

# Retail Exclusive Listings

## April 2024



### 505 Strander Building

505 - 525 Strander Blvd  
Tukwila, WA 98188

Listing Type: Sale  
Available: Now

Total SF Available: 19,244 SF

Divisible To: -  
Zoning: TUC-TOD  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Sale Price: \$5,300,000

Comments: Showroom/flex & dental space near Westfield Southcenter for sale! Located one block from Westfield Southcenter, the largest shopping mall in the Pacific Northwest. Tenant is responsible and pays directly all operating expenses including real estate taxes, utilities, insurance, and HVAC repairs and replacement. Traffic count of over 30,000 vehicles per day.

#### Mike Hemphill

D: (206) 336-5325  
C: (206) 550-4176  
mhempfill@andoverco.com

#### George Rockwell, SIOR

D: (206) 336-5328  
C: (206) 679-7625  
grockwell@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: -  
First Yr Introductory Rate: 6 months free, \$12.00/SF + NNN

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 more information.

#### Bruce Clarkson

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



### 131 Andover Park E

131 Andover Park E  
Tukwila, WA 98188

Listing Type: Lease or Sale  
Available: Now

Total SF Available: 9,374 SF

Office SF: 2,700 SF  
Showroom: 2,464 SF  
Warehouse: 3,300 SF  
Storage: 910 SF  
Zoning: TUC  
Clearance: 20'  
Dock Doors: -  
Grade Doors: 3

Rate: \$1.50/SF/Mo + NNN  
Sale Price: \$3,200,000

Comments: Showroom/Flex/Office space available for lease/sale! 9,374 RSF total: 2,464 RSF retail/showroom, 2,700 RSF office/tech space, 3,300 RSF flex warehouse service bays - 20' clear height, 910 RSF mezzanine storage. Strategic location with immediate access to I-405 and I-5.

#### Mike Hemphill

D: (206) 336-5325  
C: (206) 550-4176  
mhempfill@andoverco.com

# Retail Exclusive Listings

## April 2024



### 502 54th Ave E

502 54th Ave E  
Fife, WA 98424

Listing Type: Lease  
Available: Now

Total SF Available: 6,820 SF

Office SF: -  
Divisible: Yes  
Zoning: INDUSTRIAL  
Clearance: -  
Dock Doors: -  
Grade Doors: -  
Rate: \$16.00/SF/Yr + NNN

Comments: Currently built-out as a medical facility with over a dozen exam rooms and office areas. Perfect for a lab, veterinarian office or, occupational drug testing service. 50 exclusive parking stalls, brand new roof & HVAC system. Close to buslines. Potential for billboard signage. Call broker for rates.

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



### 422 3rd Ave S

422 3rd Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 3,057 SF

Divisible To: N/A  
Rate: \$24.00/SF/Yr + NNN

Comments: 3,057 SF of retail or office space available for lease! 675 SF storage shed on site, on-site graveled parking, functional basement storage/production area, two-upstairs offices, two bathrooms, zoned DCE (downtown commercial enterprise).

**Jack Crane**  
D: (206) 258-3159  
C: (206) 446-6699  
jacklc@andoverco.com

**Jeff Crane**  
D: (206) 336-5336  
C: (206) 949-4339  
jcrane@andoverco.com