

Offering Memorandum

# 19600 International Blvd

SEATAC, WA 98188



**KYLE STERLING**  
425 586 5608  
ksterling@nai-psp.com

**NAI** Puget Sound  
Properties

# Offering Summary

NAI Puget Sound Properties is pleased to present the opportunity to acquire a turnkey church facility overlooking Angle Lake in the heart of SeaTac, Washington.

Positioned along International Boulevard and immediately adjacent to Seattle-Tacoma International Airport, the property offers exceptional visibility, accessibility, and a highly functional layout for a church, religious organization, educational use, nonprofit, or owner-user seeking a unique institutional facility.

Originally constructed in 1987 and extensively renovated in 2015, the property has been thoughtfully improved to serve as a modern worship and community center.



**3,750,000**

## GROSS BUILDING AREA

**13,886 SF**

- Upper Level: 4,473 SF (Sanctuary)
- Main Level: 4,569 SF (Reception/Offices/Kids Area)
- Lower Level: 1,311 SF (2-Bedroom Apartment)
- Lower Level: 3,533 SF (Underground Parking)

## LOT SIZE

21,696 SF

## YEAR BUILT/RENO

1987/2015

## ZONING

UVH – Urban Village, High Intensity

## PARKING

25 stalls on site, total of 70 including leased stalls from neighbor





19600 Int'l Blvd

# Investment Highlights

## + TURN-KEY CHURCH FACILITY

Rare opportunity to acquire a fully operational church facility that has been extensively renovated and maintained. The property is immediately usable for a congregation, religious organization, school, nonprofit, or community-focused user with minimal capital expenditure required.

## + EXTENSIVELY RENOVATED IN 2015

The building underwent significant renovations in 2015, transforming the property into a modern worship facility with upgraded interiors, improved functionality, fully sprinklered building, and quality finishes throughout.

## + SWEEPING VIEWS OF ANGLE LAKE

Few commercial properties in South King County offer the panoramic water views found at this location. The sanctuary, offices, and gathering areas benefit from unobstructed views overlooking Angle Lake, creating a unique setting for worship, meetings, and community events.

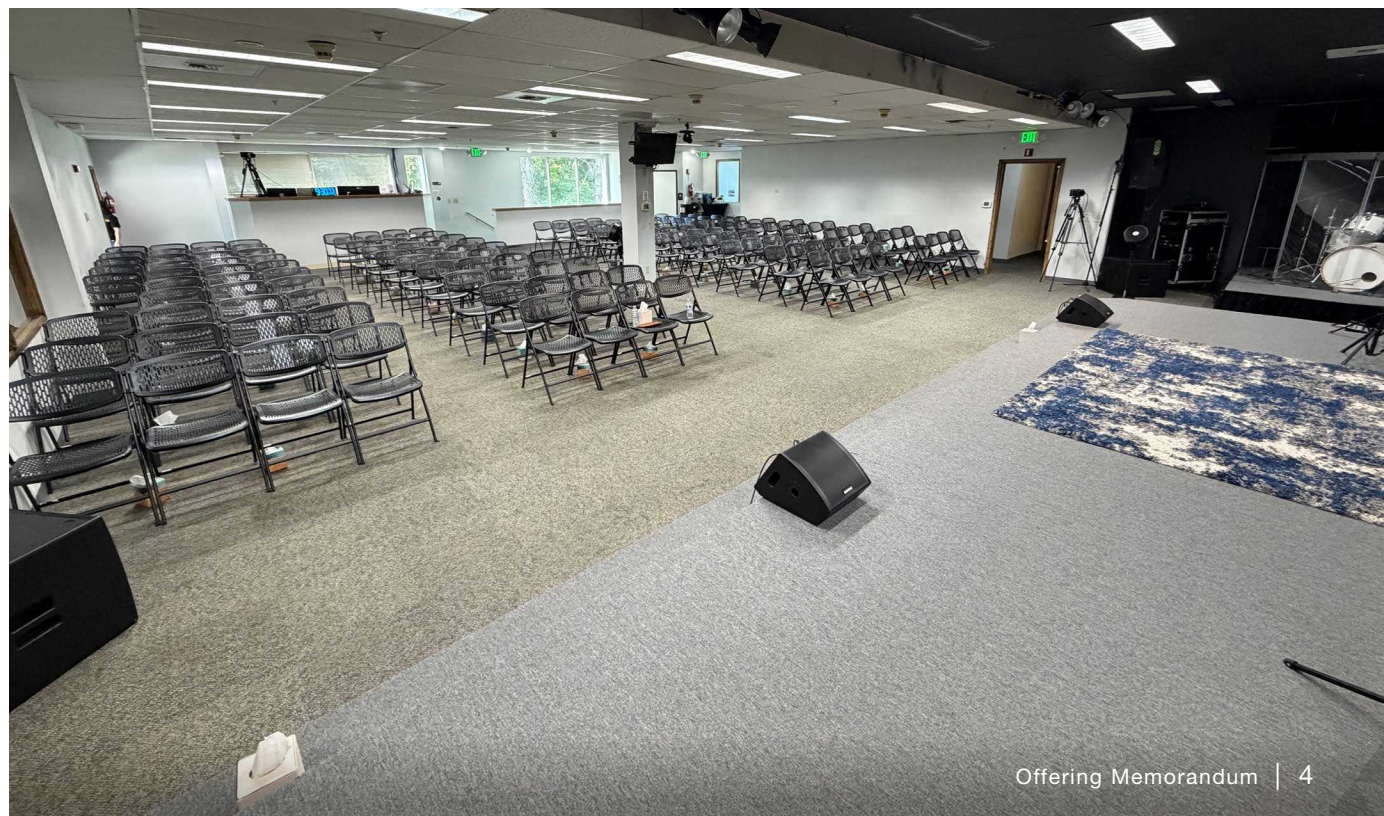
## + HIGH FUNCTIONAL CHURCH FLOOR PLAN

The property includes a fully equipped sanctuary with seating capacity for approximately 150 attendees, making it ideal for an established congregation or growing ministry. In addition to the sanctuary, the facility features dedicated children's ministry space, multiple private offices, conference and meeting areas, support facilities, and a two-bedroom apartment suitable for staff housing, guest accommodations, or additional ministry use.

## + PREMIER SEATAC LOCATION

Located directly adjacent to Seattle-Tacoma International Airport, the property enjoys outstanding regional accessibility. International Boulevard, Interstate 5, State Route 99, and the Angle Lake Light Rail Station are all within minutes of the site, allowing convenient access from throughout the Puget Sound region.

# Sanctuary



# Private Offices with Lake Views

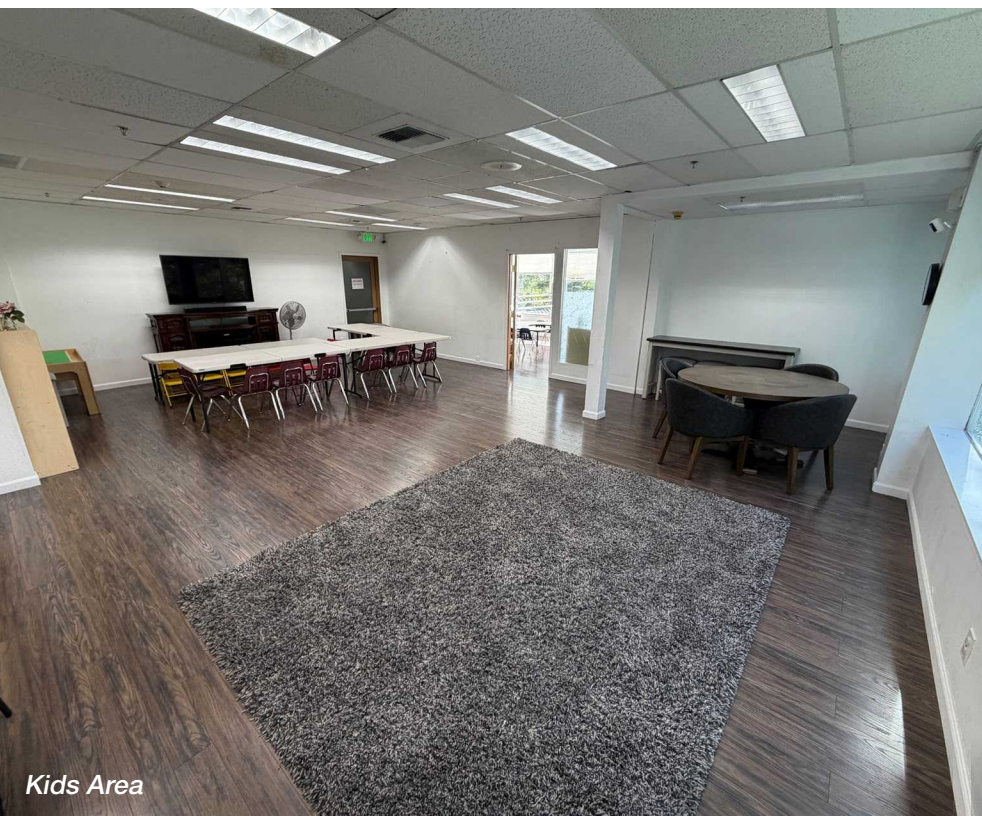




Office



Downstairs Apartment



Kids Area



Kids Area

# Nearby Amenities

SEATAC INT'L AIRPORT



INTERNATIONAL BLVD



19600 Int'l Blvd



# Market Overview

## SEA-TAC AIRPORT CORRIDOR – ONE OF THE PUGET SOUND REGION'S MOST STRATEGIC LOCATIONS

Situated directly adjacent to Seattle-Tacoma International Airport (SEA), the property offers immediate access to one of the busiest transportation hubs on the West Coast and serves as a gateway to the greater Seattle metropolitan area.

## SEATTLE-TACOMA INTERNATIONAL AIRPORT

Seattle-Tacoma International Airport serves more than 50 million passengers annually and continues to rank among the fastest-growing major airports in North America. The airport is a major economic driver for the region, supporting tens of thousands of jobs and generating billions of dollars in annual economic activity. The property's immediate proximity to Sea-Tac Airport creates exceptional accessibility for visitors, employees, and congregants traveling from throughout the Puget Sound region and beyond. Few properties offer such convenient access to local, national, and international transportation networks.

## LIGHT RAIL CONNECTIVITY

The property is located just minutes from the Angle Lake Light Rail Station, the southern terminus of Sound Transit's Link Light Rail system. The station provides direct rail service to Downtown Seattle, Capitol Hill, the University District, Northgate, Lynnwood, and numerous employment centers throughout the region. The continued expansion of the Link Light Rail system has significantly increased demand for properties located near transit infrastructure. Access to high-capacity transit enhances convenience while supporting long-term property values and redevelopment potential.

## CENTRAL PUGET SOUND ACCESS

One of the property's most compelling attributes is its central location within the Puget Sound region. The site provides immediate access to Interstate 5, State Route 518, State Route 509, and Highway 99, allowing efficient travel throughout the metropolitan area.



## APPROXIMATE DRIVE TIMES

Seattle CBD	20 mins
Bellevue CBD	25 mins
Downtown Tacoma	25 mins
Kent Valley Industrial District	15 mins
Renton	15 mins
Tukwila	10 mins
SeaTac Int'l Airport	< 5 mins

This exceptional connectivity makes the property attractive to organizations drawing attendees, employees, or visitors from a broad geographic area.

Hope of the City  
Church

# 19600 International Blvd

SEATAC, WA

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SHOWING,  
PLEASE CONTACT THE LISTING BROKER:

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