

Flex Exclusive Listings

January 2023



Occidental Business Park Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: June 2023

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



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



Airport Commerce Center Bldg C

11620 Airport Rd
Everett, WA 98204

Listing Type: Sublease
Available: Now

Total SF Available: 12,616 SF

Office SF: 4,660 SF
Lab SF: 5,304 SF
Divisible To: -
Zoning: BP
Clearance: 22'
Dock Doors: 1
Grade Doors: 2
Rate: \$1.47 SF/Mo + NNN

Comments: High end finishes, strong credit sublessor, landlord will consider direct longer term lease. Sublease term through 7/31/2024.

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

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Centerpointe Business Park
Ste 18014 & 18016

18014/18016 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: October 1st, 2023

Total SF Available: 10,267 SF

Office SF: 4,894 SF
Divisible To: -
Zoning: -
Clearance: 14'
Dock Doors: Access to truck dockwell
Grade Doors: 7

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. 6 private offices, conference room, lunch room, and open space. Loading area is designed to accommodate larger delivery trucks. Please call listing agents 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 3B

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 4,465 SF

Office SF: -
Warehouse SF: ~2,000 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: GL loading

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Approx. 2,000 SF of warehouse space. Ground level loading. Contact broker for more details.

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grockwell@andoverco.com



Occidental Business Park
Building 3, Ste 3C

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 3,951 SF

Office SF: 3,201 SF
Storage SF: 750 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 3,201 SF of air conditioned office. 750 SF of high bay storage. Immediate occupancy. Contact broker for more details.

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

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Kent Business Center

25530 74th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Now

Total SF Available: 2,670 SF

Office SF: 2,214 SF
Divisible To: -
Zoning: M2
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$2,797.00/Mo + NNN

Comments: The Kent Valley Business Center is centrally location with convenient freeway access to SR-167 and I-5, and within walking distance to park and interurban trail. Warehouse: 456 SF, 1 grade level door, sublease through January 31st, 2024. Direct lease possible.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



Occidental Business Park Building 3, Ste 3D

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,550 SF

Office SF: -
Warehouse SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,550 SF of finished office space. Contact broker for more details.

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



Occidental Business Park Building 3, Ste 3A

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,123 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,123 SF of finished office space. End of building location. Immediate occupancy. Contact broker for more details.

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