# SEATTLE EXCHANGE @ SOUTHCENTER

NEWLY RENOVATED

601-699 STRANDER BOULEVARD | TUKWILA | WASHINGTON | 98188

## FOR MORE INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

bkm

## 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.*

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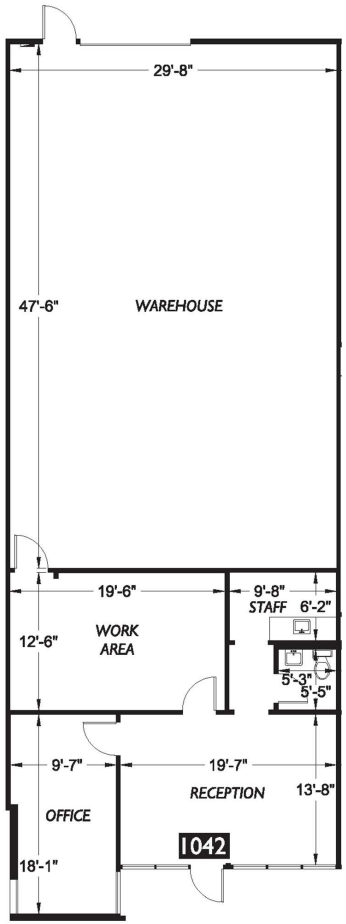
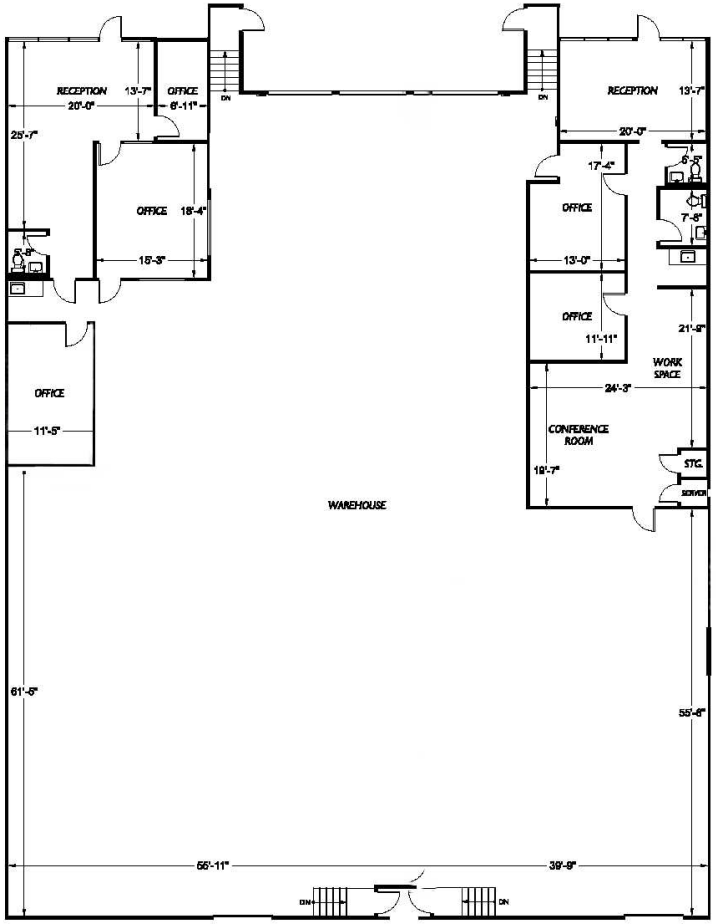
## SAMPLE FLEX/WAREHOUSE LAYOUTS - 1,000 - 12,000 SF UNITS AVAILABLE




## SAMPLE LIST OF AVAILABILITIES

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

**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!**

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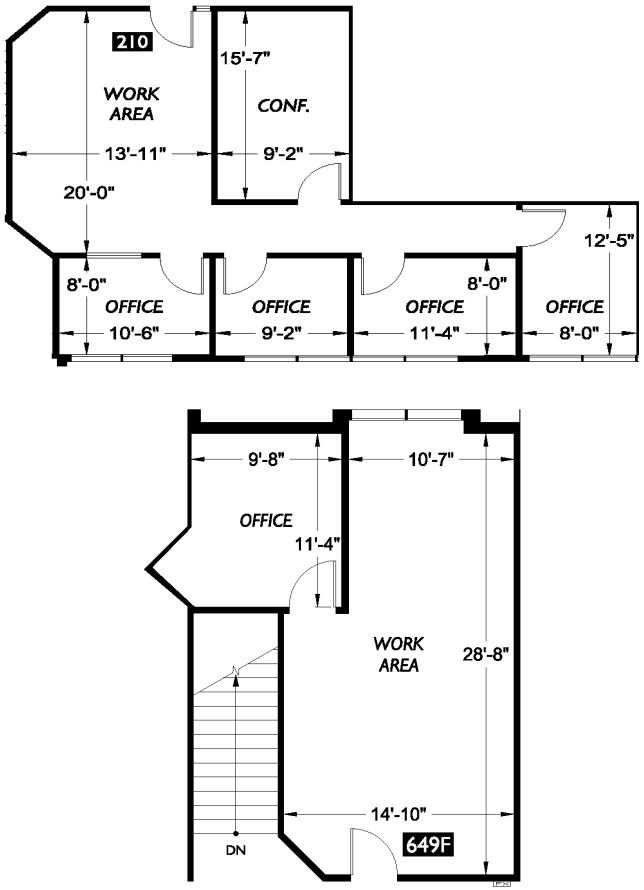
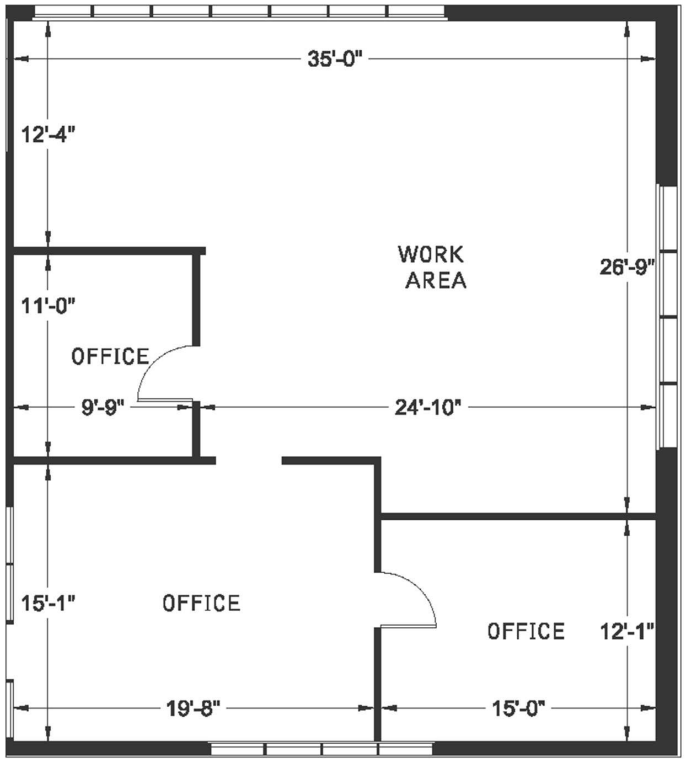
## SAMPLE OFFICE LAYOUTS - 500 - 2,000 SF UNITS AVAILABLE









## SAMPLE LIST OF AVAILABILITIES

| SUITE | TOTAL SF | OFFICE SF |
|---|---|---|
| Bldg 8 - 231 | 587 | 587 |
| Bldg 21 - 845 | 1,747 | 1,747 |
| Bldg 24 - 932/210 | 1,161 | 1,161 |

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

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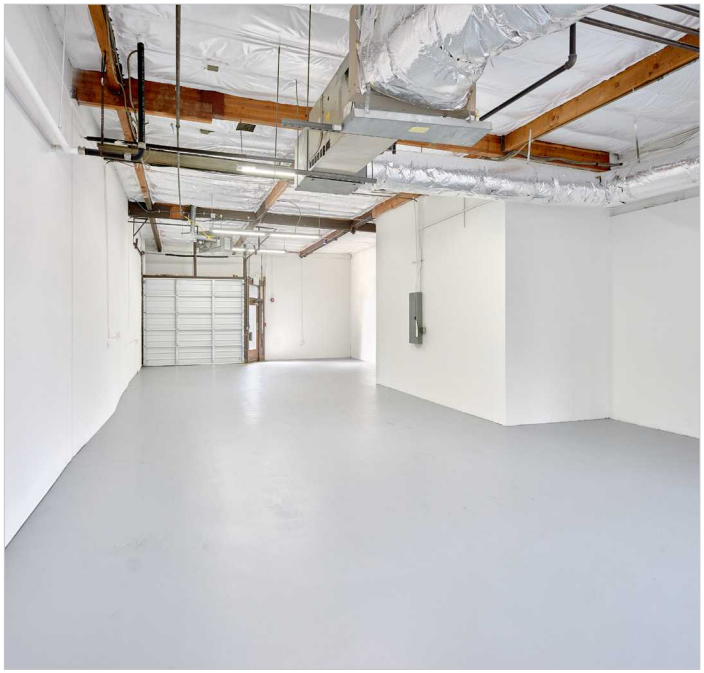

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# SEATTLE EXCHANGE @ SOUTHCENTER

## AMENITIES & IMPROVEMENTS

NEARBY AMENITIES

## NEARBY AMENITIES

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

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