

Flex Exclusive Listings

January 2022



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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New

Auburn Corporate Center Bldg 1 - Ste 102

1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 25,167 SF

Office SF: 70% of total space
(minimum)
Divisible To: -
Rate: -

Zoning: -
Clearance: ±10'
Dock Doors: -
Grade Doors: 1 set of double doors

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.60 SF/Mo

Comments: Large flex space with excellent
parking ratio of 5.0 parking stalls
per 1,000 SF. Landlord will install
grade level door.

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New

Occidental Business Park Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Spring 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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Flex Exclusive Listings

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Centerpointe Business Park
Ste 110+111+120

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 10,412 SF

Office SF: 3,933 SF or 5,210 SF
Divisible To: -

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 and rates.

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Centerpointe Business Park
Ste 111+120

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 7,624 SF

Office SF: 2,414 SF
Divisible To: -

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 and rates.

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Occidental Business Park
Building 3, Ste C

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 3,951 SF

Office SF: 3,201 SF
Divisible To: -

Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: \$1.65 SF/Month, NNN
Office Rate: -
Est. NNN Rate: -

Comments: 3,951 SF total, 3,201 SF of air-conditioned office, and 750 SF of high bay storage. Contact broker for more details.

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Flex Exclusive Listings

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812 Central Ave N

812 Central Ave N
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 3,850 SF

Divisible To: Front Bldg - 1,994 SF
Back Bldg - 1,856 SF
Rate: -

Comments: Front Bldg - ideal for medical or general office use. 10 parking stalls in front on Central. Back Bldg - Contractor/Storage Bldg with Fenced Yard. 14 ft Grade Level Door. Take either back or front bldg or both. 17,350 SF total lot area. Zoned GCMU. Central Kent location. Excellent access to SR-167 and SR-516. Contact broker for breakdown of rates.

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**South Lind Square
Bldg A**

437 SW 41st St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 25,075 SF

Office SF: 1,800 SF
Divisible To: 1,783 SF
Rate: -

Zoning: CO
Clearance: 12.5'
Dock Doors: 1 set of double doors
Grade Doors: Grade level door possible

Shell Rate: \$0.85 SF/Mo
Office Rate: \$0.95 SF/Mo
Est. NNN Rate: -

Comments: High image industrial flex space, 1,800 SF office with 1,783 SF warehouse, Double loading doors (grade level door possible), 12.5' clear height in warehouse, Heavy electrical power.

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