

FOR SALE

GATEWAY NORTH BUILDING 10

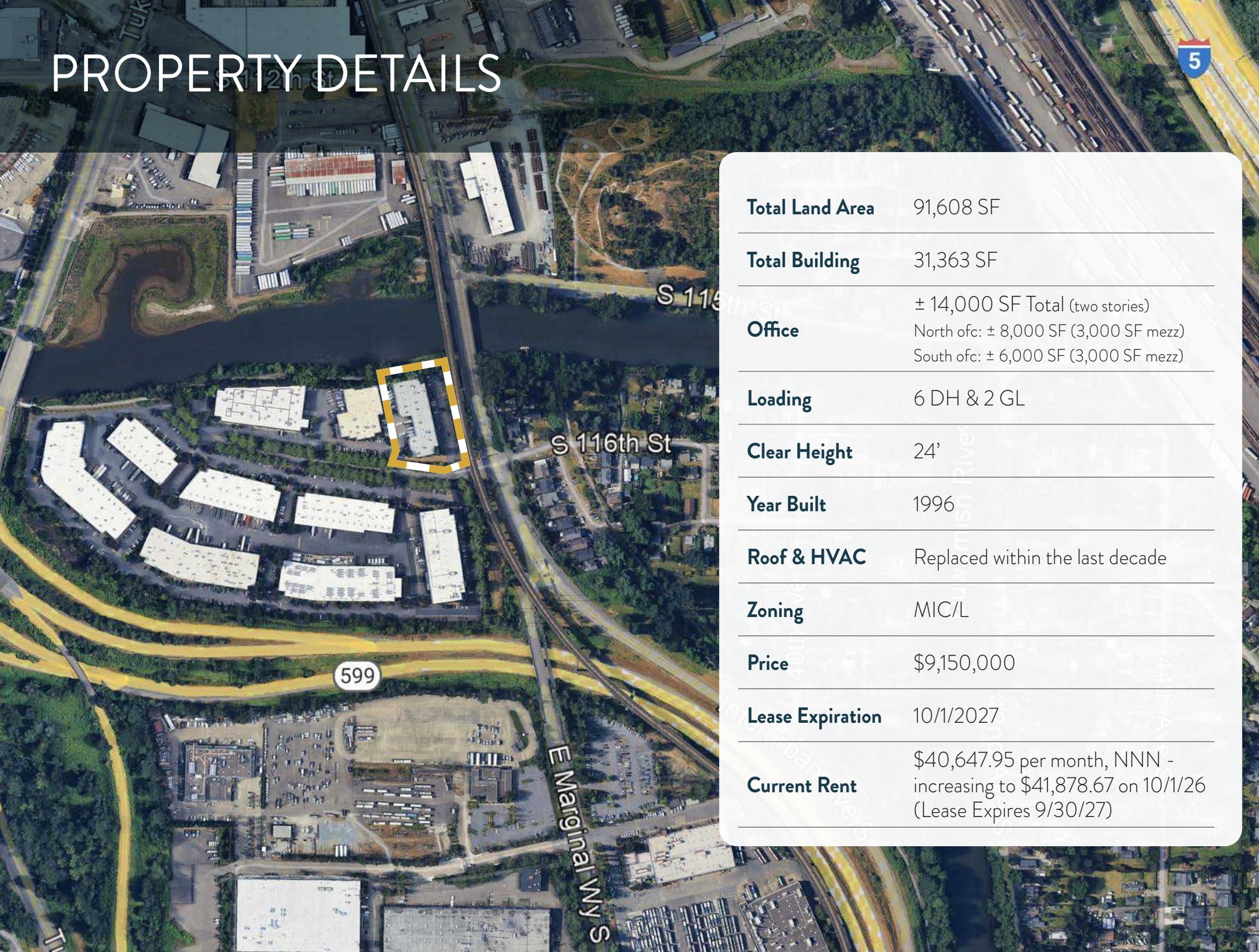
11521 E Marginal Way S, Tukwila



NEWMARK

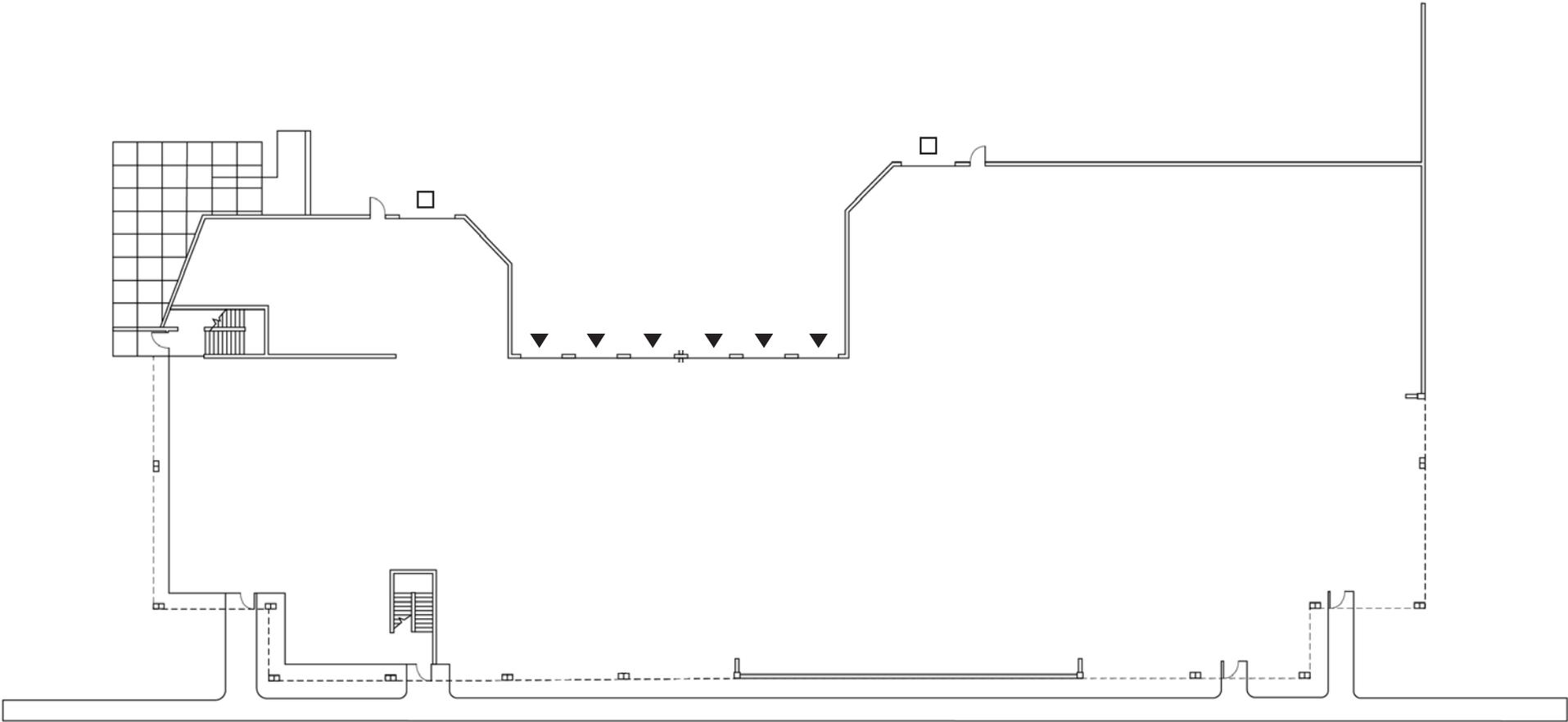
THAD MALLORY, SIOR
Executive Vice Chairman
425-362-1410
thad.mallory@nmrk.com

PROPERTY DETAILS



Total Land Area	91,608 SF
Total Building	31,363 SF
Office	± 14,000 SF Total (two stories) North ofc: ± 8,000 SF (3,000 SF mezz) South ofc: ± 6,000 SF (3,000 SF mezz)
Loading	6 DH & 2 GL
Clear Height	24'
Year Built	1996
Roof & HVAC	Replaced within the last decade
Zoning	MIC/L
Price	\$9,150,000
Lease Expiration	10/1/2027
Current Rent	\$40,647.95 per month, NNN - increasing to \$41,878.67 on 10/1/26 (Lease Expires 9/30/27)

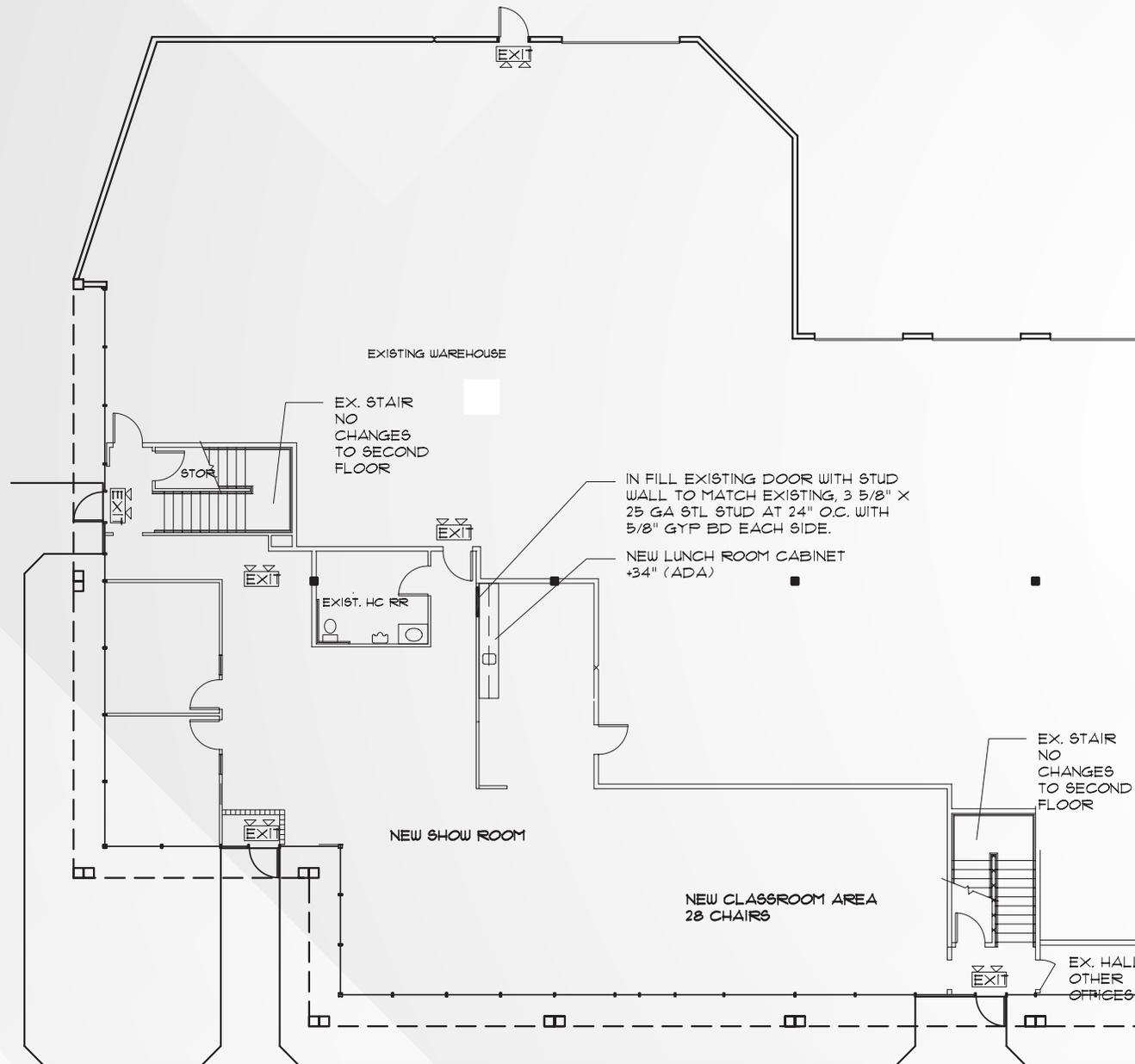
BUILDING SHELL FLOOR PLAN



▲ DOCK HIGH
□ GRADE LEVEL

FLOOR PLAN - SOUTH OFFICE | 1ST FLOOR

(NO PLANS FOR MEZZ OFFICE)



PHOTOS



PHOTOS



REGIONAL AERIAL

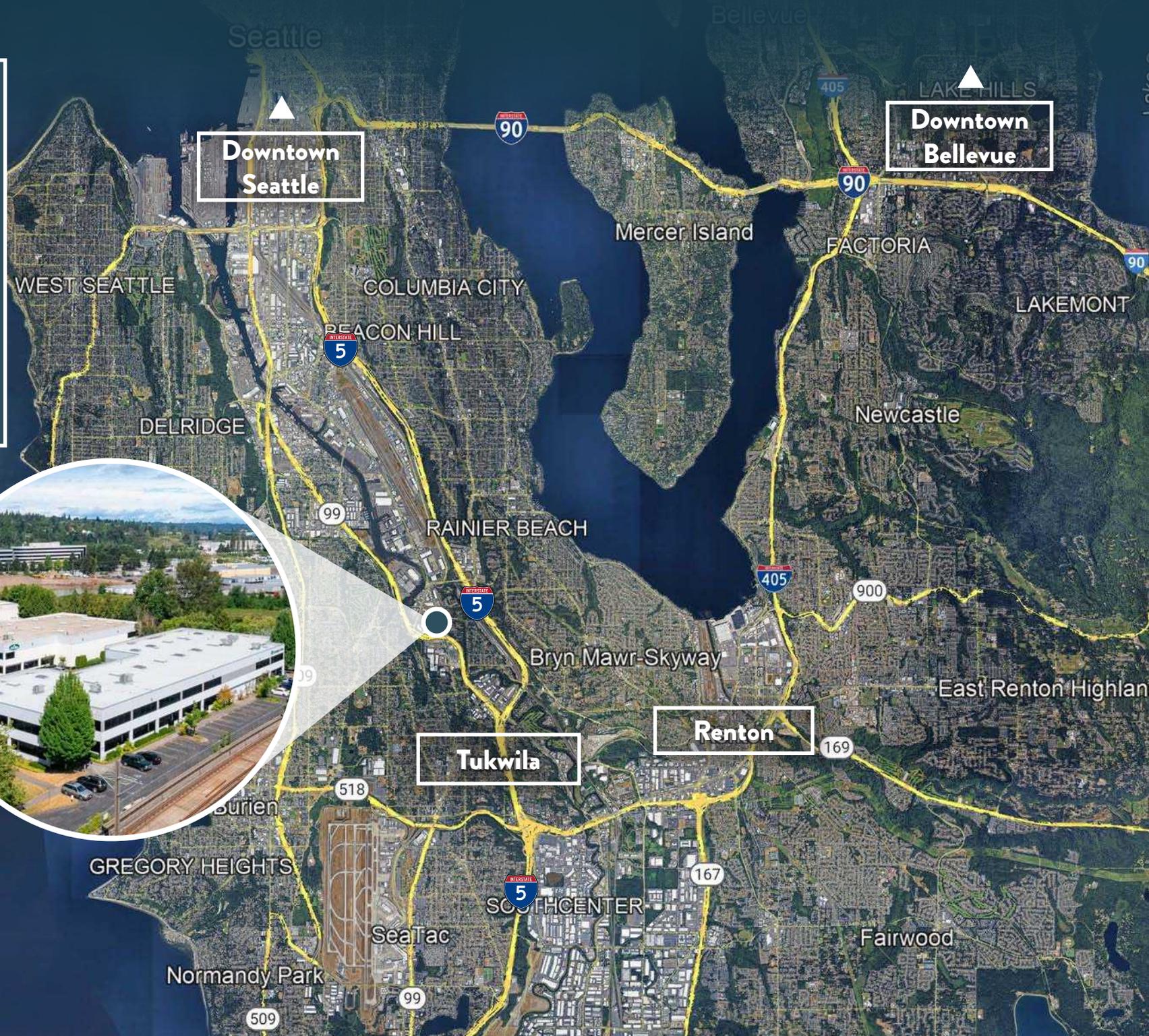
Drive Times

SEATTLE INT'L AIRPORT
10 Minutes

PORT OF SEATTLE
20 Minutes

DOWNTOWN BELLEVUE
25 Minutes

EASY ACCESS
I-5, I-405, SR 99, SR 167



FOR SALE

GATEWAY NORTH BUILDING 10

11521 E Marginal Way S, Tukwila

 Complete Office

THAD MALLORY, SIOR
Executive Vice Chairman
425-362-1410
thad.mallory@nmrk.com

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.