

# Flex Exclusive Listings

## July 2022



**Auburn Corporate Center**  
Bldg I - Ste 102 + 104

1102 15<sup>th</sup> St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 45,844 SF

Office SF: -

Divisible To: -  
Rate: -

Zoning: -  
Clearance: ±10'  
Dock Doors: 1  
Grade Doors: 1

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

Comments: Access to loading dock area with 1 dock high door and 1 grade level door.

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**Sunnydale Site**

14404 Des Moines Memorial Dr S  
SeaTac, WA 98168

Listing Type: Sale  
Available: Under Contract

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.

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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

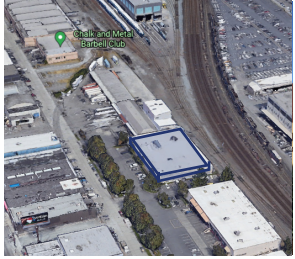
Comments: Large flex space with excellent parking ratio of 5.0 parking stalls per 1,000 SF. Landlord will install grade level door.

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## July 2022



**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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New

**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: \$0.65 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.

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Leased

**816 Central Ave N**

816 Central Ave N  
Kent, WA 98032

Listing Type: Lease  
Available: Fully Leased

Total SF Available: 4,600 SF

Office SF 2,300 ± SF  
Divisible To: -  
Zoning: GCMU  
Clearance: -  
Dock Doors: -  
Grade Doors: 4

Comments: 60 ft. frontage on Central Ave N. 2,300 ± SF shop. Nicely built offices, 3 private offices, conference room, kitchen & reception. Within minutes to nearby businesses, banking, restaurants, and retail services. Excellent access to SR-167 and SR-516. GCMU zoning allows for many commercial uses. Contact broker for breakdown of rates.

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# Flex Exclusive Listings

## July 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: 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.

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Leased



**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: 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: \$1.00 SF/Mo  
Office Rate: \$1.10 SF/Mo  
Est. NNN Rate: \$0.40 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.

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