

FOR LEASE

GATEWAY CC

12648 INTERURBAN AVE S, BLDG 3
TUKWILA, WA

4,753 SF total

2,128 SF office

2,625 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)

Available now

BRIAN CLAPP

206.248.7316 | brian.clapp@kidder.com

SPENCER CLAPP

206.248.7427 | spencer.clapp@kidder.com

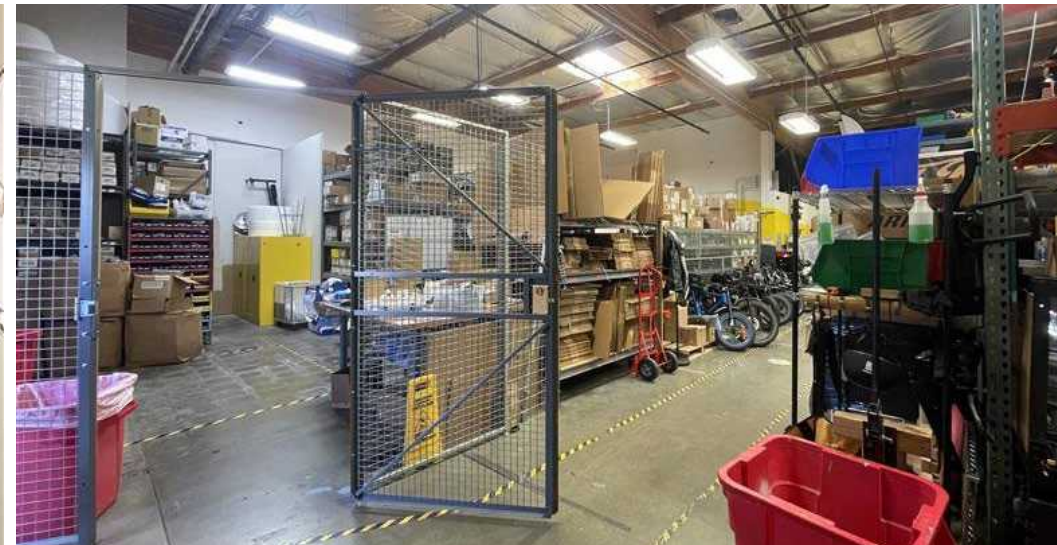


KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



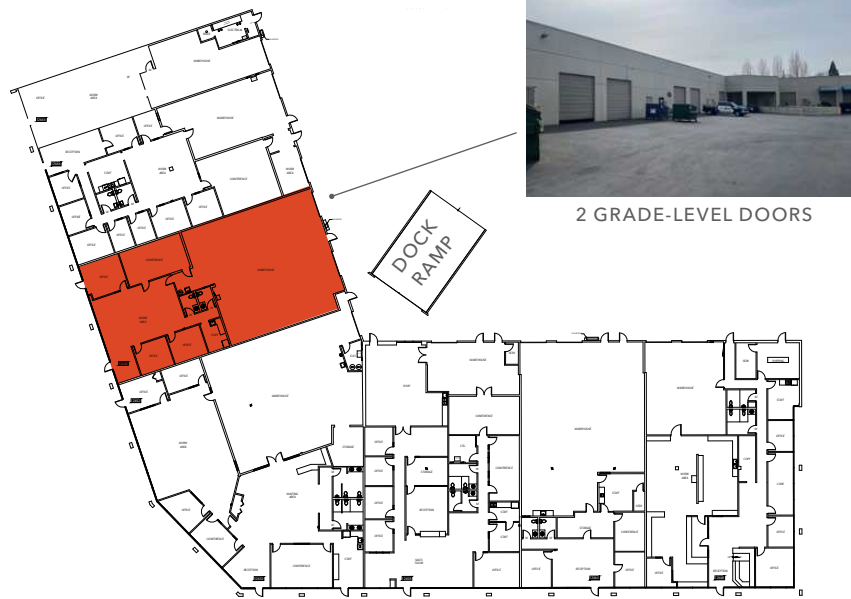
GATEWAY CORPORATE CENTER



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

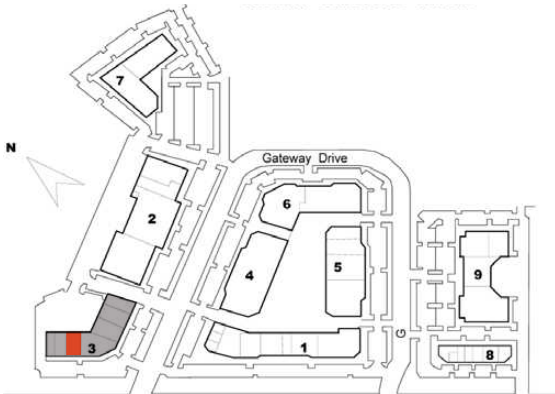
SITE PLANS



2 GRADE-LEVEL DOORS



SHARED DOCK RAMP



4,753 SF

AVAILABLE

2,128 SF

OFFICE

2,625 SF

WAREHOUSE

NOW

AVAILABLE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



GATEWAY CORPORATE CENTER

6 MIN

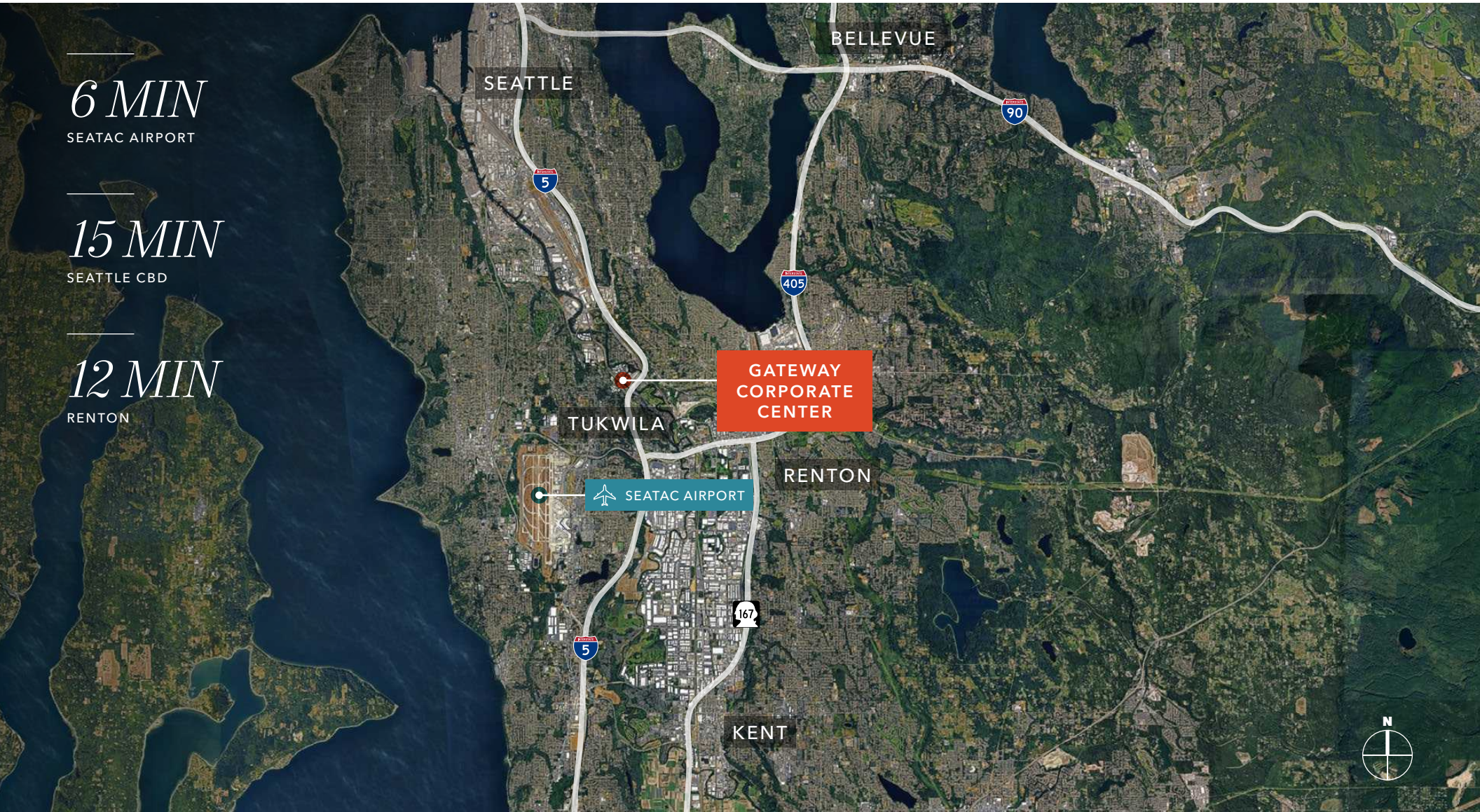
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

