

Flex Exclusive Listings

April 2022



Sunnydale Site

14404 Des Moines Memorial Dr S
SeaTac, WA 98168

Listing Type: Sale
Available: June 1st, 2022

Total SF Available: 3,306 SF

Office SF: -
Land SF: 27,443 SF
Divisible To: -
Zoning: CB (surrounded on all sides by I zoning)
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: Designated opportunity zone. 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
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



Auburn Corporate Center Bldg I - 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



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
D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com

Flex Exclusive Listings

April 2022



165 S Pine St

165 S Pine St
Spokane, WA 99202

Listing Type: Lease
Available: Now

Total SF Available: 14,984 SF

Office SF: 4,600 SF
Divisible To: -
Zoning: GC-150
Clearance: Approx. 18'
Dock Doors: -
Grade Doors: 3 grade doors, 2 grade level

Shell Rate: \$0.70 SF/Month, NNN
Office Rate:
Est. NNN Rate:

Comments: Approx. 18' CH. 3 grade doors, 2 are grade level. Close to major freeways and highways. Close to downtown Spokane. Within walking distance to restaurants and stores.

Jake Monroe

D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



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

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.

Mike Hemphill

D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Brian Bruininks, CCIM

D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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

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

Mike Hemphill

D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Brian Bruininks, CCIM

D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Flex Exclusive Listings

April 2022



Centerpointe Business Park

18026 72nd 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 well
Grade Doors: 1

Comments: Great smaller flex industrial space at the north end of Kent, shower and locker facilities on-site; great parking, immediate access to West Valley Highway, and SeaTac Airport, minutes from Southcenter Mall, IKEA, hotels, and restaurants, less than a mile from the Amtrak station in Tukwila. Space has two entries, mix of open space, 4 private offices and conference room, 4 restrooms, please call listing brokers for rates and access to tour.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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: 14'
Dock Doors: -
Grade Doors: 1 double access door

Shell Rate: \$6,520/Mo + 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.

George Rockwell, SIOR
D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com



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.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com

Flex Exclusive Listings

April 2022



**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: \$0.35 SF/Mo

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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com