

# Flex Exclusive Listings

## September 2020



**South Lind Square**  
Bldg C - Stes 4150-4170

4150-4170 Lind Ave S  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 36,182 SF

Office SF: -  
Divisible To: 3,638 SF  
Zoning: CO  
Clearance: 12.5'  
Dock Doors: -  
Grade Doors: Multiple

Shell Rate: \$0.80 SF/Mo  
Office Rate: \$0.90 SF/Mo  
Est. NNN Rate: \$0.30 SF/Mo

Comments: Large industrial flex/office space. Located next to IKEA. Walkable amenities include numerous restaurants, Starbucks, and hotels. Excellent parking ratio of 4.2/1,000 SF.

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Virtual Tour

**Port 106**

4774 Ohio Ave S  
Seattle, WA 98134

Listing Type: Sublease  
Available: See Comments

Total SF Available: 26,400 SF

Office SF: ± 4,000 SF  
Divisible To: 12,000 SF  
Zoning: IG1 U/85  
Clearance: 16'  
Dock Doors: Multiple  
Grade Doors: Multiple

Shell Rate: -  
Office Rate: -  
Est. NNN Rate: -

Comments: Extraordinary build-out for showroom/design offices/production/and warehouse. Approximately 21,000 SF of open warehouse. Contact broker for rates and further information.

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Pending

**VM Bldg**

11208 62<sup>nd</sup> Ave E  
Puyallup, WA 98373

Listing Type: Owner/User Sale  
Available: Now

Total SF Available: 11,000 SF

Office SF: 8,000 SF  
Divisible To: -  
Zoning: CE  
Clearance: 24'  
Dock Doors: -  
Grade Doors: 1

Sale Price: \$1,499,000.00

Comments: Flexible reconfiguration opportunity! Space currently includes ± 2,200 SF of warehouse ± 800 SF of production and ± 8,000 SF of office. See marketing brochure for proposed reconfiguration.

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### 131 Andover Park E

131 Andover Park E  
Tukwila, WA 98188

Listing Type: Lease  
Available: Now

Total SF Available: 9,374 SF

Office SF: -  
Divisible To: -  
Zoning: TUC  
Clearance: 20'  
Dock Doors: -  
Grade Doors: 3

Shell Rate: \$0.85 SF/Mo  
Office Rate: \$1.00 SF/Mo  
Est. NNN Rate: \$0.27 SF/Mo

Comments: Retail showroom/office/storage space one block east of Westfield Southcenter.

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### Seattle Design Center

5701 6<sup>th</sup> Ave S  
Seattle, WA 98108

Listing Type: Sublease  
Available: See Comments

Total SF Available: 1,733 SF

Office SF: -  
Divisible To: -  
Zoning: IG2U  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Shell Rate: -  
Office Rate: -  
Est. NNN Rate: -

Comments: Located in Seattle's vibrant Georgetown neighborhood. Sublease through 05/31/2023. Contact broker for rates and further details.

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