

# Flex Exclusive Listings

## July 2021



**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: TBD  
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: \$0.35 SF/Mo

Comments: New high image improvements now underway! Large industrial flex/office space. Located next to IKEA. Walkable amenities include numerous restaurants, Starbucks, and hotels.

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**North Lake Union Marina  
Property**

2401 N Northlake Way  
Seattle, WA 98103

Listing Type: Lease  
Available: Now

Total SF Available: See Comments

Office SF: -  
Divisible To: See Comments  
Zoning: IB U/45  
Clearance: -  
Dock Doors: -  
Grade Doors: -

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

Comments: 25,000 SF secure parking lot, 1,900 SF office with commercial kitchen, 1,000 SF workshop/barn, 230 lineal feet of dock space. Contact brokers for divisibility options and rates.

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**South Lind Square**  
Bldg B - Ste 421

4150-4170 Lind Ave S  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 14,074 SF

Office SF: 8,979 SF  
Divisible To: -  
Zoning: CO  
Clearance: 12.5'  
Dock Doors: -  
Grade Doors: 1

Shell Rate: \$0.80 SF/Mo  
Office Rate: \$0.90 SF/Mo  
Est. NNN Rate: \$0.35 SF/Mo

Comments: High image industrial flex space; 8,979 SF office with 5,095 SF warehouse; 1 grade level loading door; Heavy electrical power; 11 offices, 2 conference rooms + commercial kitchen in office.

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**Occidental Business Park**  
Building 1

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: January 1, 2022

Total SF Available: 20,400 SF

Office SF: -  
Divisible To: -  
Zoning: IG1-U85  
Clearance: -  
Dock Doors: -  
Grade Doors: -

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

Comments: Many different uses including office, assembly warehousing, and flex. Contact broker for more details and rates.

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**CenterPointe Business Park**  
Ste 110+111+120

18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 10,412 SF

Office SF: 3,833 SF or 5,210 SF  
Divisible To: 4,643 SF  
2,919 SF  
2,791 SF  
Zoning: M1  
Clearance: 10'  
Dock Doors: See comments  
Grade Doors: See comments

Shell Rate: \$0.80 SF/Mo  
Office Rate: \$1.00 SF/Mo  
Est. NNN Rate: \$0.35 SF/Mo

Comments: Multiple floor plans available. Climate controlled. Double doors for deliveries (landlord will consider installing a roll up door). Contact brokers for more details.

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**CenterPointe Business Park**  
Ste 111+120

18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 7,624 SF

Office SF: 2,414 SF  
Divisible To: 2,919 SF  
4,643 SF  
Zoning: M1  
Clearance: 10'  
Dock Doors: See comments  
Grade Doors: See comments

Shell Rate: \$0.80 SF/Mo  
Office Rate: \$1.00 SF/Mo  
Est. NNN Rate: \$0.35 SF/Mo

Comments: Double doors for deliveries (landlord will consider installing a roll up door). Contact brokers for more details.

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# Flex Exclusive Listings

## July 2021



**Occidental Business Park**  
Building 3, Ste C

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 3,970 SF

Office SF: 3,250 SF  
Divisible To: -  
Zoning: IG1-U85  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Shell Rate: \$1.75 SF/Month, NNN  
Office Rate: -  
Est. NNN Rate: -

Comments: 3,970 SF total, 3,250 SF of air-conditioned office, and 720 SF of high bay storage. Contact broker for more details.

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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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