

# SEATTLE EXCHANGE @ SOUTHCENTER



NEWLY RENOVATED

601-699 STRANDER BOULEVARD | TUKWILA | WASHINGTON | 98188

## FOR MORE INFORMATION:

**SEAN DURKIN, SIOR, MSRE, CCIM**  
425.830.2647  
sdurkin@lee-associates.com

**JOHN BRUSSA**  
425.891.1424  
jbrussa@lee-associates.com

**SCOTT HILL**  
510.393.6661  
shill@lee-associates.com

## PROPERTY FEATURES

- Newly renovated turnkey suites available for immediate occupancy
- Flexible configuration options: 200 - 10,000 SF
- All roll-up doors are approximately 10'x10'
- Rare dock high spaces under 10,000 SF
- Flex, warehouse and pure office suites available
- Flexible lease structures available
- On-site management for quick response
- Zoned TUC (City of Tukwila)
- Close to Westfield Southcenter Mall and Costco

## PROPERTY WEBSITE

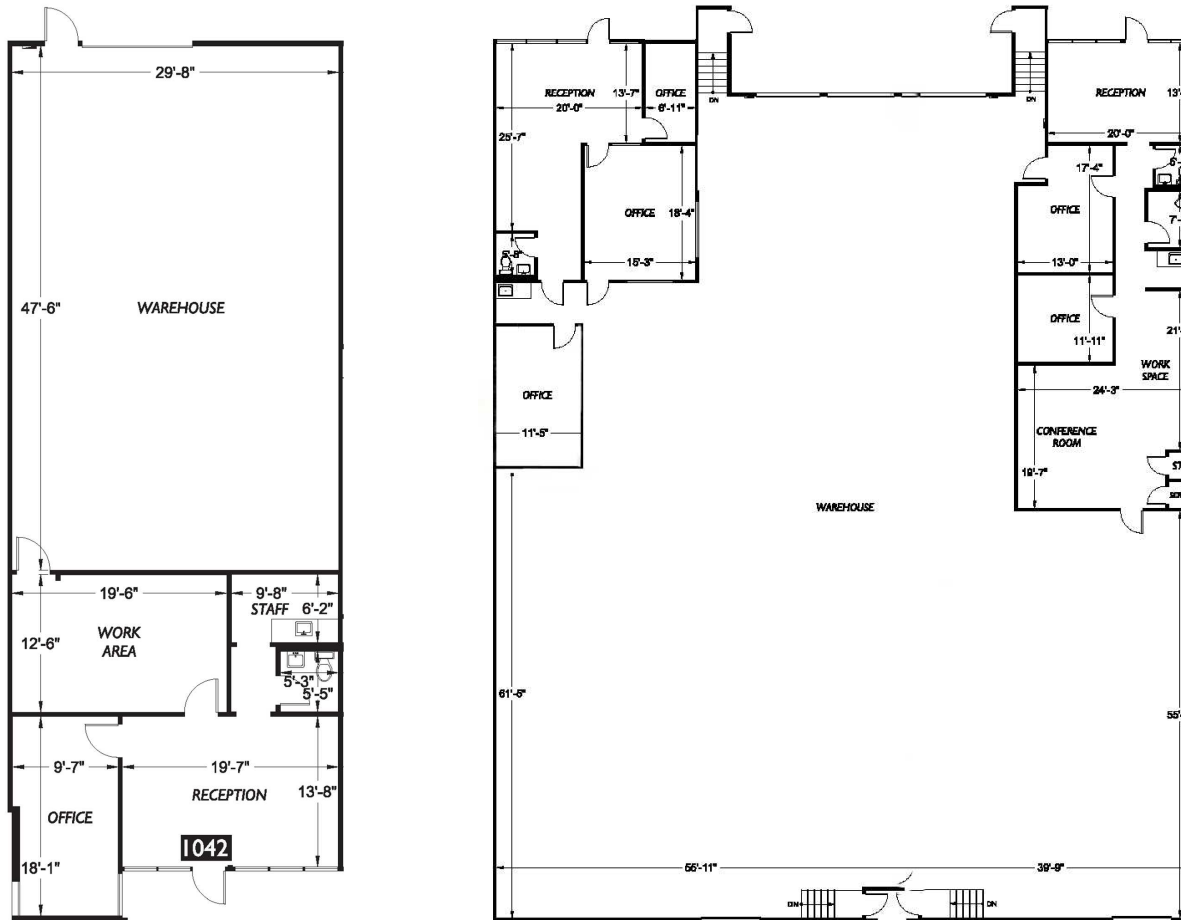


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

# SEATTLE EXCHANGE @ SOUTHCENTER



SAMPLE FLEX/WAREHOUSE LAYOUTS - 1,000 - 12,000 SF UNITS AVAILABLE



## FOR MORE INFORMATION

**SEAN DURKIN, SIOR, MSRE, CCIM**  
425.830.2647  
sdurkin@lee-associates.com

**JOHN BRUSSA**  
425.891.1424  
jbrussa@lee-associates.com

**SCOTT HILL**  
510.393.6661  
shill@lee-associates.com

## SAMPLE LIST OF AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	RATE / SF
Bldg 25 - 885	1,506	399	\$2.00
Bldg 33 - 1075/1083	12,000	2,910	\$1.10
Bldg 34 - 1042	2,407	954	\$2.00

**SELECT FLEX/WAREHOUSE SPACES AVAILABLE FOR A PROMOTIONAL LEASE RATE APPLIED TO YEAR 1 OF THE LEASE. PLEASE INQUIRE WITH THE LEASING TEAM FOR MORE INFORMATION!**

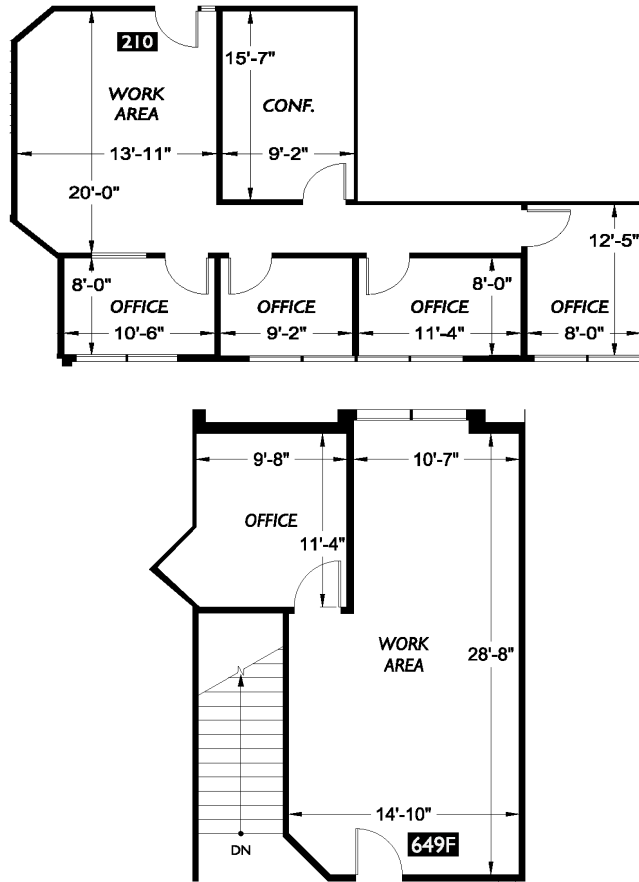
**SEATTLE EXCHANGE @ SOUTHCENTER**  
601-699 STRANDER BOULEVARD  
TUKWILA, WA 98188



# SEATTLE EXCHANGE @ SOUTHCENTER



## SAMPLE OFFICE LAYOUTS - 500 - 2,000 SF UNITS AVAILABLE



## FOR MORE INFORMATION

**SEAN DURKIN, SIOR, MSRE, CCIM**  
425.830.2647  
sdurkin@lee-associates.com

**JOHN BRUSSA**  
425.891.1424  
jbrussa@lee-associates.com

**SCOTT HILL**  
510.393.6661  
shill@lee-associates.com

## SAMPLE LIST OF AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	RATE / SF
Bldg 8 - 231	587	587	\$1.00
Bldg 21 - 845	1,747	1,747	\$1.00
Bldg 24 - 932/210	1,161	1,161	\$1.00

**ALL SECOND FLOOR OFFICES ARE CURRENTLY ELIGIBLE FOR AN INTRODUCTORY PROMOTIONAL LEASE RATE OF \$1.00/SF/MONTH APPLIED TO THE FIRST 12 MONTHS OF THE LEASE TERM PROVIDED A 36 MONTH LEASE IS SIGNED!**

**SEATTLE EXCHANGE @ SOUTHCENTER**  
601-699 STRANDER BOULEVARD  
TUKWILA, WA 98188





# SEATTLE EXCHANGE @ SOUTHCENTER



## FOR MORE INFORMATION

**SEAN DURKIN, SIOR, MSRE, CCIM**  
425.830.2647  
[sdurkin@lee-associates.com](mailto:sdurkin@lee-associates.com)

**JOHN BRUSSA**  
425.891.1424  
[jbrussa@lee-associates.com](mailto:jbrussa@lee-associates.com)

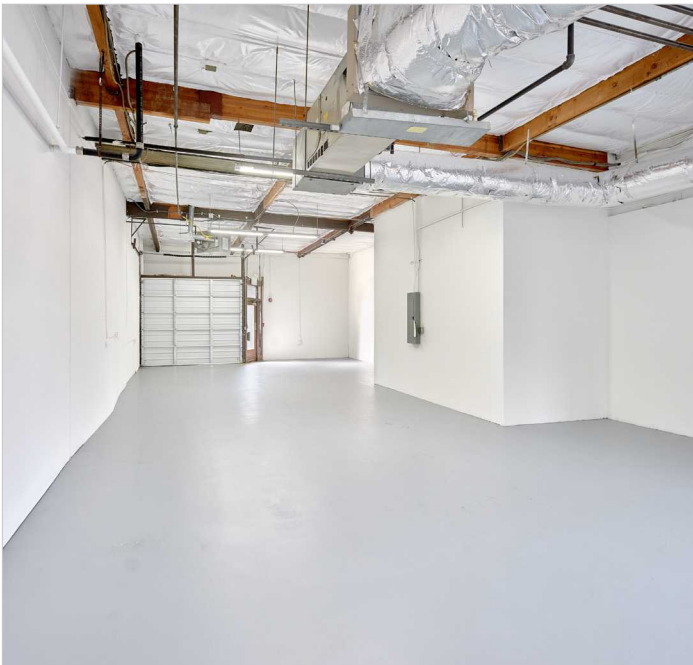
**SCOTT HILL**  
510.393.6661  
[shill@lee-associates.com](mailto:shill@lee-associates.com)

**LEE & ASSOCIATES**  
170 120th Avenue NE, Suite 203  
Bellevue, WA 98005  
[www.lee-nw.com](http://www.lee-nw.com)

---

**SEATTLE EXCHANGE @  
SOUTHCENTER**  
601-699 STRANDER BOULEVARD  
TUKWILA, WA 98188

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# SEATTLE EXCHANGE @ SOUTHCENTER

## AMENITIES & IMPROVEMENTS



### NEARBY AMENITIES

Costco  
Home Depot  
REI  
Courtyard by Marriott  
Dick's Sporting Goods  
Westfield Mall

### FOR MORE INFORMATION

**SEAN DURKIN, SIOR, MSRE, CCIM**  
425.830.2647  
[sdurkin@lee-associates.com](mailto:sdurkin@lee-associates.com)

**JOHN BRUSSA**  
425.891.1424  
[jbrussa@lee-associates.com](mailto:jbrussa@lee-associates.com)

**SCOTT HILL**  
510.393.6661  
[shill@lee-associates.com](mailto:shill@lee-associates.com)

**SEATTLE EXCHANGE @ SOUTHCENTER**  
601-699 STRANDER BOULEVARD  
TUKWILA, WA 98188

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

NEARBY AMENITIES

