

FOR SALE

\$3,675,000 Office, Flex, Specialty Owner/User Opportunity for Sale in Tukwila

14601 INTERURBAN AVE S | TUKWILA, WA

10,500 SF

BUILDING AREA

\$3.675M

SALE PRICE





## Rare opportunity for a turnkey school, daycare, or office flex building

Approximately 10,500 SF building area

Currently leased by one Tenant until August 31, 2026

Base rent is approximately \$14,000.00/month

Open reception area, 15 private offices/ classrooms with room to reconfigure, open area for workstations, full kitchen, restrooms with 2 showers, rear roll-up door for storage, outdoor playground on site

Approximately 32 parking spaces adjacent to building

Built in 1987, remodeled recently

44,969 SF of land

Regional Commercial Mixed zoning (RCM City of Tukwila)

\$3,675,000.00 asking price

AVAILABLE FOR SALE

KIDDER MATHEWS







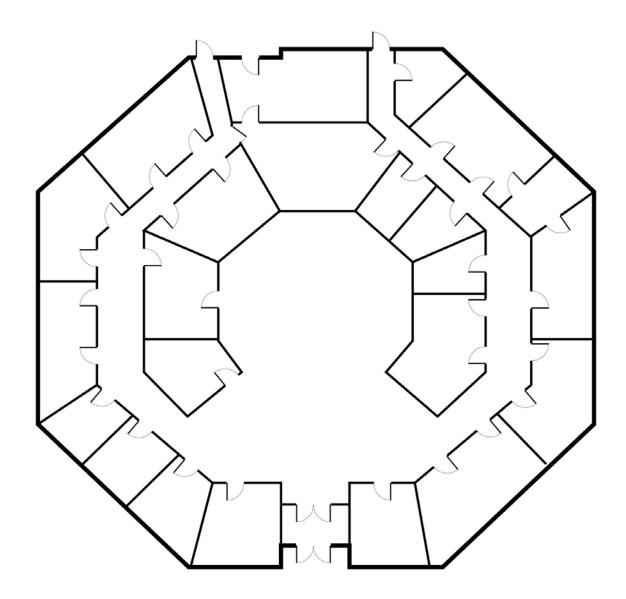




AVAILABLE FOR SALE

KIDDER MATHEWS

## FLOOR PLAN



10,500 SF

\$3.675M

ASKING PRICE

Space leased by one Tenant until August 31, 2026 with no Renewal Options.

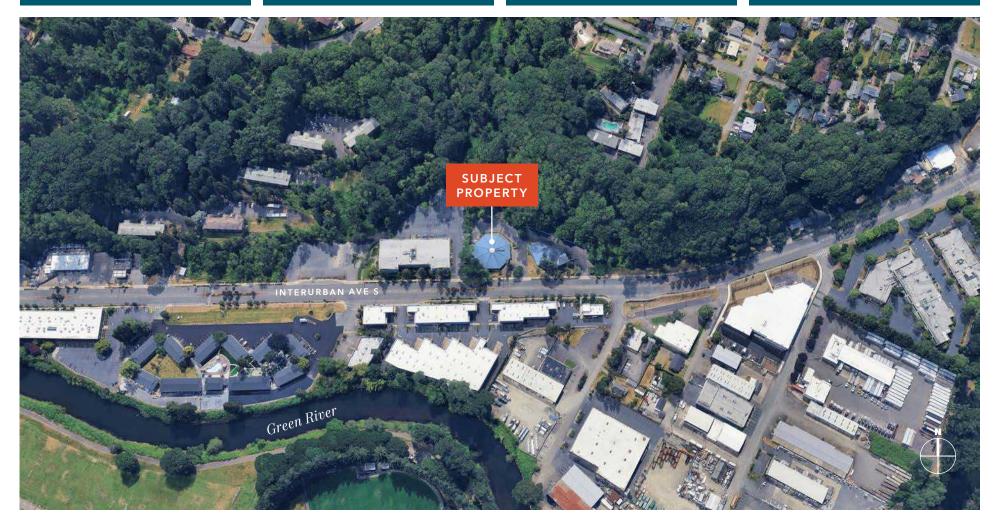
AVAILABLE FOR SALE











AVAILABLE FOR SALE

KIDDER MATHEWS

## HIGHLY-ACCESSIBLE LOCATION

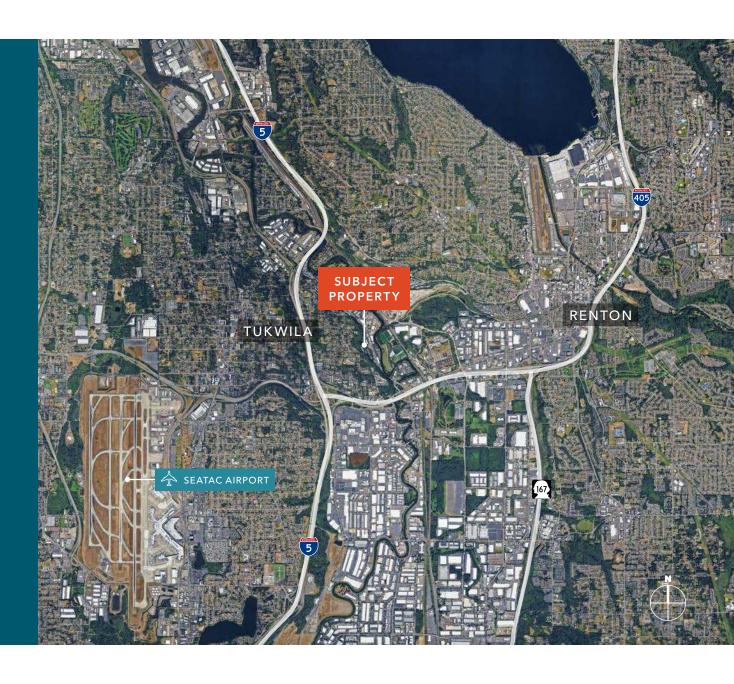
Located in the heart of Tukwila on Interurban Avenue South

Highly visible frontage with street appeal and exterior signage available

Many flexible options for user, including office, flex, daycare, or school

2 MIN TO 1-5

2 MIN





## Exclusively listed by

BRIAN CLAPP Kidder Mathews 206.248.7316 brian.clapp@kidder.com SPENCER CLAPP Kidder Mathews 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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.