

**SOUTH  
LIND  
SQUARE**

114,000 SF INDUSTRIAL/  
FLEX PROJECT

4130-4180



**THE ANDOVER  
COMPANY, INC.**

**CORFAC INTERNATIONAL**

# AERIAL VIEW FACING EAST



UW MEDICINE | VALLEY MEDICAL CENTER

SR-167

S 180<sup>TH</sup> ST

SOUTH  
LIND  
SQUARE

SOUTH LIND SQUARE | THE ANDOVER COMPANY, INC.

LIND AVE SW

SOUTHCENTER MALL | 3 MILES

SEATAC INTERNATIONAL AIRPORT | 7.5 MILES

LIND AVE SW

SOUTH  
LIND  
SQUARE

AERIAL VIEW FACING WEST



# INFORMATION SHEET

<b>Project Size</b>	114,000 SF Industrial /Flex Project	
<b>Location</b>	Lind Ave SW and SW 41 <sup>st</sup> St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.	
<b>Communications Available</b>	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
<b>Operating Expenses</b>	The expenses in operation, maintenance and repair of the Building and Common Areas are highly competitive because of the efficient systems in place. Tenant is responsible for its separately metered electricity/gas and janitorial service.	
<b>HVAC and Janitorial</b>	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.	
<b>Transit</b>	South Lind Square has Metro bus stops (Route 906) in front of the property. The Tukwila Station, where the Sounder and all Rapid Rides pass through, is two (2) miles away.	
<b>Current Tenants Include</b>	Advantage Waypoint, Hanger Clinic, and Mohawk Industries	
<b>Distance To</b>	UW Medicine   Valley Medical Center	0.7 mile
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	2 miles
	Kent	5 miles
	SeaTac International Airport	7 miles
	Bellevue	14 miles
	Seattle	16 miles
	Tacoma	24 miles

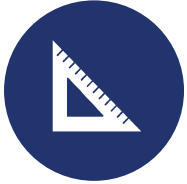


# AVAILABLE SPACES

\*Updated December 14th, 2022

BUILDING/STE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
A - 429 SW 41 <sup>st</sup> St	3,604	\$1.67 SF/MO + NNN	<ul style="list-style-type: none"><li>• High image showroom + office space</li><li>• Open large showroom, small showroom, three private offices, lunch room and server room</li></ul>





114,000 SF  
INDUSTRIAL/  
FLEX PROJECT



IMMEDIATE  
ACCESS TO  
HWY-167; 5 MIN  
TO I-405



5 MINUTES  
AWAY FROM UW  
MEDICINE | VALLEY  
MEDICAL CENTER



2 MILES AWAY FROM  
TUKWILA STATION  
(AMTRAK, SOUNDER  
TRAIN; RAPIDRIDE)



METRO BUS  
STOPS (ROUTE  
906) IN FRONT OF  
PROPERTY



3 MILES  
AWAY FROM  
SOUTHCENTER  
MALL



COMPLETE 24/7  
CONTROL OF  
ROOFTOP HVAC  
UNITS SPECIFIC TO  
EACH SUITE



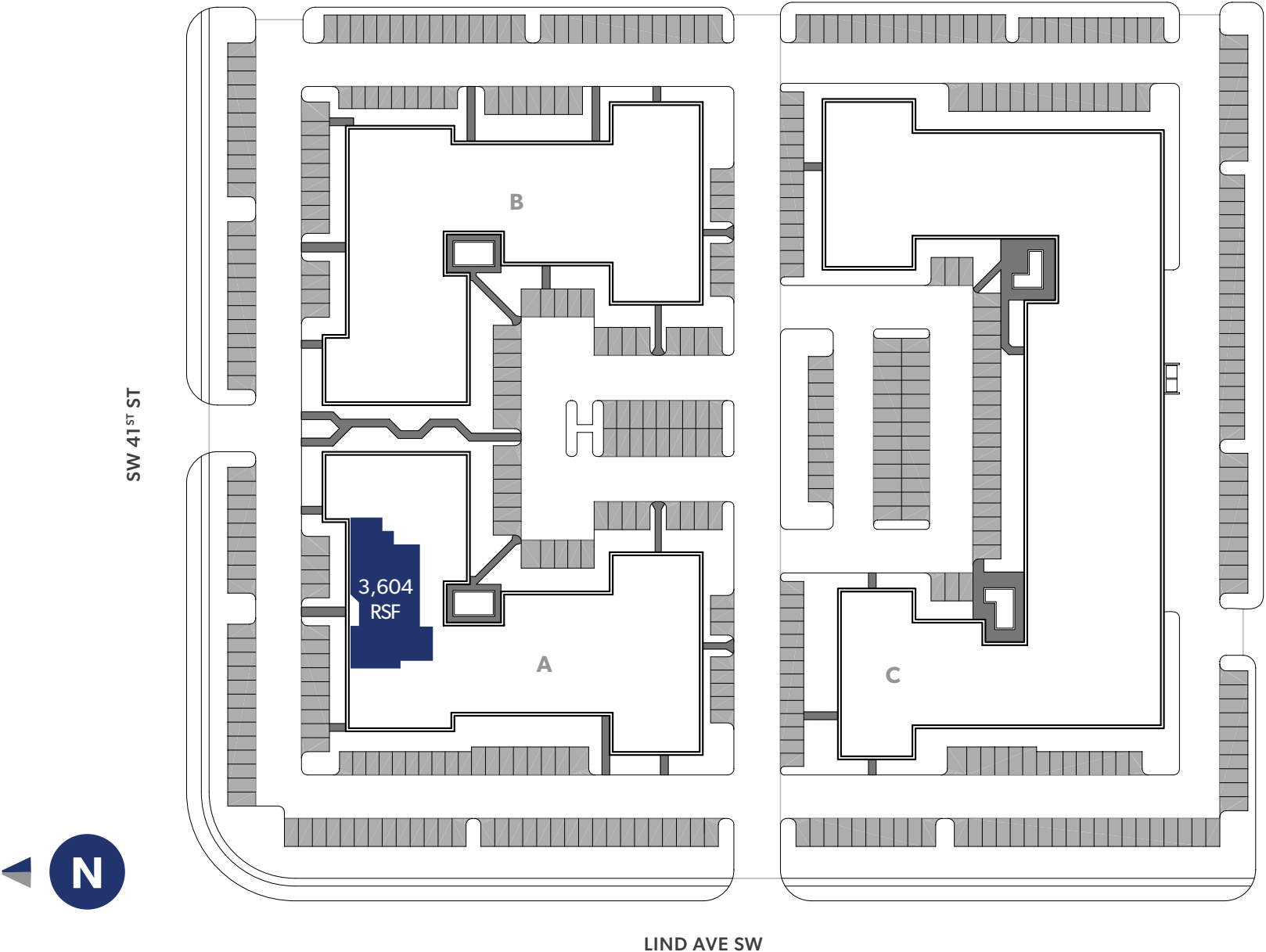
TENANT CHOOSES  
OWN JANITORIAL  
SERVICE



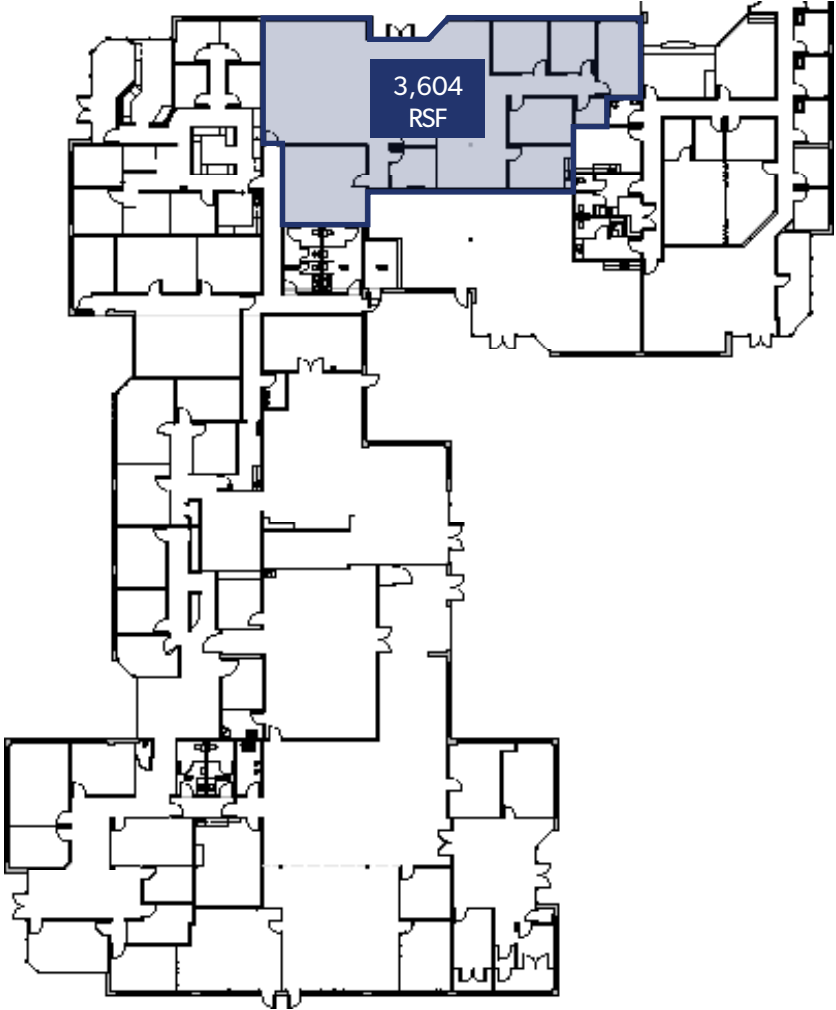
STATE-OF-THE-ART  
TELECOMMUNICATION  
SERVICE THROUGH  
CENTURYLINK



# AVAILABLE SPACES



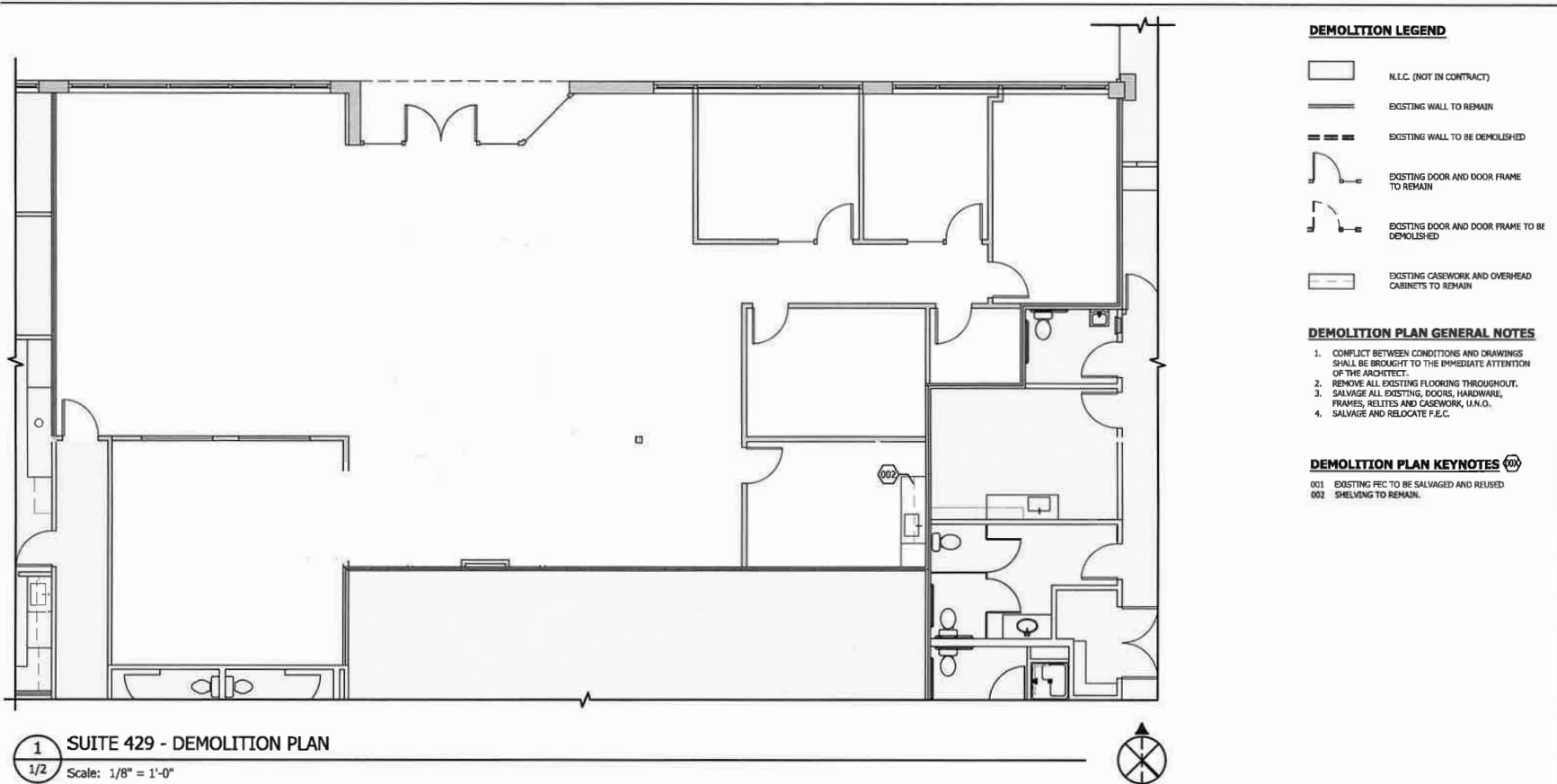
# BUILDING A





# BUILDING A

## SUITE 429



NOT FOR  
CONSTRUCTION

**NELSON**  
 Nelco Architecture, Inc. NELSONWW.COM

CLIENT: ANDOVER MANAGEMENT CO. LLC.	DATE: 09/XX/20	1/2
PROJECT: SOUTH LIND SQUARE - BUILDING A	DRAWN BY: AE	
PROJECT NO.: 19.0000629.000	REVIEWED BY: AC, EG	



# BIRD'S EYE VIEW



SW 41<sup>ST</sup> ST

B

A

C

# SEATTLE IKEA DIRECTLY ACROSS THE STREET

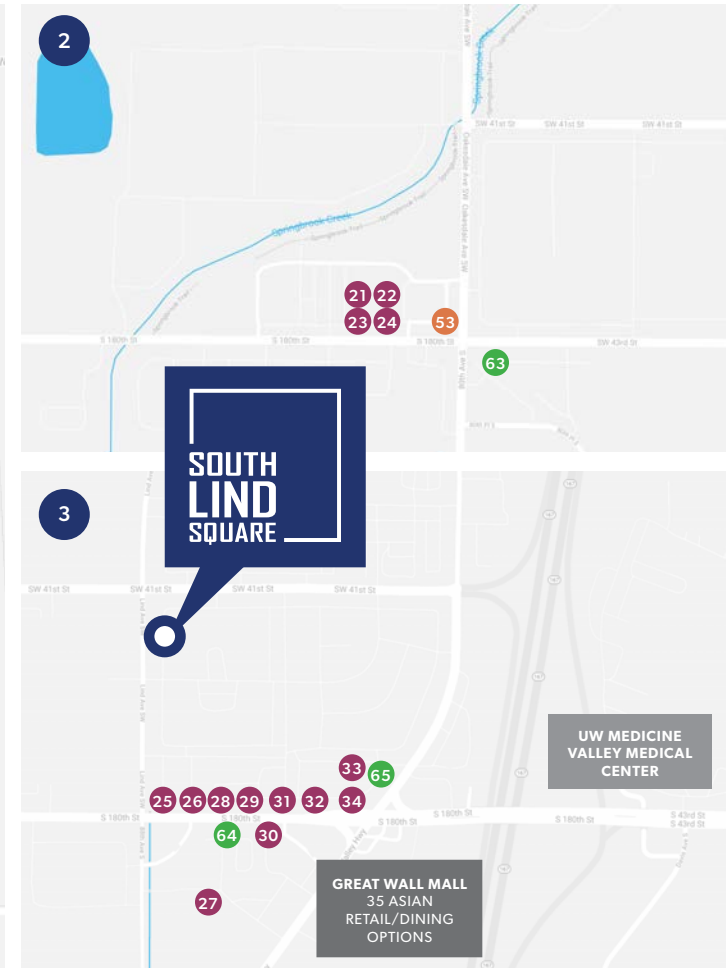
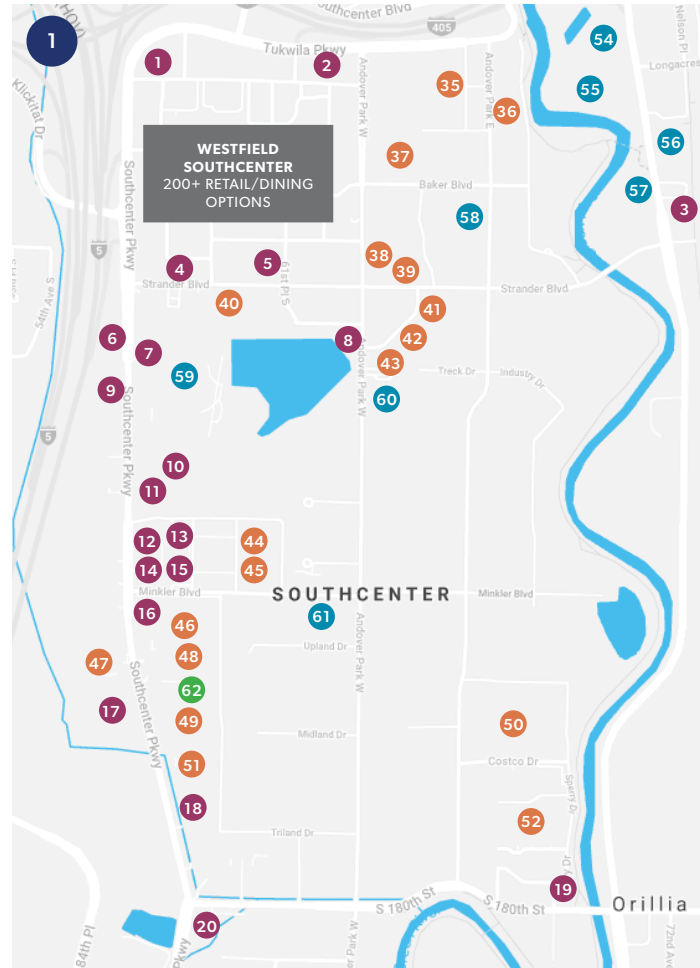


**We hope you've got an appetite when your company locates in South Lind Square!**

Next door to South Lind Square is the new 399,000 SF Seattle IKEA store with a large Swedish restaurant/cafe open to the public. Enjoy a delicious taste of Sweden in the restaurant and explore IKEA's Food Market for take-home meals and treats!



# AREA AMENITIES



**DINING**

- 1. Bahama Breeze
- 2. Buffalo Wild Wings
- 3. Wendy's
- 4. The Cheesecake Factory
- 5. Olive Garden
- 6. McDonald's
- 7. Outback Steakhouse
- 8. Burger King
- 9. Sizzler's

- 10. Miyabi Sushi
- 11. Bai Tong
- 12. Ihop
- 13. Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- 16. Red Robin
- 17. Chick-Fli-A
- 18. Applebee's
- 19. Taco Time

- 20. Claim Jumper
- 21. Subway
- 22. Pizza Addict
- 23. Yummy Kitchen
- 24. Mai Thai & Pho
- 25. Jimmy John's
- 26. Sushi Today
- 27. Jersey Mike's
- 28. Taco Del Ray
- 29. Herfy's Burgers

**RETAIL/SERVICES**

- 30. Jack in the Box
- 31. Round Table Pizza
- 32. Aloha Grill
- 33. Little China
- 34. Himalayan Cafe
- 35. Lowe's
- 36. FedEx

- 37. LA Fitness
- 38. REI
- 39. Bed Bath & Beyond
- 40. Target
- 41. Barnes & Noble
- 42. Office Depot
- 43. Total Wine & More
- 44. Kohl's
- 45. Nordstrom Rack
- 46. Best Buy

**HOTELS**

- 47. JoAnn Fabrics
- 48. Michael's
- 49. Old Navy
- 50. Costco
- 51. Ross
- 52. Home Depot
- 53. 7-Eleven
- 54. Hampton Inn

**COFFEE/CAFES**

- 55. Extended Stay America
- 56. Courtyard by Marriott
- 57. Residence Inn
- 58. Hotel Interurban
- 59. DoubleTree Suites by Hilton
- 60. Courtyard by Marriott
- 61. Home2 Suites by Hilton
- 62. Starbucks

- 63. Chestnut Cafe
- 64. Starbucks
- 65. Everest Tea & Coffee

# SOUTH LIND SQUARE & SURROUNDING AREA

LIND AVE SW

SW 41<sup>ST</sup> ST

SOUTHBOUND EXIT

UW MEDICINE  
VALLEY MEDICAL  
CENTER

SOUTH  
LIND  
SQUARE

SR-167

S 180<sup>TH</sup> ST

E VALLEY HWY

NORTHBOUND EXIT







THE ANDOVER  
COMPANY, INC.  
CORFAC INTERNATIONAL

JIM BISSET  
(206) 769-3633  
jbisset@andoverco.com

MIKE HEMPHILL  
(206) 550-4176  
mhemphill@andoverco.com



SOUTH  
LIND  
SQUARE

114,000 SF FLEX/TECH  
OFFICE PROJECT

