

# Flex Exclusive Listings

## February 2022



### Sunnydale Site

14404 Des Moines Memorial Dr S  
SeaTac, WA 98168

Listing Type: Sale  
Available: June 1st, 2022

Total SF Available: 27,443 SF

Office SF: -  
Divisible To: 3,306 SF  
Zoning: CB (surrounded  
on all sides by I zoning)  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Comments: Ten Blocks away from Hwy-509 & five blocks away from Hwy-518. Highly visible from Des Moines Memorial Dr. New Development in the immediate area. Minutes to SeaTac Airport. Existing long standing business (Bar/Restaurant). Approx. 60 parking stalls. Contact broker for more details and price.

### Bruce Clarkson

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### Auburn Corporate Center

Bldg I - Ste 102

1102 15<sup>th</sup> 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.

### Mike Hemphill

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### Jim Bisset

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### 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.

### George Rockwell, SIOR

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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: 3,933 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 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: -

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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**Centerpointe Business Park**

18026 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: October 1st, 2022

Total SF Available: 4,818 SF

Office SF: 3,346 SF  
Divisible To: -

Zoning: M1  
Clearance: 14'  
Dock Doors: Access to truck dock wells (2 locations)  
Grade Doors: 3

Rates: Call brokers for rates  
Comments: Great smaller flex industrial space at the north end of Kent. Close to Southcenter and all major freeways. Space has two entries, mix of open space, 4 private offices and conference room. 4 restrooms. Loading area is designed to accommodate larger delivery trucks. Please call listing agents for rates and access to tour.

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## February 2022



**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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New

**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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New

**South Lind Square**  
Bldg A

437 SW 41st St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 3,583 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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