

OFFICE FOR SALE

KW COMMERCIAL™

ANGLE LAKE PROFESSIONAL OFFICE CENTER

19600 INTERNATIONAL BOULEVARD, SEATAC, WA 98188



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker

O: (253) 840-5574

C: (253) 617-9460

rickbrown@kw.com

Lic: 27026, WA

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EXECUTIVE SUMMARY

19600 INTERNATIONAL BOULEVARD

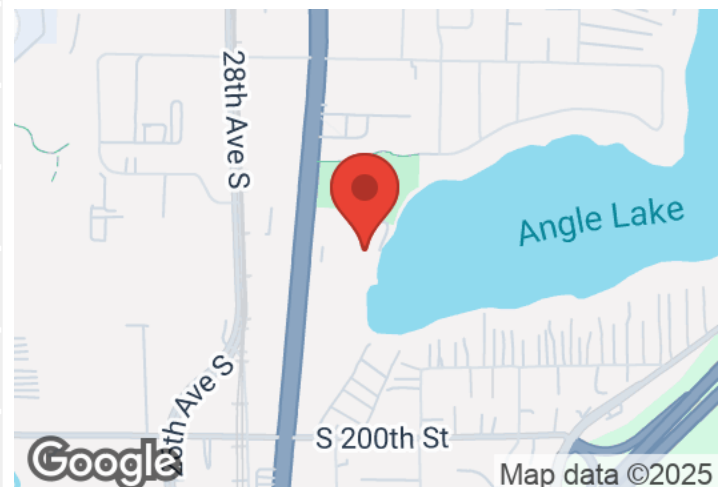


OFFERING SUMMARY

PRICE:	\$4,750,000
BUILDING SF:	13,886
PRICE / SF:	\$4,750,000.00
RENTABLE SF:	9,671
FLOORS:	2
LOT SIZE:	21,696 SF
SIGNAGE:	Building & Monument
YEAR BUILT:	1987
RENOVATED:	1995
BUILDING CLASS:	C
ZONING:	UH-900
PARKING:	77

PROPERTY OVERVIEW

Three-story, 9,671sqf office building with solid bones and ready for next level. Offers ample parking and quick access to SeaTac airport, area highways and many local amenities that make this a fantastic location to do business. Grounds offer mature landscaping, sprinkler system, private garage parking, and elevator. Fully fenced and a paved trail in front of the building maintained by the city. Located near the Angle Lake light rail station and overlooks Angle Lake giving other development possibilities. Quick access to International Blvd, this asset is easily accessible for your clients. Hard to find SeaTac office building in Angle Lake Office Park.



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LOCATION & HIGHLIGHTS

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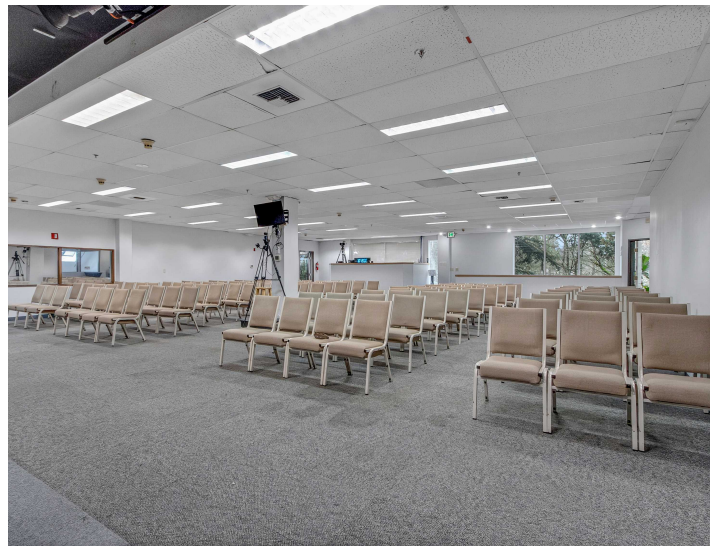
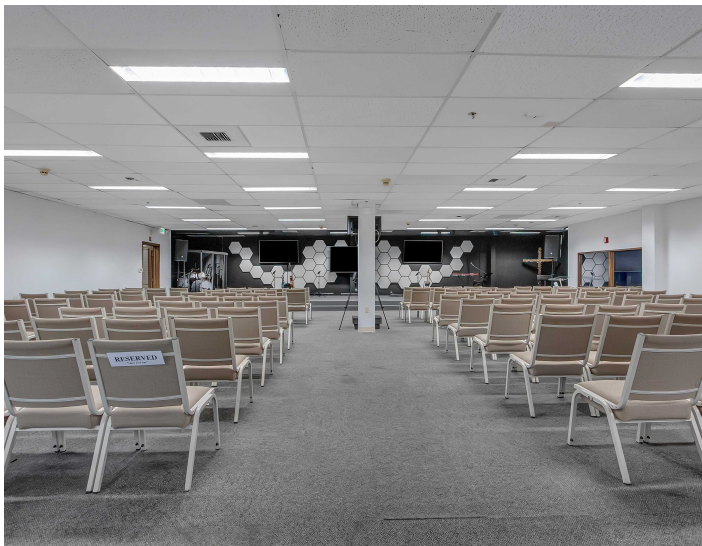


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PROPERTY PHOTOS

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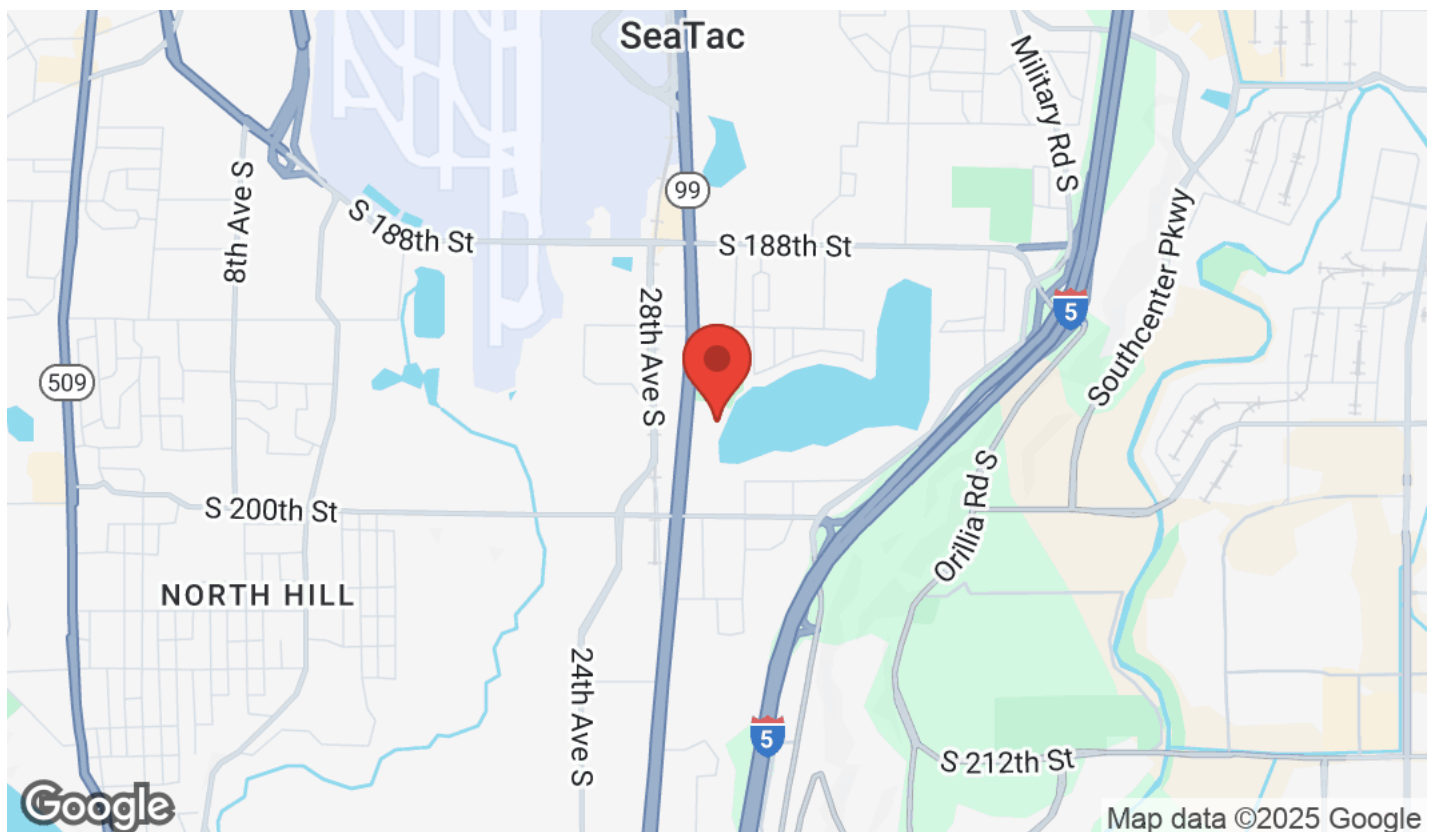
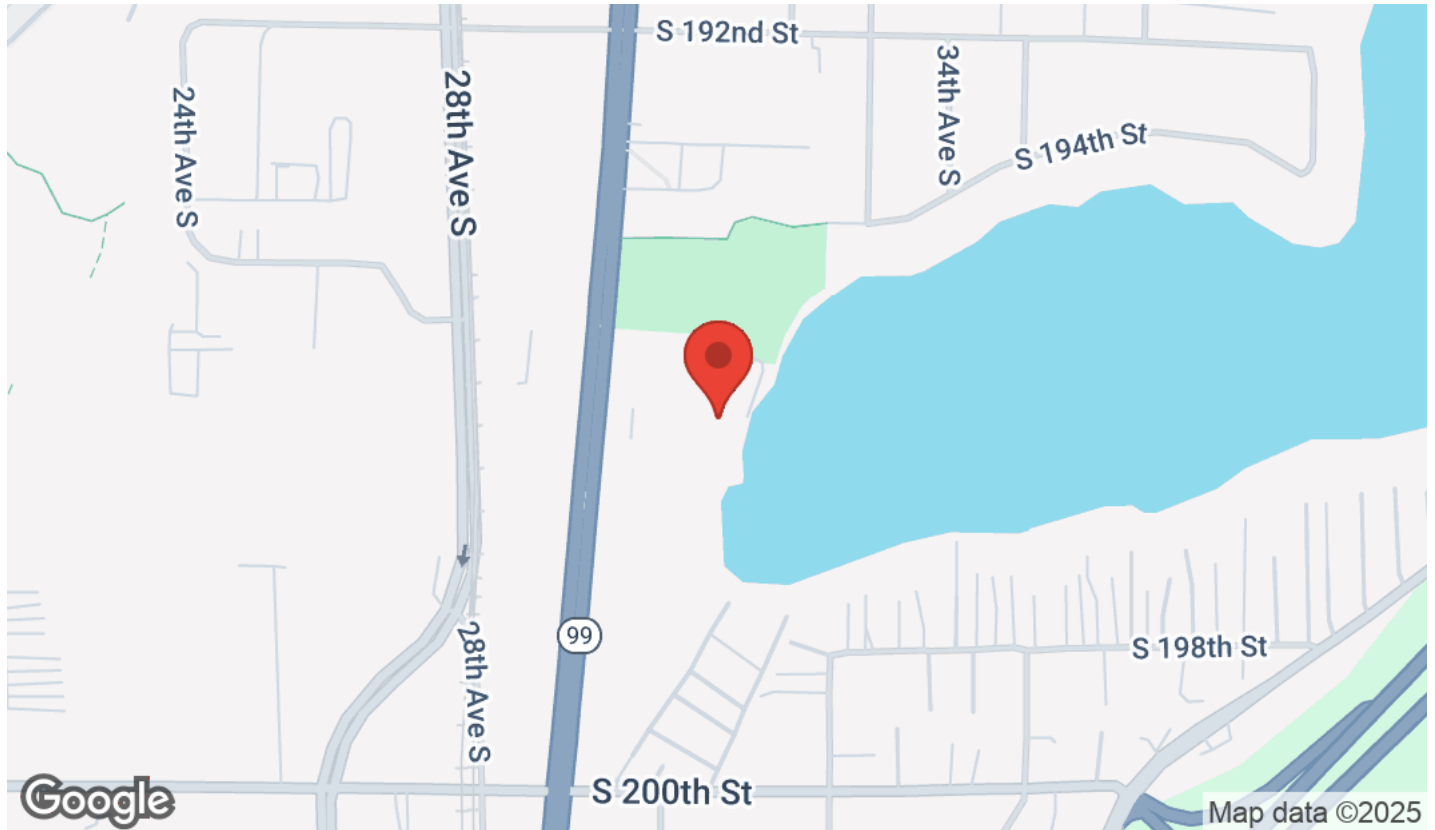
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LOCATION MAPS

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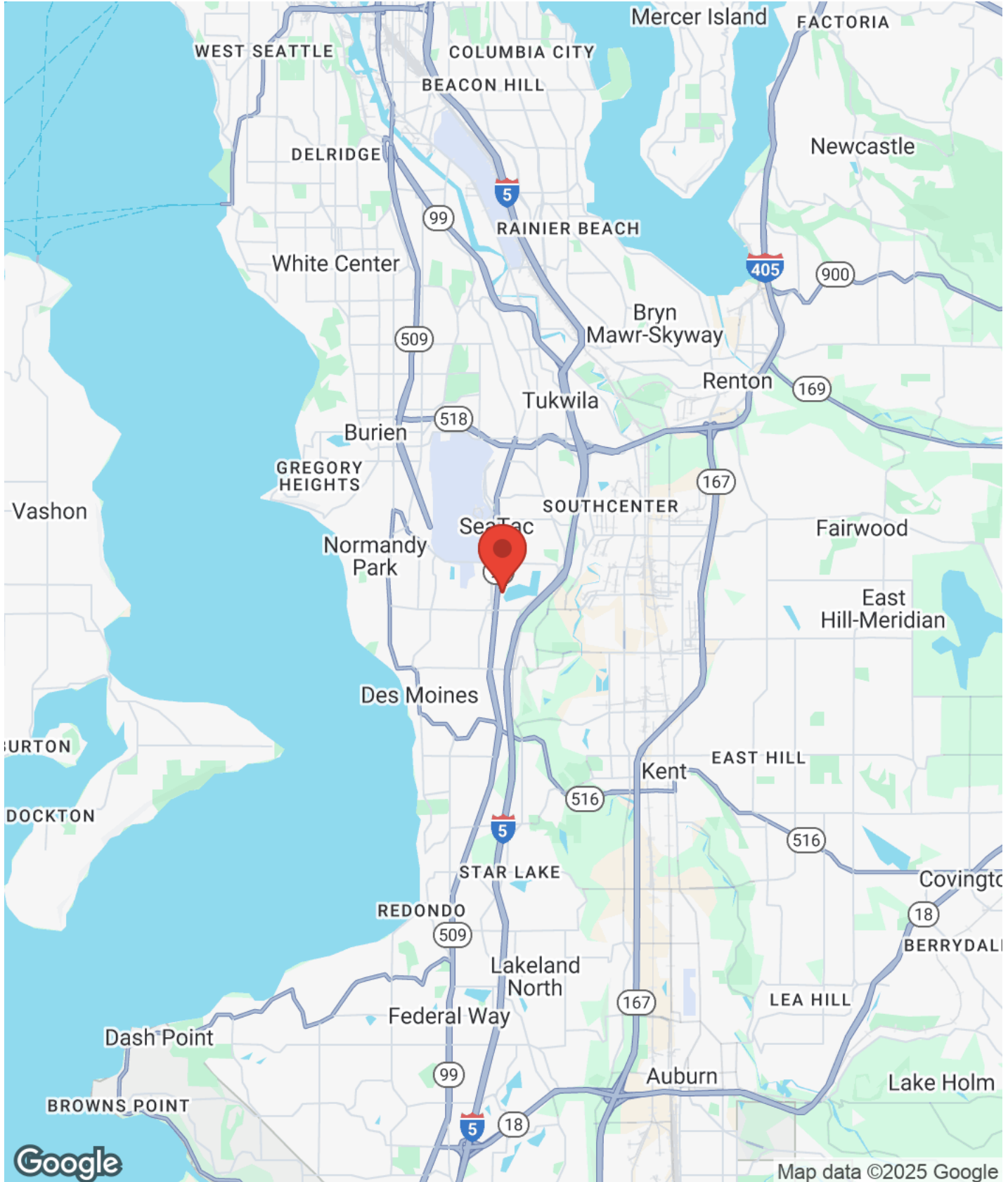


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REGIONAL MAP

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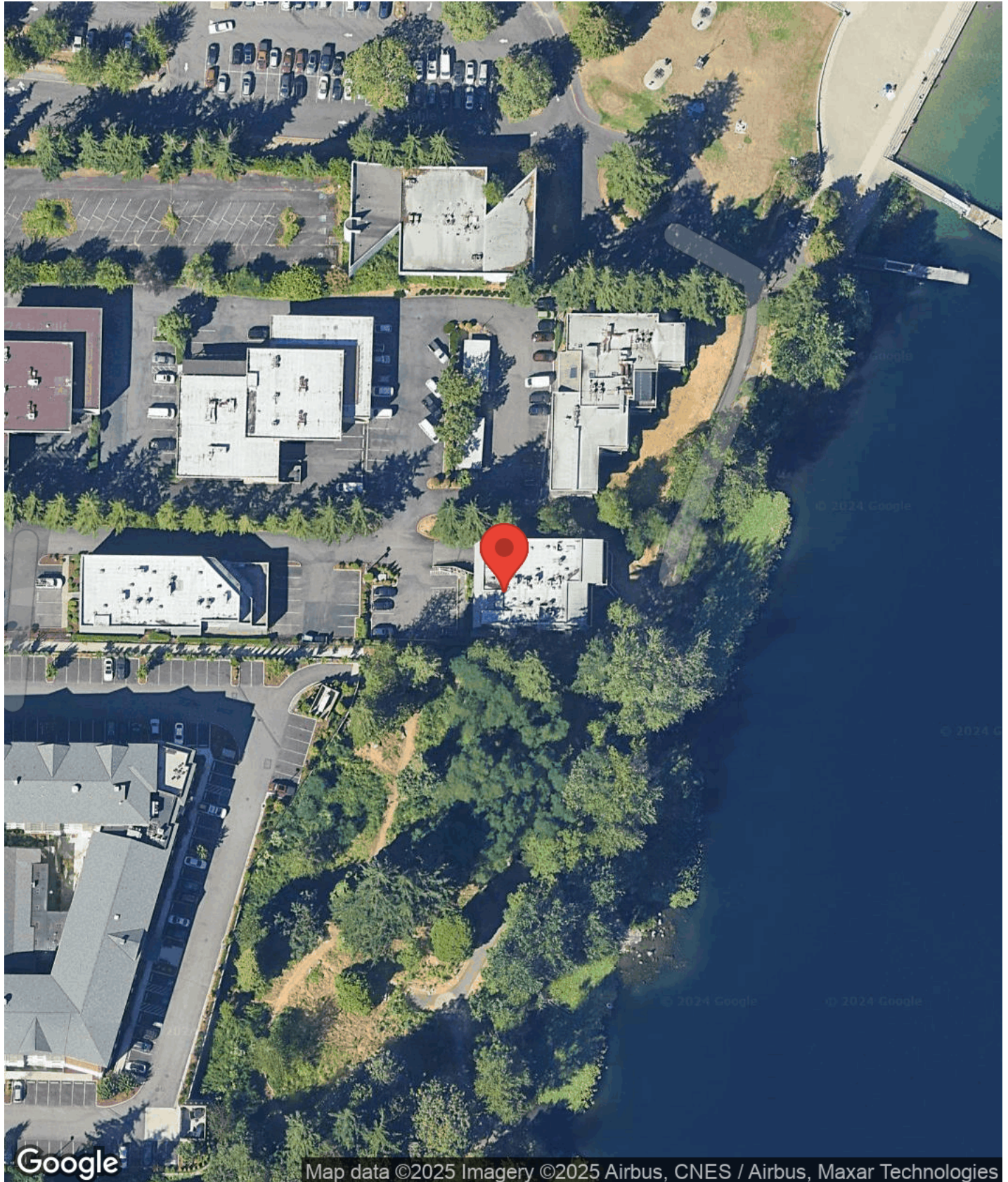
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AERIAL MAP

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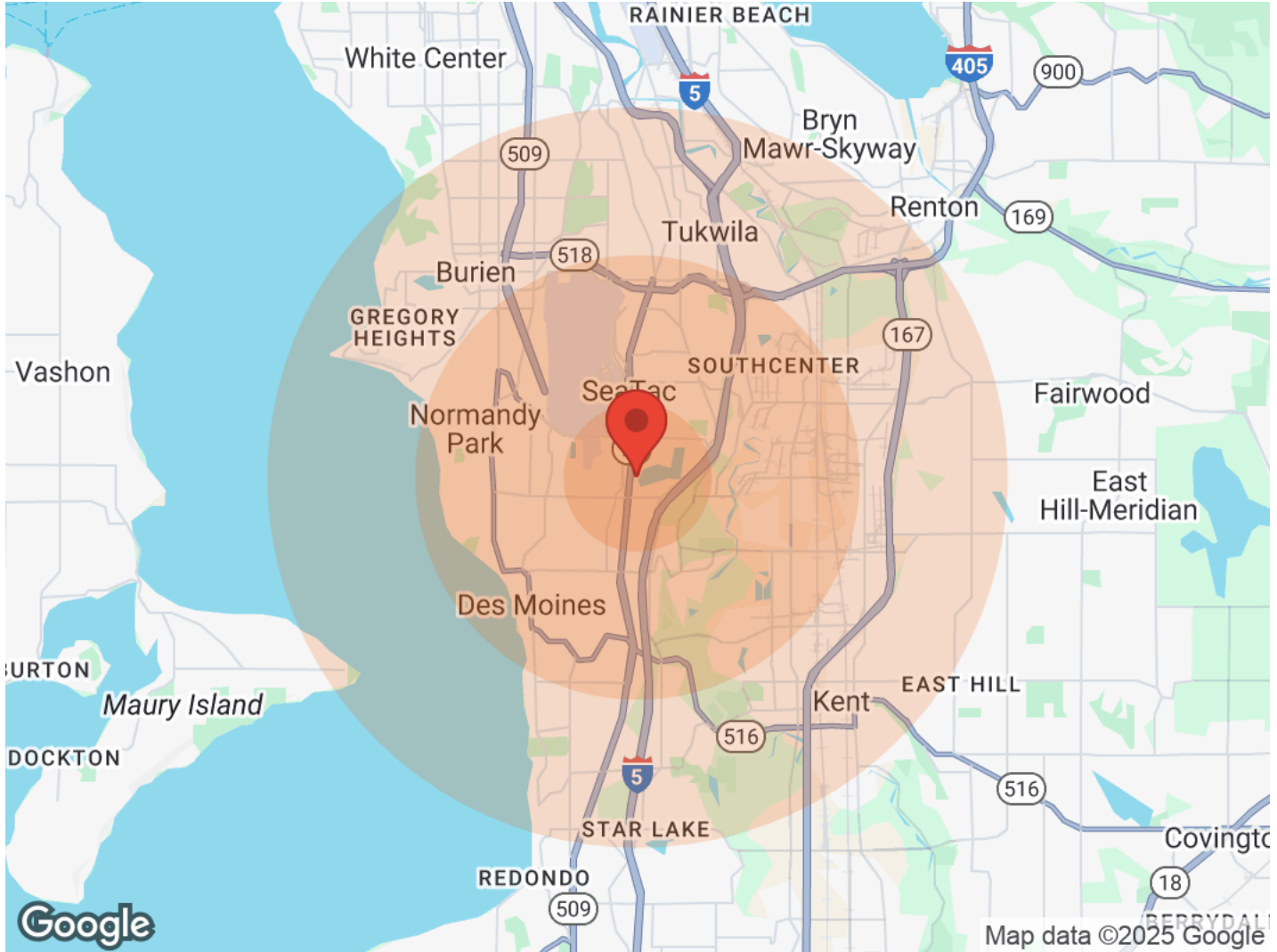


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,396	34,498	106,585	Median	\$44,221	\$55,170	\$54,081
Female	4,226	34,275	107,753	< \$15,000	331	2,748	9,136
Total Population	8,622	68,773	214,338	\$15,000-\$24,999	457	2,884	8,752
				\$25,000-\$34,999	456	2,977	9,463
				\$35,000-\$49,999	606	4,649	12,769
				\$50,000-\$74,999	451	5,546	16,871
				\$75,000-\$99,999	324	3,457	10,146
				\$100,000-\$149,999	237	3,028	9,810
				\$150,000-\$199,999	93	1,200	2,916
				> \$200,000	38	531	1,863
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,088	38,599	114,336	Total Units	3,310	29,248	87,500
Black	1,180	8,513	26,550	Occupied	2,982	26,997	81,177
Am In/AK Nat	90	333	1,054	Owner Occupied	1,539	14,891	42,344
Hawaiian	271	1,495	3,655	Renter Occupied	1,443	12,106	38,833
Hispanic	2,474	13,172	42,399	Vacant	328	2,251	6,323
Multi-Racial	3,748	21,828	70,672				

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