

FOR LEASE

GATEWAY CC

12664 INTERURBAN AVE S, BLDG 3
TUKWILA, WA

5,000 SF total / 1,483 SF office / 3,517 SF warehouse

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

\$1.25 PSF/Mo. Shell + \$1.25 PSF/Mo. Office add-on
NNN asking rates

2026 est. NNN \$0.63 PSF/Mo. (excludes separately
metered utilities and janitorial services)

New exterior paint

Available now

BRIAN CLAPP

206.248.7316 | brian.clapp@kidder.com

SPENCER CLAPP

206.248.7427 | spencer.clapp@kidder.com



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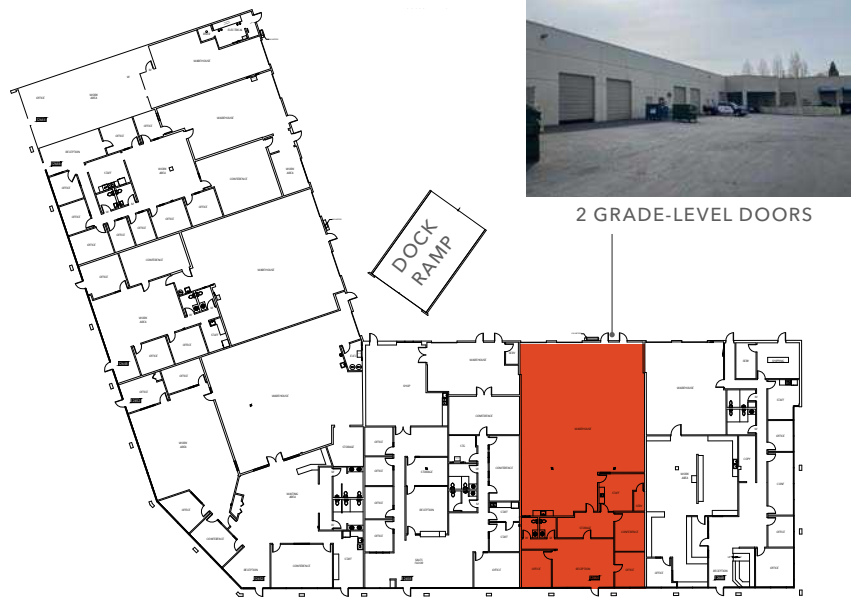




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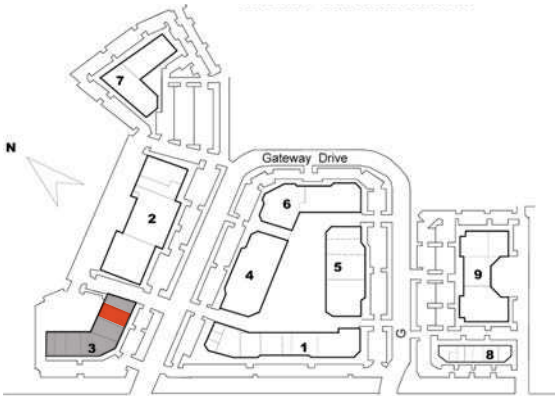
SITE PLANS



2 GRADE-LEVEL DOORS



SHARED DOCK RAMP



5,000 SF

AVAILABLE

1,483 SF

OFFICE

3,517 SF

WAREHOUSE

NOW

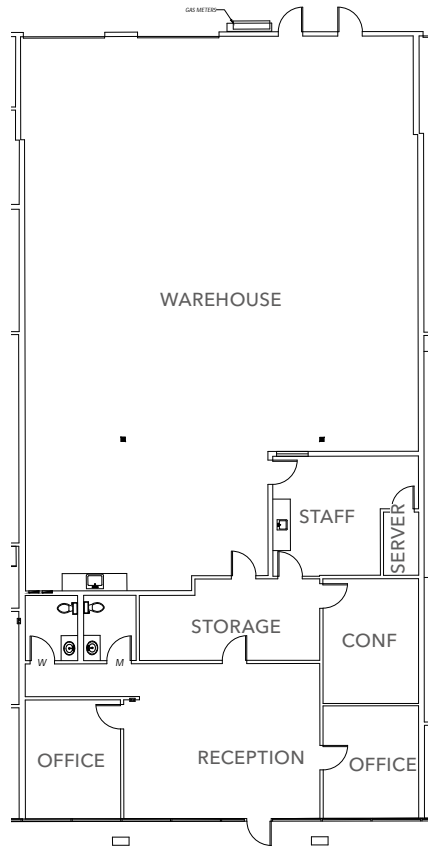
AVAILABLE

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PREMISES FLOORPLAN



5,000 SF

AVAILABLE

1,483 SF

OFFICE

3,517 SF

WAREHOUSE

NOW

AVAILABLE

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GATEWAY CORPORATE CENTER

6 MIN

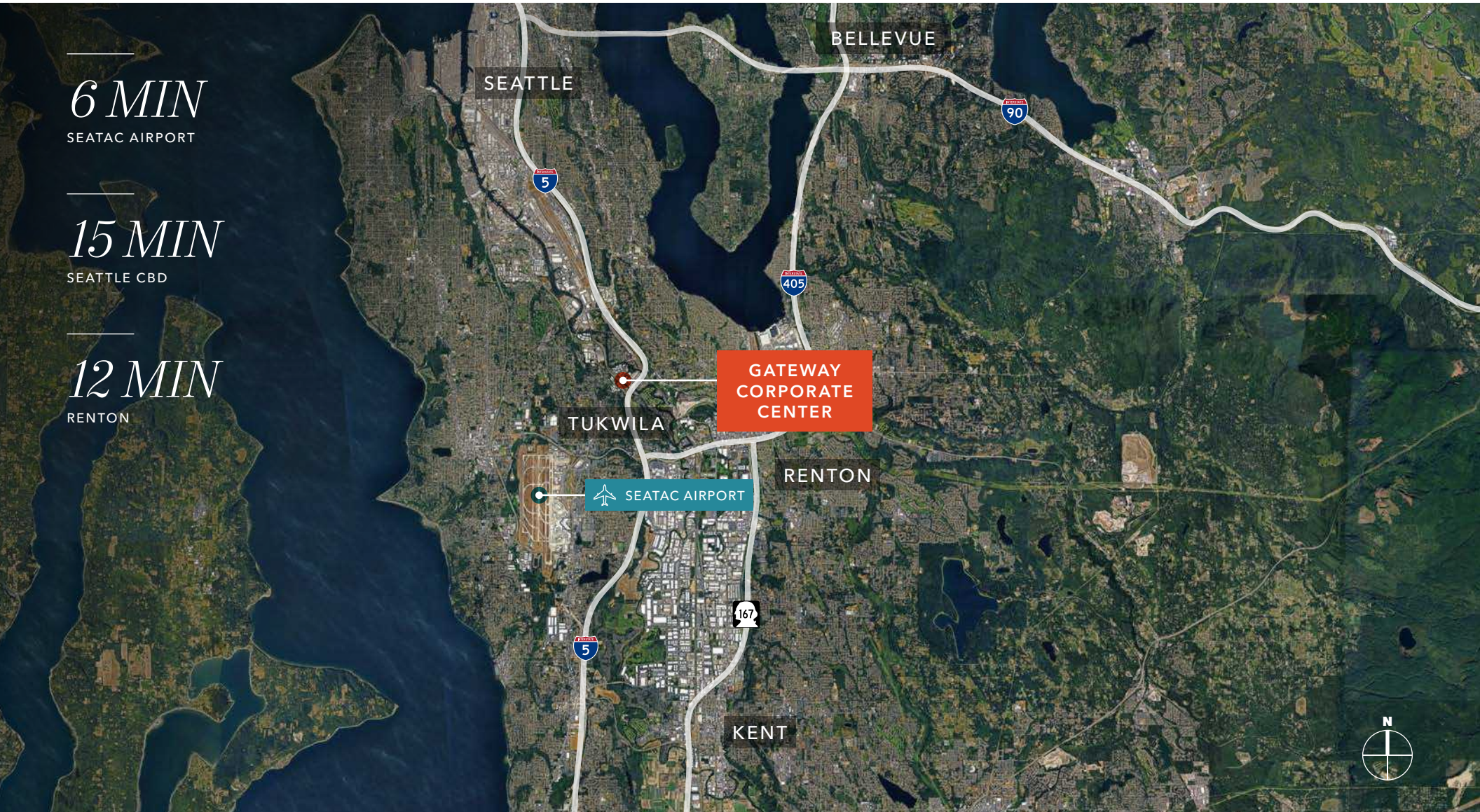
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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