

OCCIDENTAL BUSINESS PARK

2454 OCCIDENTAL AVE S | SUITE 3C | SEATTLE, WA

FOR LEASE



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL



TERRENO

GEORGE ROCKWELL, SIOR | PRINCIPAL

206.679.7625

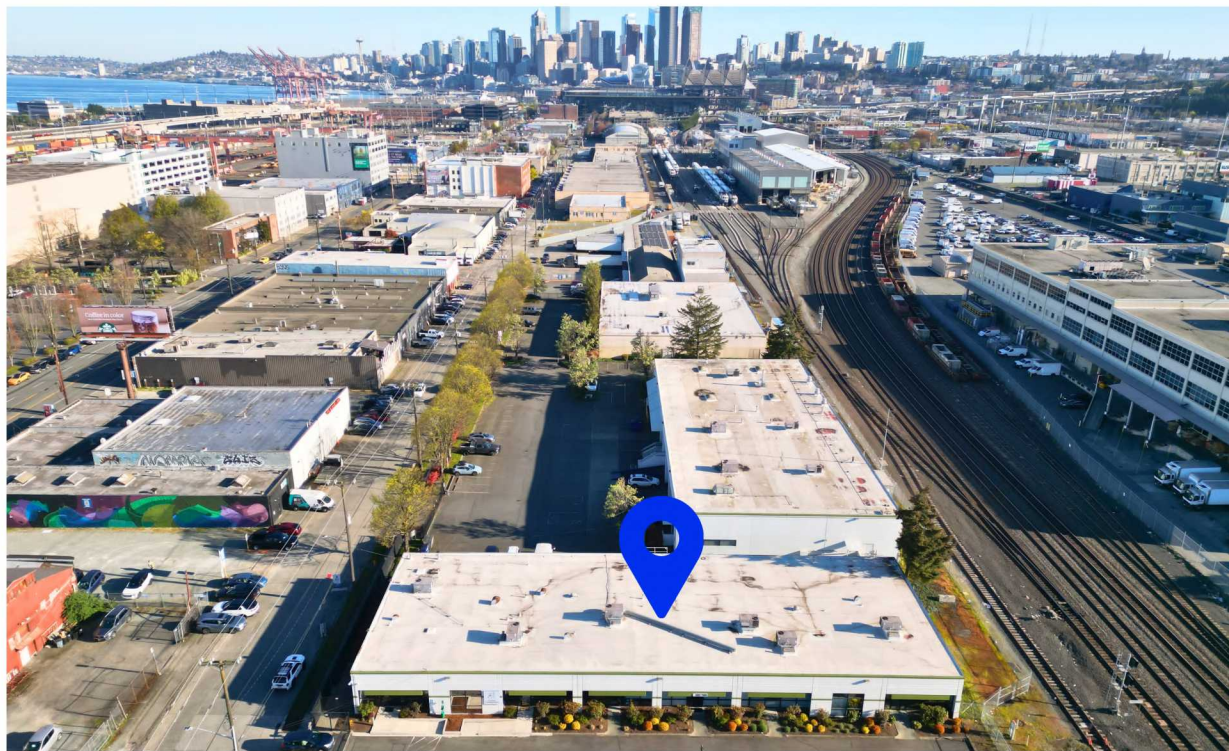
grockwell@andoverco.com

SHANE MAHVI, SIOR | PRINCIPAL

206.336.5338

smahvi@andoverco.com

The information contained herein was obtained from sources believed reliable; however, The Andover Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



2454

OCCIDENTAL AVE. S. SUITE 3C

PROPERTY HIGHLIGHTS

- 4,100 SF TOTAL
- +/- 1,334 SF WAREHOUSE
- +/- 2,766 SF OFFICE
- HIGH END OFFICE FINISHES
- 3 SETS OF DOUBLE DOOR
LOADING ACCESS
- FURNITURE AVAILABLE
- GATED/FENCED & SECURED SITE
WITH WROUGHT IRON
- AVAILABLE NOW

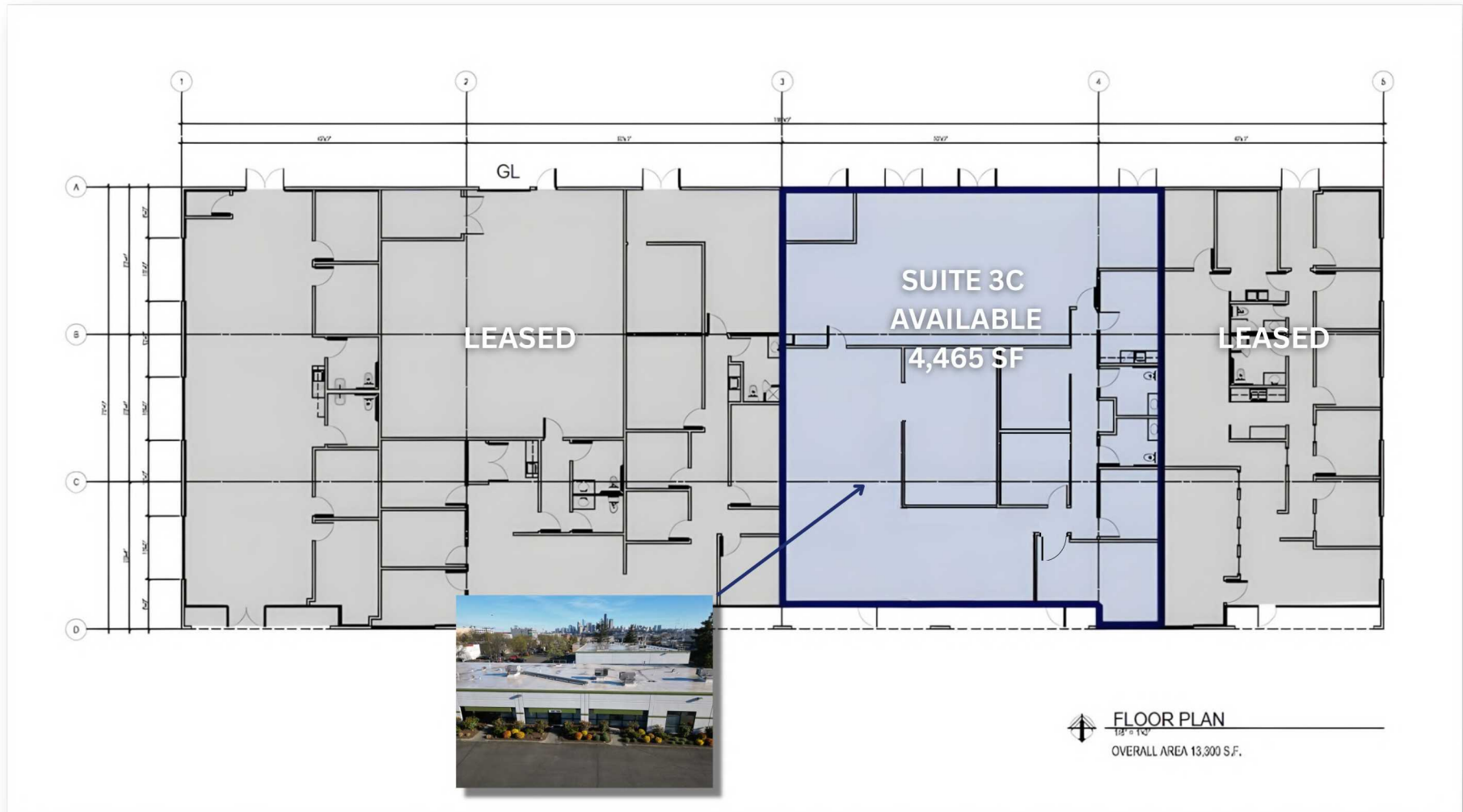
CONTACT BROKERS FOR RATES

2454 OCCIDENTAL AVE S | SEATTLE, WA

2454

SITE PLAN

OCCIDENTAL AVE. S. SUITE 3C



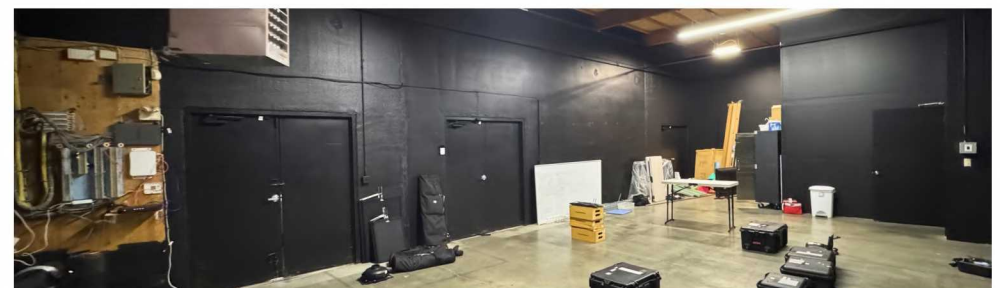
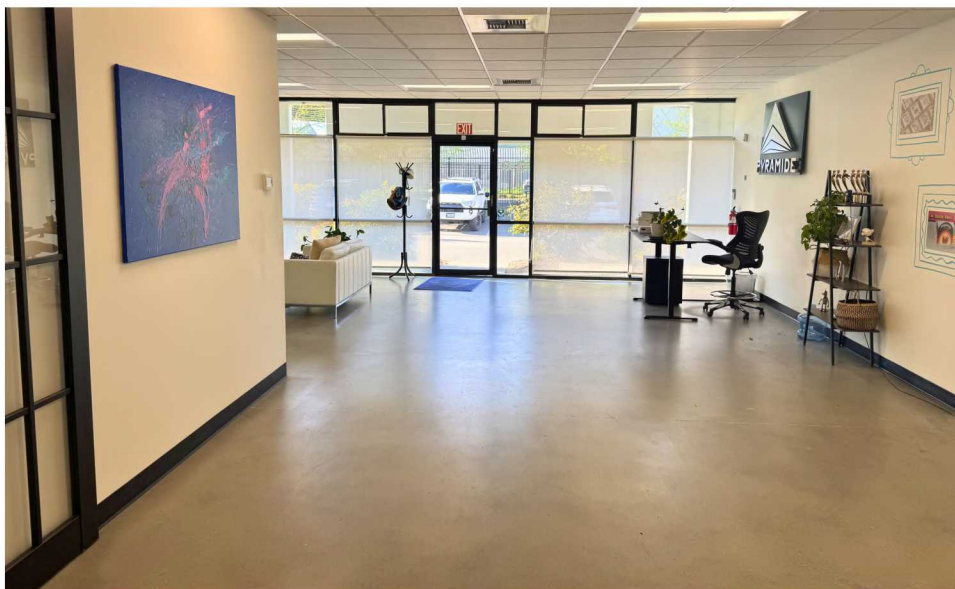
PROPERTY PHOTOS

2454

OCCIDENTAL AVE. S. SUITE 3C



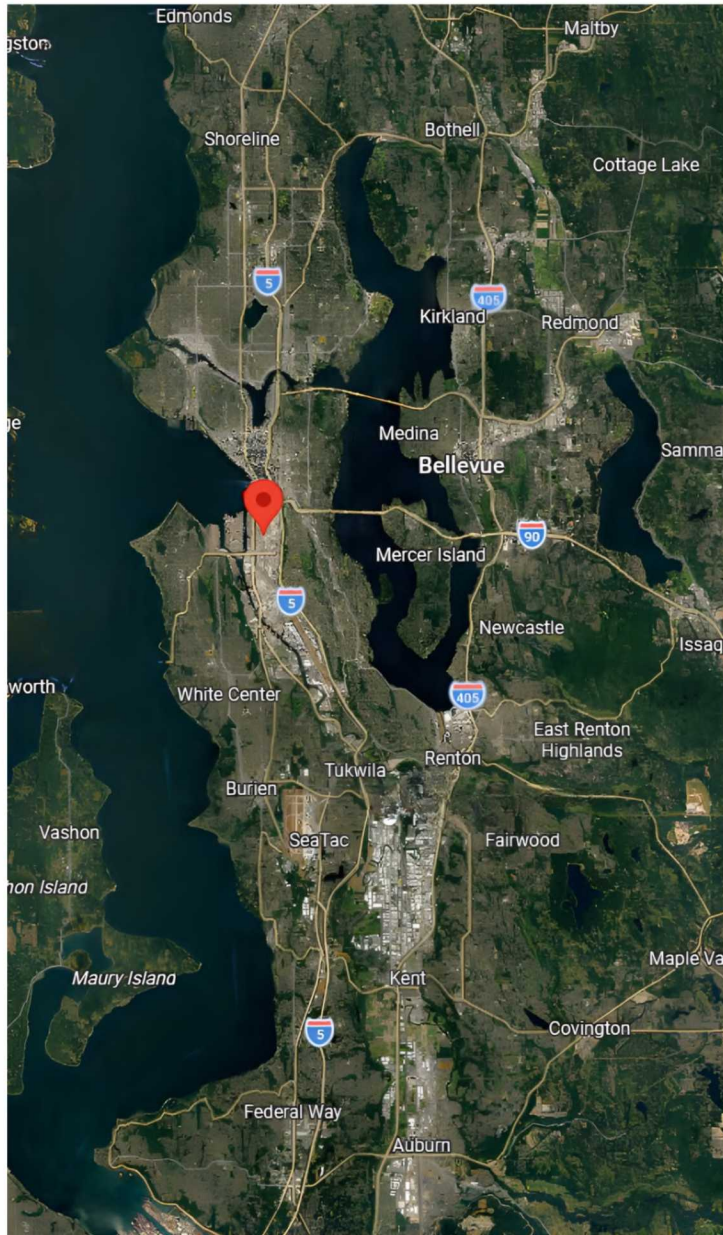
2454 Occidental Ave S.		
FIRST MODE	BUILDING 2	
CANINE COMPANIONS	BUILDING 3	
PYRAMIDE	BUILDING 3	
RINSE, INC.	BUILDING 3	



LOCATION PROXIMITY

2454

OCCIDENTAL AVE. S. SUITE 3C



- I-5 – 1.2 miles
- I-90 – 1.5 miles
- SR-99 – 1.0 mile
- SR-519 (Port access) – 0.8 miles
- Downtown Seattle – 1.5 miles
- SoDo – 0.5 miles
- Georgetown – 2.5 miles
- West Seattle – 3.5 miles
- Tukwila – 6.5 miles
- Seattle-Tacoma International Airport – 12.8 miles



GEORGE ROCKWELL, SIOR | PRINCIPAL

C: 206.679.7625

E: grockwell@andoverco.com

SHANE MAHVI, SIOR | PRINCIPAL

206.336.5338

smahvi@andoverco.com

2454

OCCIDENTAL AVE. S.

SEATTLE, WA



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL



TERRENO