

# Flex Exclusive Listings

## September 2022



### Sunnydale Site

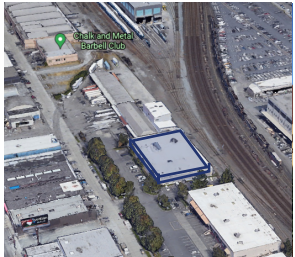
14404 Des Moines Memorial Dr S  
SeaTac, WA 98168

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.

**Bruce Clarkson**  
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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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### 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.

**Jake Monroe**  
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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: 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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