

**SOUTH  
LIND  
SQUARE**

114,000 SF INDUSTRIAL/  
FLEX PROJECT

4130-4180



**THE ANDOVER  
COMPANY, INC.**

**CORFAC INTERNATIONAL**



# AERIAL VIEW FACING EAST



UW MEDICINE | VALLEY MEDICAL CENTER

SR-167

S 180<sup>TH</sup> ST

SOUTH  
LIND  
SQUARE

LIND AVE SW

SOUTH LIND SQUARE | THE ANDOVER COMPANY, INC.



SOUTHCENTER MALL | 3 MILES

SEATAC INTERNATIONAL AIRPORT | 7.5 MILES

LIND AVE SW

SOUTH  
LIND  
SQUARE

AERIAL VIEW FACING WEST





# INFORMATION SHEET

<b>Project Size</b>	114,000 SF Industrial /Flex Project	
<b>Location</b>	Lind Ave SW and SW 41 <sup>st</sup> St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.	
<b>Communications Available</b>	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
<b>Operating Expenses</b>	The expenses in operation, maintenance and repair of the Building and Common Areas are highly competitive because of the efficient systems in place. Tenant is responsible for its separately metered electricity/gas and janitorial service.	
<b>HVAC and Janitorial</b>	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.	
<b>Transit</b>	South Lind Square has Metro bus stops (Route 906) in front of the property. The Tukwila Station, where the Sounder and all Rapid Rides pass through, is two (2) miles away.	
<b>Current Tenants Include</b>	South West Plumbing, Hanger Clinic, and Norco Medical	
<b>Distance To</b>	UW Medicine   Valley Medical Center	0.7 mile
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	2 miles
	Kent	5 miles
	SeaTac International Airport	7 miles
	Bellevue	14 miles
	Seattle	16 miles
	Tacoma	24 miles



# AVAILABLE SPACES

1,529 SF - 12,218 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG B Suite 403, 405 + 407	12,218 SF	11,227 SF	991 SF	1 GL Door	<ul style="list-style-type: none"><li>• 10 private offices</li><li>• 2 conference rooms</li><li>• 2 lunch rooms</li><li>• open office area</li></ul>
BLDG B Suite 405 + 407	9,442 SF	4,408 SF	5,034 SF	2 GL Doors	<ul style="list-style-type: none"><li>• Great flex space</li><li>• Office has 4 private offices &amp; break room</li><li>• large open area</li></ul>
BLDG B Suite 407	6,649 SF	4,408 SF	2,241 SF	1 GL Door	<ul style="list-style-type: none"><li>• Office has 4 private offices, break room &amp; lunch room</li></ul>
BLDG B Suite 403 + 405	5,569 SF	5,569 SF	-	-	<ul style="list-style-type: none"><li>• Office has 4 private offices, conference room, lunch room &amp; large open office</li></ul>
BLDG B Suite 405	2,792 SF	-	2,792 SF	1 GL Door	<ul style="list-style-type: none"><li>• Open warehouse</li></ul>
BLDG B Suite 403	2,777 SF	2,777 SF	-	-	<ul style="list-style-type: none"><li>• Office has 4 private offices, conference room, lunch room &amp; open office area</li></ul>

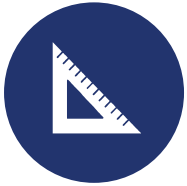
Contact brokers for rates.

# AVAILABLE SPACES

1,529 SF - 12,218 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C Suite 4180	1,529 SF	1,529 SF	-	-	<ul style="list-style-type: none"><li>Office has 4 private offices, conference room, lunch room &amp; large open office</li></ul>

Contact brokers for rates.



114,000 SF  
INDUSTRIAL/  
FLEX PROJECT



IMMEDIATE  
ACCESS TO  
HWY-167; 5 MIN  
TO I-405



5 MINUTES  
AWAY FROM UW  
MEDICINE | VALLEY  
MEDICAL CENTER



2 MILES AWAY FROM  
TUKWILA STATION  
(AMTRAK, SOUNDER  
TRAIN; RAPIDRIDE)



METRO BUS  
STOPS (ROUTE  
906) IN FRONT OF  
PROPERTY



3 MILES  
AWAY FROM  
SOUTHCENTER  
MALL



COMPLETE 24/7  
CONTROL OF  
ROOFTOP HVAC  
UNITS SPECIFIC TO  
EACH SUITE



TENANT CHOOSES  
OWN JANITORIAL  
SERVICE



STATE-OF-THE-ART  
TELECOMMUNICATION  
SERVICE THROUGH  
CENTURYLINK



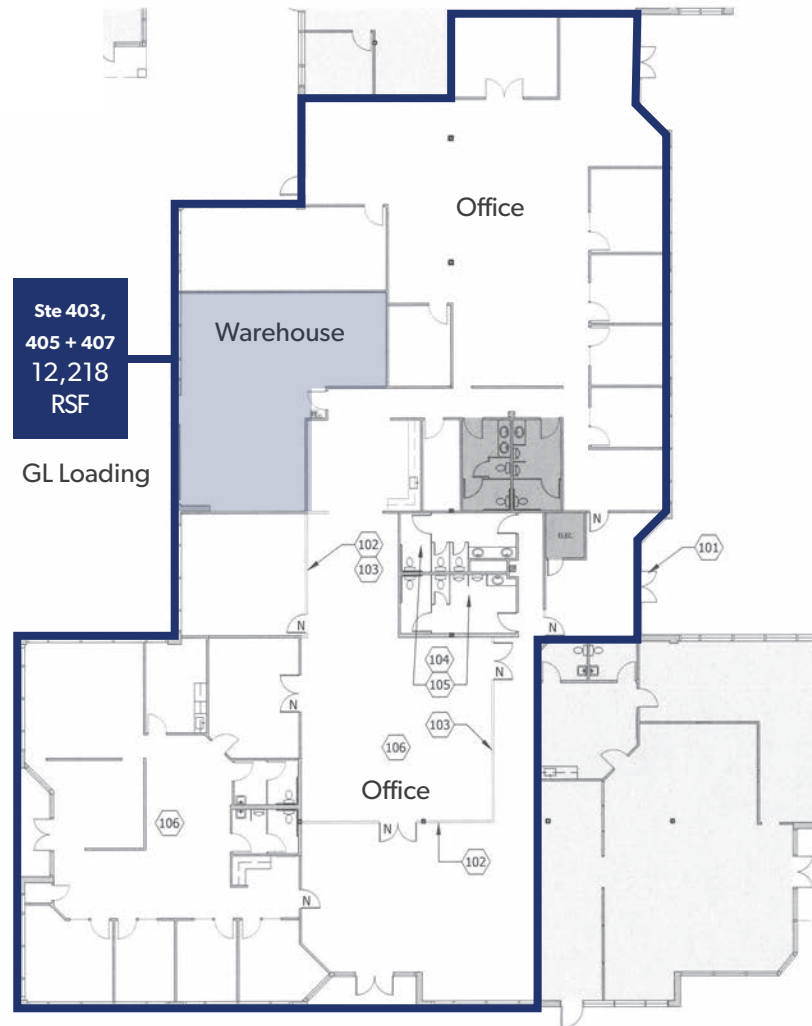
# BUILDING B

Suite 403, 405 + 407

Total SF: 12,218 SF

Office SF: 11,227 SF

Warehouse SF: 991 SF





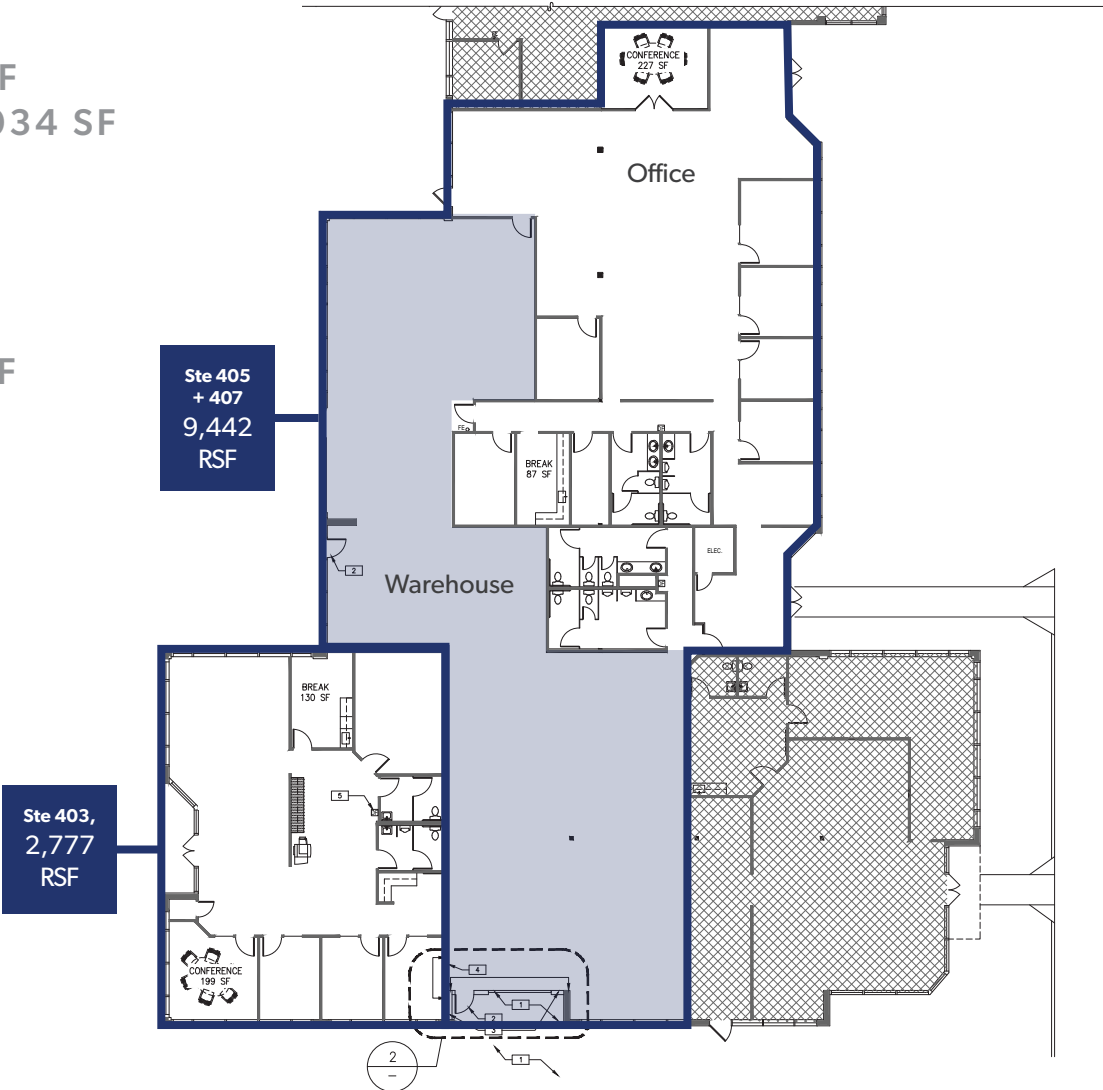
# BUILDING B

## Suite 405 + 407 (Proposed Layout)

Total SF: 9,442 SF  
Office SF: 4,408 SF  
Warehouse SF: 5,034 SF

## Suite 403

Total SF: 2,777 SF  
Office SF: 2,777 SF





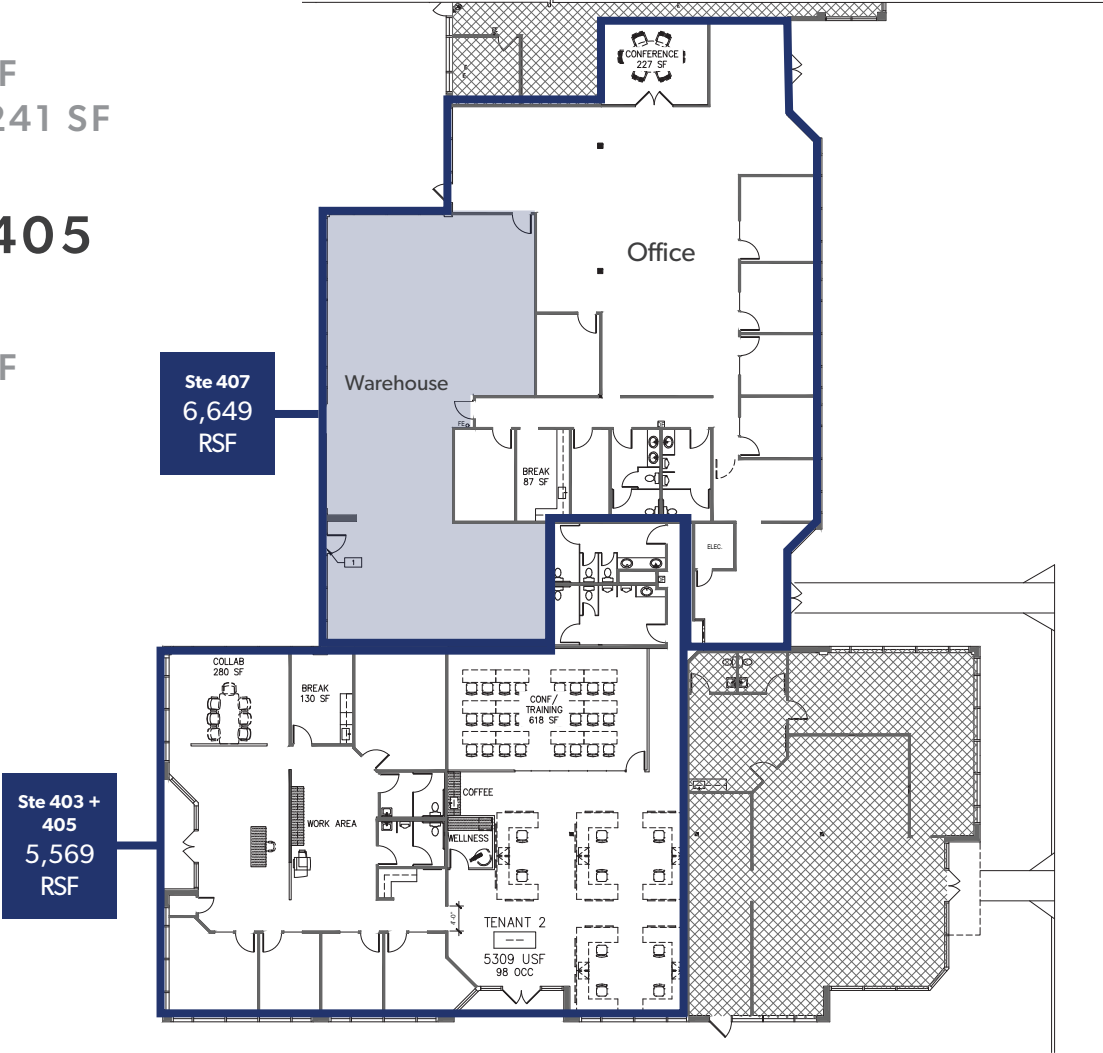
# BUILDING B

## Suite 407 (Proposed Layout)

Total SF: 6,649 SF  
Office SF: 4,408 SF  
Warehouse SF: 2,241 SF

## Suite 403 + 405

Total SF: 5,569 SF  
Office SF: 5,569 SF





# BUILDING B

## Suite 407 (Proposed Layout)

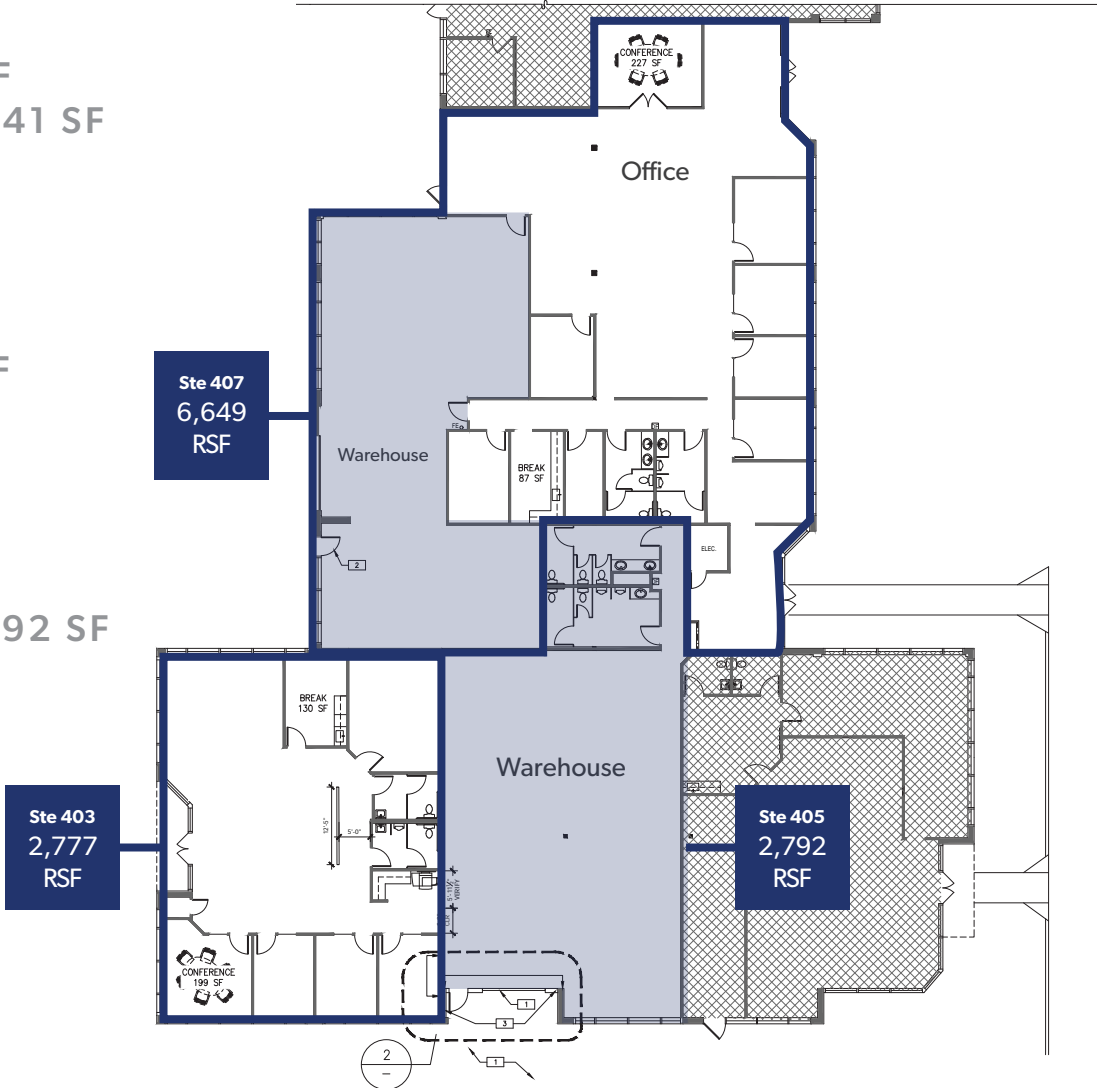
Total SF: 6,649 SF  
Office SF: 4,408 SF  
Warehouse SF: 2,241 SF

## Suite 403

Total SF: 2,777 SF  
Office SF: 2,777 SF

## Suite 405

Total SF: 2,792 SF  
Warehouse SF: 2,792 SF







# BIRD'S EYE VIEW



SW 41<sup>ST</sup> ST

B

A

C



# SEATTLE IKEA DIRECTLY ACROSS THE STREET

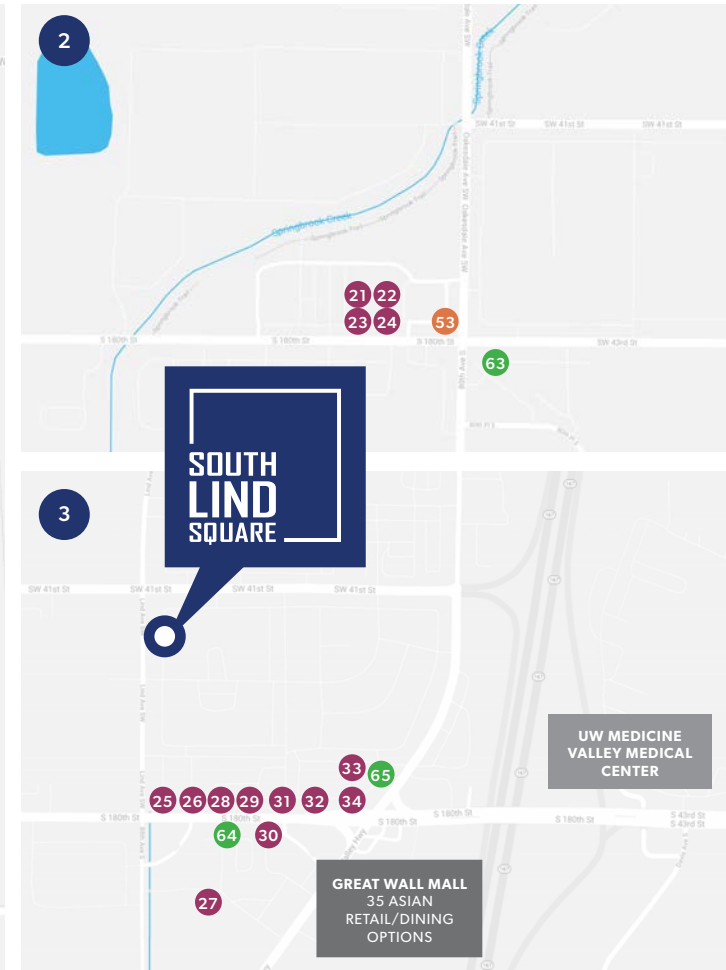
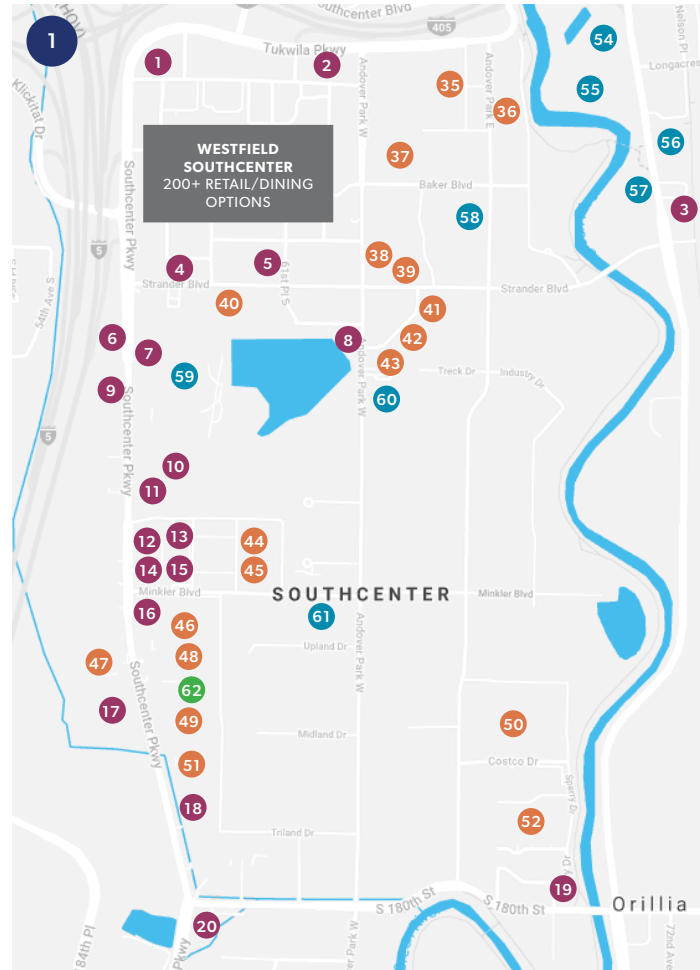


**We hope you've got an appetite when your company locates in South Lind Square!**

Next door to South Lind Square is the new 399,000 SF Seattle IKEA store with a large Swedish restaurant/cafe open to the public. Enjoy a delicious taste of Sweden in the restaurant and explore IKEA's Food Market for take-home meals and treats!



# AREA AMENITIES



**DINING**

- 1. Bahama Breeze
- 2. Buffalo Wild Wings
- 3. Wendy's
- 4. The Cheesecake Factory
- 5. Olive Garden
- 6. McDonald's
- 7. Outback Steakhouse
- 8. Burger King
- 9. Sizzler's
- 10. Miyabi Sushi
- 11. Bai Tong
- 12. Ihop
- 13. Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- 16. Red Robin
- 17. Chick-Fli-A
- 18. Applebee's
- 19. Taco Time
- 20. Claim Jumper
- 21. Subway
- 22. Pizza Addict
- 23. Yummy Kitchen
- 24. Mai Thai & Pho
- 25. Jimmy John's
- 26. Sushi Today
- 27. Jersey Mike's
- 28. Taco Del Ray
- 29. Herfy's Burgers

**RETAIL/SERVICES**

- 30. Jack in the Box
- 31. Round Table Pizza
- 32. Aloha Grill
- 33. Little China
- 34. Himalayan Cafe
- 35. Lowe's
- 36. FedEx
- 37. LA Fitness
- 38. REI
- 39. Bed Bath & Beyond
- 40. Target
- 41. Barnes & Noble
- 42. Office Depot
- 43. Total Wine & More
- 44. Kohl's
- 45. Nordstrom Rack
- 46. Best Buy

**HOTELS**

- 54. Hampton Inn
- 55. Extended Stay America
- 56. Courtyard by Marriott
- 57. Residence Inn
- 58. Hotel Interurban
- 59. DoubleTree Suites by Hilton
- 60. Courtyard by Marriott
- 61. Home2 Suites by Hilton

**COFFEE/CAFES**

- 62. Starbucks
- 63. Chestnut Cafe
- 64. Starbucks
- 65. Everest Tea & Coffee



# SOUTH LIND SQUARE & SURROUNDING AREA

LIND AVE SW

SW 41<sup>ST</sup> ST

SOUTHBOUND EXIT

UW MEDICINE  
VALLEY MEDICAL  
CENTER

SOUTH  
LIND  
SQUARE

SR-167

S 180<sup>TH</sup> ST

E VALLEY HWY

NORTHBOUND EXIT











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SOUTH  
LIND  
SQUARE

114,000 SF FLEX/TECH  
OFFICE PROJECT