

FOR LEASE

GATEWAY CC

12856 INTERURBAN AVE S, BLDG 1
TUKWILA, WA

6,246 SF total / 4,818 SF office / 1,438 SF warehouse

1 grade-level / 1 dock-high door

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

2026 estimated NNN \$0.62 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



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km Kidder
Mathews

GATEWAY CORPORATE CENTER

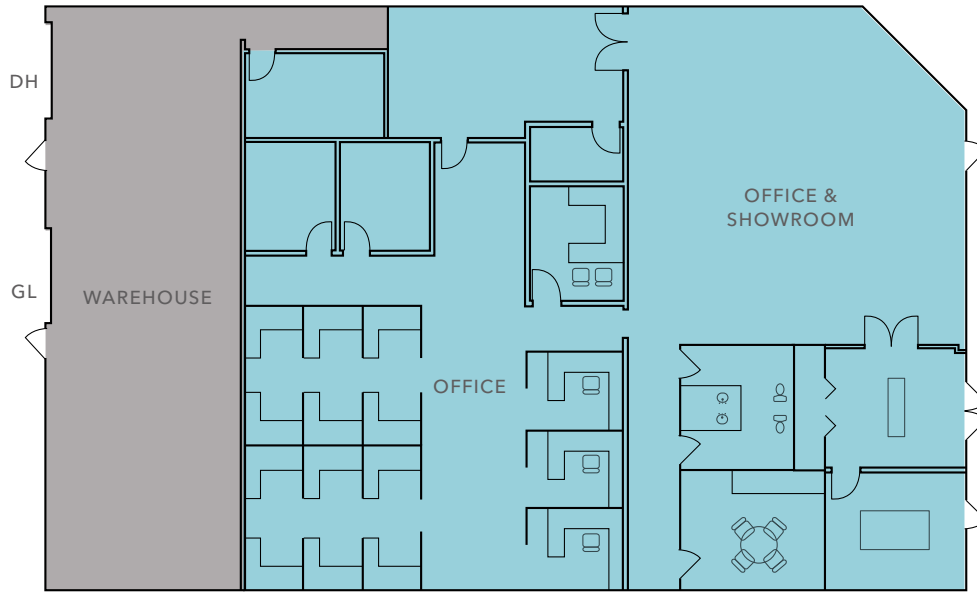


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FLOOR & SITE PLANS



6,246 SF

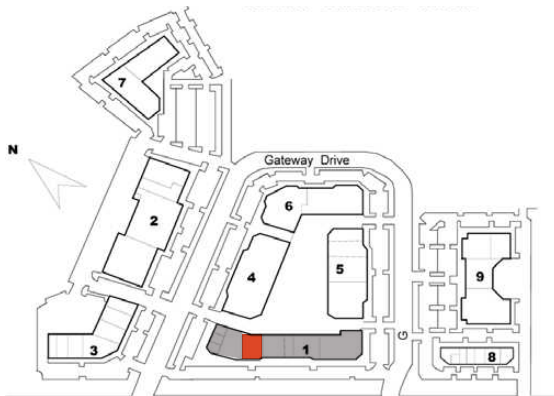
AVAILABLE

4,818 SF

OFFICE

1,438 SF

WAREHOUSE



1 GRADE-LEVEL DOOR
& 1 DOCK-HIGH DOOR

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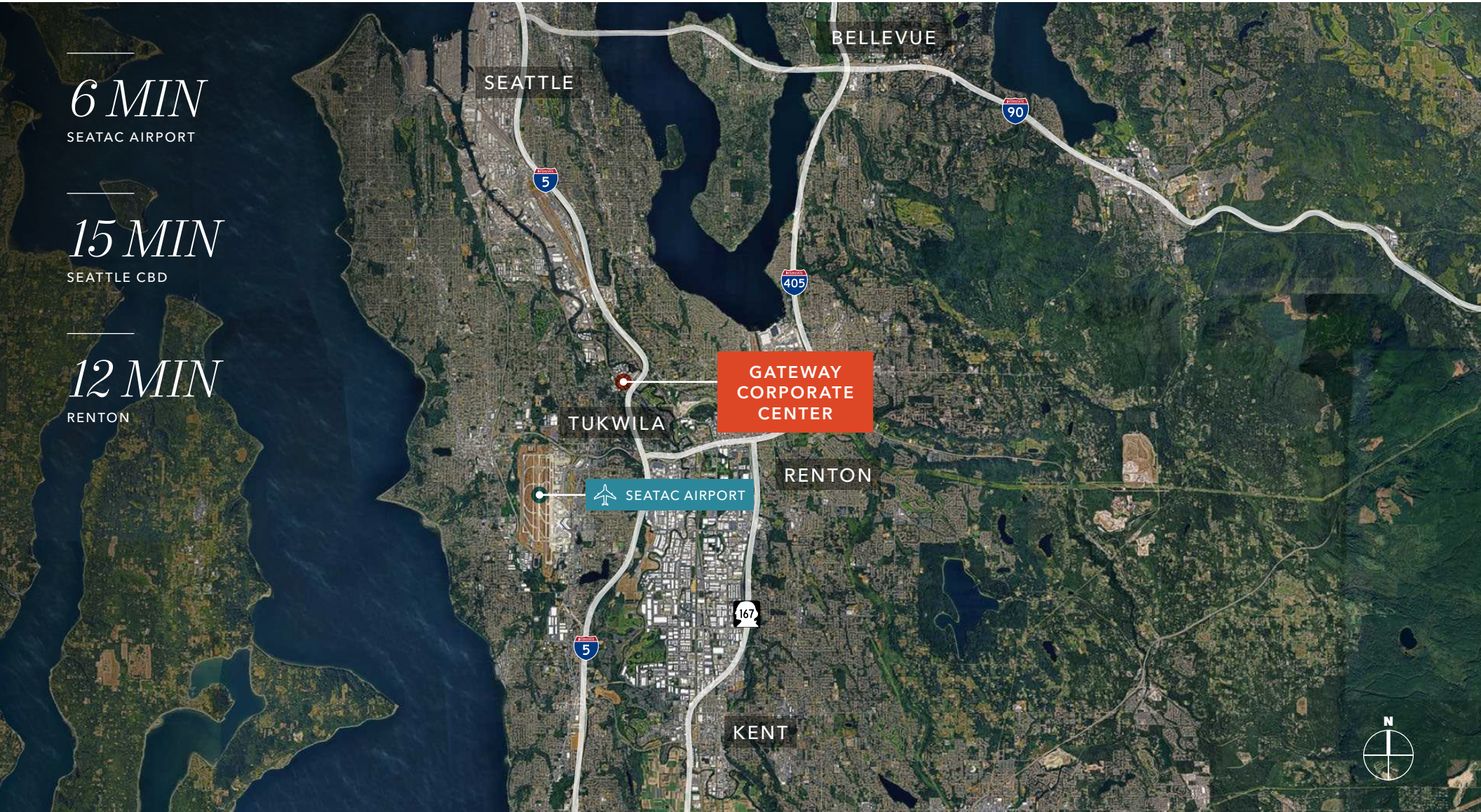
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GATEWAY CORPORATE CENTER

6 MIN
SEATAC AIRPORT

15 MIN
SEATTLE CBD

12 MIN
RENTON



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