

Flex Exclusive Listings

October 2023



Occidental Business Park Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 20,400 SF

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

Rate: \$12.00/SF/Yr + NNN

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

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

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



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

D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com

Flex Exclusive Listings

October 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

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