

GLACIER & BAKER BUILDINGS AT LONGACRES

1200 & 1300 SW 27TH ST | RENTON, WA

FOR LEASE

CLASS A OFFICE SPACE!

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 **THE ANDOVER
COMPANY, INC.**
CORFAC INTERNATIONAL

PROPERTY HIGHLIGHTS

- High end finishes, higher ceilings, larger windows and plenty of natural light creates a more productive work environment.
- Strategic location at the intersection of I-5 and I-405 with direct access to the Tukwila Station.
- Large floor plates with very efficient layouts catered to today's large office users.
- Plentiful free 4.0/1,000 SF parking ratio.



BUILDING AMENITIES



1ST FLOOR BIKE
ROOM & SECURED
STORAGE



MOUNT RAINIER
VIEWS



CONFERENCE
FACILITIES



TRAILS FOR BIKING,
JOGGING AND
WALKING



FREE PARKING:
3.8 STALLS PER
1000 SF



IMMEDIATE
ACCESS TO I-5
AND I-405



ADJACENT TO
TUKWILA STATION



LOCKER ROOM & GYM
WITH SHOWER



NEARBY AMENITIES

DRIVE TIMES

DOWNTOWN SEATTLE	21 MIN.
DOWNTOWN BELLEVUE	19 MIN.
SEATAC IN'T AIRPORT	9 MIN.
WESTFIELD SOUTHCENTER	5 MIN.
THE LANDING	11 MIN.

SEATAC AIRPORT | 3 MILES



599

I-5

I-405

THE LANDING

RENTON

TUKWILA

I-405

518

Westfield SOUTHCENTER

99

GLACIER & BAKER BUILDINGS AT LONGACRES

167

SOUTHCENTER

181










I-5

181

167

KENT

PROPERTY OVERVIEW

	Building Size	Glacier 147,298 SF Baker 112,272 SF
	Available Floors	1st, 2nd and 3rd floors
	Typical Floor Size	Glacier ± 50,000 SF Baker ± 39,000 SF
	Parking	1042 Surface stalls with lighted parking lots. Includes 4 EV charging spots and 28 handicap stalls (12 in front and 16 in back)
	Location	Building is located 1200 SW 27th Street, Renton, WA. Access to Seattle, Tacoma, and the airport is excellent
	Structure	<ul style="list-style-type: none"> • Steel columns, tilt-up walls, pan poured concrete • Roof features rigid insulation and built-up roofing system • 12.6-13.6 floor to floor height
	Exterior	<ul style="list-style-type: none"> • Cast in place concrete columns and sill walls painted base color. • Pre-cast parapet at roof
	Elevators	<ul style="list-style-type: none"> • Three oversized 3,500 lb. capacity hydraulic passenger elevators servicing all three floors • Travel speed 125 feet per minute • Stainless steel doors and frames with upgraded interior finishes • Access by proximity card security system
	Telecommunications	<ul style="list-style-type: none"> • Four 4" conduits connect the building demarc room to two Qwest vaults • The building is also served by two 4" conduits connected to a public vault north of the site, while one 2" conduit connects the building to a south vault



Lobbies & Tenant Areas

Glacier

- Main entry lobby carpet tiles, concrete hallway floors, metal base, exposed ductwork, and additional accent lighting.
- Suspended ceiling height at 9' or 10' in tenant areas.
- Common area restrooms feature subway tile and faux countertops.
- 1st floor Locker Room and Showers
- 1st floor Gym
- 1st floor Yoga Room
- 1st floor Bike Room
- 1st floor Cafeteria space (vendor set-up)

Baker

- 1st floor Locker Room and Showers
- 1st floor Gym
- 1st floor Yoga Room
- 1st floor Bike Room
- 1st floor Cafeteria space (vendor set-up)

PROPERTY OVERVIEW



Electrical

- Main building service is 3000 amps, with capabilities for future expansion to 5000 amps, 480/227 volt, 3-phase, 4 wire service; shell will accommodate tenant convenience power up to 4.17 watts per square foot
- Programmable lighting control panels have been installed on each floor to maximize code and tenant required lighting controls
- Floor power to be served by a 600 amp, 277/480-volt panel fed from 3000-amp bus duct, through each floor. Tenant to supply transformer and 120-volt power panel to each floor
- House power is supplied from multiple 225-amp panels at 277/480 volt for mechanical systems through the electrical room on the first and fourth floors. 45 kva transformers have been installed with 125-amp 120/208 volt, 3-phase panels on the first and fourth floors for miscellaneous loads
- Site lighting has been installed with 1000-watt fixtures on 30' poles for tenant safety



HVAC

- (2) Trane 130-ton, packaged rooftop VAV units, with energy saving variable frequency drives on supply and relief fans and 100% economizer capable of providing cooling via outside air when cool ambient conditions exist
- Sized to accommodate 2.5 watts/sq ft of office equipment
- Meets all current Washington State energy and indoor air quality codes
- Finished HVAC system for each floor's elevator lobbies and restrooms
- (4) series type VAV boxes per floor installed for freeze protection and future tenant use
- DDC Energy Management and Control System provides efficient and accurate control of HVAC functions
- Architectural and structural provisions for future equipment for tenant 7x24 systems such as computer rooms or server rooms



Life Safety

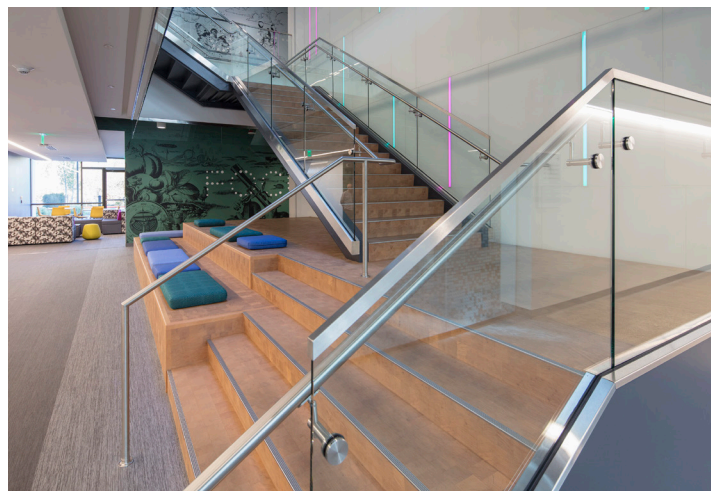
- Building standard quick response sprinkler heads installed throughout
- Fire alarm system and monitoring is provided in shell and core areas per City of Renton code
- Fire extinguishers are provided in core areas per City of Renton code



Security System

Building security system includes proximity card access and digital camera monitoring in all public areas

PROPERTY PHOTOS



AVAILABLE SPACES

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

GLACIER

FLOOR	RENTABLE SF
1	46,146 SF
2	50,443 SF
3	50,709 SF
TOTAL	147,298 SF

BAKER

FLOOR	RENTABLE SF
1	34,327 SF
2	38,888 SF
3	39,057 SF
TOTAL	112,272 SF



GLACIER 200 2ND FLOOR

Total SF: 50,443



BAKER 100 1ST FLOOR

Total SF: 34,327



BAKER 200 2ND FLOOR

Total SF: 38,888



BAKER 300

3RD FLOOR

Total SF: 39,057





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