

# Retail Exclusive Listings

## August 2024



### Large Sales Yard

33216 Pacific Hwy S  
Federal Way, WA 98003

Listing Type: Lease  
Available: August 1st, 2024

Total SF Available: 58,705 SF (1.35 AC)

Office SF: 900 SF  
Warehouse SF: 4,600 SF  
Divisible To: -  
Zoning: BC  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Comments: Flexible business commercial zoning. Great location and visibility on Pacific Hwy S. Vehicle and equipment sales, service, repair and rental. Easy access to I-5, Hwy-18 and Hwy-167. 4,600 SF of service/shop space and 900 SF of sales/office. Paved, gated, fenced and very well lighted. Near downtown Federal Way, Link Light Rail Station, and Federal Way Crossings Shopping District. Call broker for rates.

**Bruce Clarkson**  
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### 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.

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### 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.

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### Ballard Bookcase Building - Bldg B

4611 11th Ave NW  
Seattle, WA 98107

Listing Type: Lease  
Available: Now

Total SF Available: 8,876 SF

Office SF: 3,696 SF  
Divisible To: -  
Zoning: IG2 U/65, Seattle  
Clearance: 16' - 18'  
Dock Doors: -  
Grade Doors: 1 (oversized)  
Rate: -

Comments: Approx. 8,876 SF total available for lease! Including approx. 3,696 SF on the 2nd floor (mostly office + light storage space), first floor is a mix of office/showroom space and warehouse area with 16' - 18' ceiling height. One oversized roll-up door, 3-phase power. Call brokers for rates.

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### 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).

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