

# Flex Exclusive Listings

## February 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**  
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### West Park Corporate Campus Bldg A

Ste A105 & A106  
1220 37th St NW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 19,573 SF

Office SF: 5,304 SF - 10,189 SF  
Divisible To: 14,688  
Zoning: M1  
Clearance: 30'  
Dock Doors: 3  
Grade Doors: 1  
Rate: -

Comments: 1 Oversized grade level door, 3-phase power, 30' clear height, excellent office layout, sprinklered, excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167, built in 2000. Option A: 19,573 Total SF (10,189 SF two story office), Option B: 14,688 Total SF (5,304 SF of office). Call Broker for rates.

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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.

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## February 2023



**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.

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**Centerpointe Business Park**  
Ste 18014 & 18016

18014/18016 72<sup>nd</sup> 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.

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**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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## February 2023



**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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**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 located 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.

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**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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## February 2023



**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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