

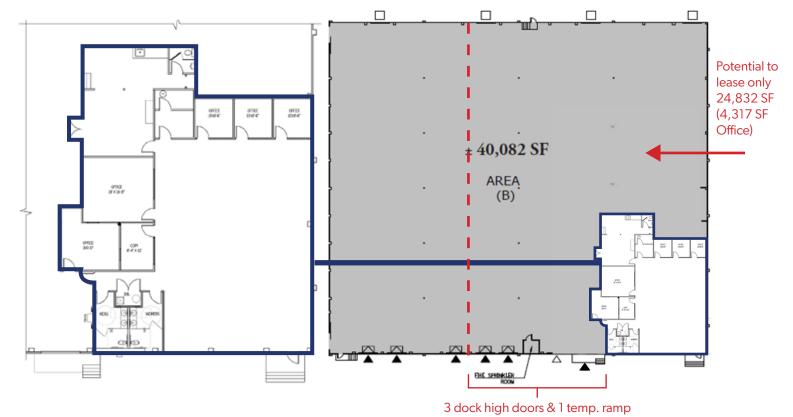
PROPERTY HIGHLIGHTS

- Address: 551 Strander Blvd, Tukwila, WA 98188
- Building size: 40,082 SF (4,317 SF Office)
 - Option 1: 40,082 SF (4,317 SF Office)
 - Option 2: 24,832 SF (4,317 SF Office) and includes
 3 dock high doors and 1 temporary ramp door
- Total of 7 dock-high doors (1 temporary ramp door)
- 27' Clear height
- +/- 50'x33'6" Column spacing
- Endcap space with ample parking and potential yard
- Large breakroom
- Fully sprinklered (new system)
- Conveniently located Tukwila property with immediate access to I-5, I-405 & HWY-167
- Sublease that runs until October 31st, 2027
- \$1.10/SF Blended + NNN's (\$0.246/SF 2024 Est.)
- Available on 60 days' notice





AVAILABLE SPACE



KEY:

▲ Dock high door

△ Temp. ramp door

Rail door





AREA AMENITIES



