

# Flex Exclusive Listings

## February 2024



### 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: Yes  
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