

# Flex Exclusive Listings

## June 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: -

Comments: Divisible to two (2) spaces. Potential storage, secured, paved area, high car parking ratio for SODO. Flexible building modifications. Many different uses including office, assembly warehousing, and flex. Over 1,600 amps of electrical power. Contact broker for more details and rates.

**Shane Mahvi**  
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**George Rockwell, SIOR**  
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**West Park Corporate Campus  
Bldg A**

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

Listing Type: Lease  
Available: Now

Total SF Available: 19,573 SF

Office SF: 10,189 SF  
Divisible To: -  
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), Call Broker for rates.

**Arne Svendsen**  
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**Brian Bruininks, CCIM**  
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bbruininks@andoverco.com



**West Park Corporate Campus  
Bldg A**

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

Listing Type: Lease  
Available: Now

Total SF Available: 14,688 SF

Office SF: 5,304 SF  
Divisible To: -  
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 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.

### Jake Monroe

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jmonroe@andoverco.com



### SDC Annex Building

5811 6th Ave S  
Seattle, WA 98108

Listing Type: Lease  
Available: Now

Total SF Available: 11,504 SF

Office SF: -  
Divisible To: -  
Zoning: IG-2  
Clearance: 18'  
Dock Doors: -  
Grade Doors: -

Comments: Located in Seattle's vibrant Georgetown neighborhood. The property's corner location in the Design Center area gives tenants excellent visibility. The SDC Annex Building is easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.5 mile away. Many new Seattle restaurants nearby + strong retail services. Call broker for rates.

### Bruce Clarkson

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bclarkson@andoverco.com



### 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.

### Mike Hemphill

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### Brian Bruininks, CCIM

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# Flex Exclusive Listings

## June 2023



### 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.

### Shane Mahvi

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