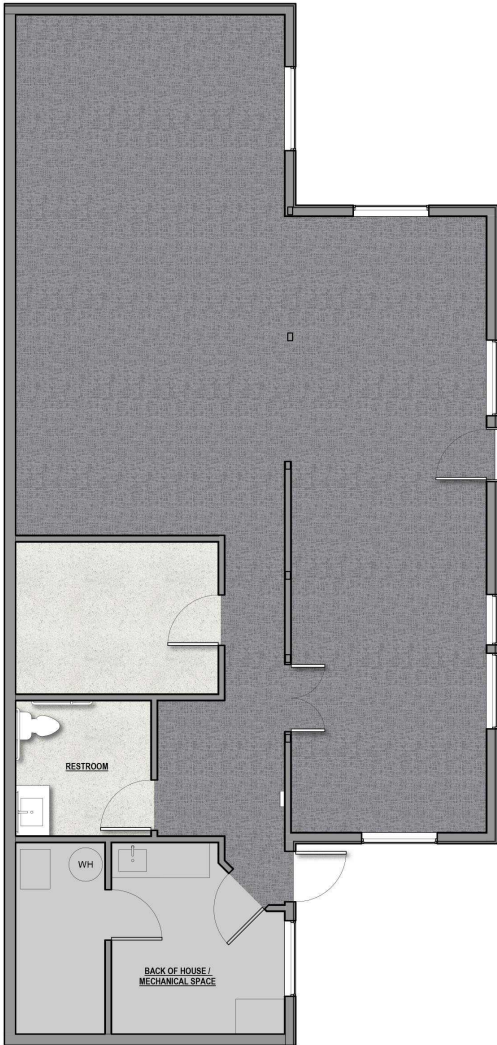
*1,235 SF*  
AVAILABLE

*\$2,264*  
MONTHLY BASE RENT

*2022*  
YEAR RENOVATED

*\$978*  
MONTHLY EST. NNN'S

FLOOR PLAN OPTION 1



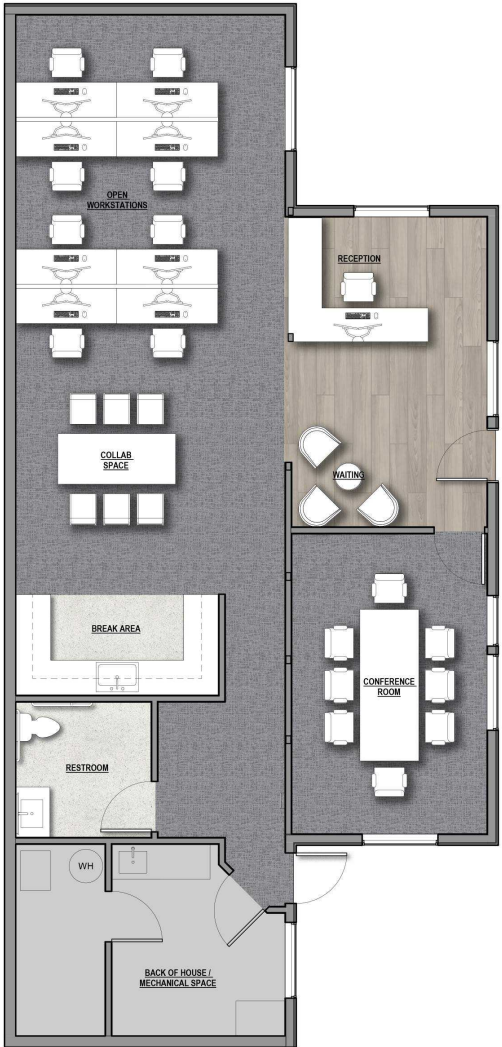
FLOOR PLAN OPTION 2



FLOOR PLAN OPTION 3



FLOOR PLAN OPTION 4





# HIGHLY- ACCESSIBLE LOCATION

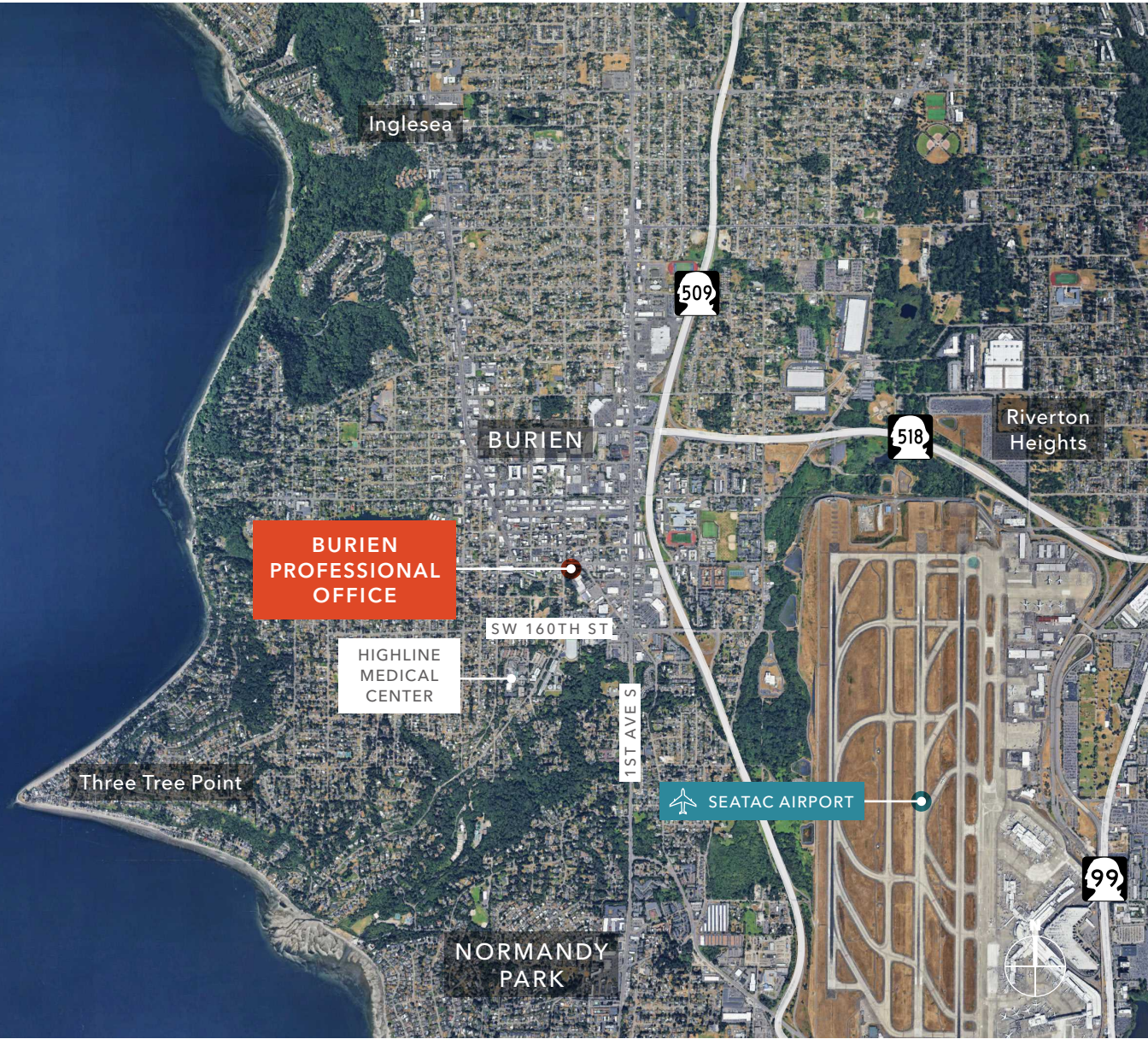
Close to SeaTac Airport, Highline Medical Center, and Burien Town Square

Conveniently located near major confluences Highway 509, Highway 518, and Highway 99

Easy for visitors to locate

**7 MIN**  
SEATAC AIRPORT

**20 MIN**  
SEATTLE CBD







## BURIEN PROFESSIONAL OFFICE

*For more information on  
this property, please contact*

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