

**SOUTH
LIND
SQUARE**

114,000 SF INDUSTRIAL/
FLEX PROJECT



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

AERIAL VIEW FACING EAST



UW MEDICINE | VALLEY MEDICAL CENTER

SR-167

S 180TH 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

N

INFORMATION SHEET

Project Size	114,000 SF Industrial /Flex Project	
Location	Lind Ave SW and SW 41 st St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.	
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
Operating Expenses	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.	
HVAC and Janitorial	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.	
Transit	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.	
Current Tenants Include	South West Plumbing, Hanger Clinic, and Norco Medical	
Distance To	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

1,440 SF - 8,134 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG A Suite 435	1,440	1,440	-	-	• 3 private offices • Open area • Reception
BLDG A Suite 441	8,134 SF	3,800 SF	4,334 SF	1 GL Door	• 6 private offices • 2 conference rooms • 1 lunch room • Warehouse has 12' - 14' clear height
BLDG A Suite 441	8,134 SF	8,134 SF	-	-	• 6 private offices • 2 conference rooms • Large open work area and lunch room

Contact brokers for rates.

AVAILABLE SPACES

2,777 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	• 10 private offices • 2 conference rooms • 2 lunch rooms • open office area
BLDG B Suite 405 + 407	9,442 SF	4,408 SF	5,034 SF	2 GL Doors	• Great flex space • Office has 4 private offices & break room • large open area
BLDG B Suite 407	6,649 SF	4,408 SF	2,241 SF	1 GL Door	• Office has 4 private offices, break room & lunch room
BLDG B Suite 403 + 405	5,569 SF	5,569 SF	-	-	• Office has 4 private offices, conference room, lunch room & large open office
BLDG B Suite 403	2,777 SF	2,777 SF	-	-	• Office has 4 private offices, conference room, lunch room & open office area

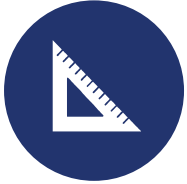
Contact brokers for rates.

AVAILABLE SPACES

1,840 SF - 3,466 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C Suite 4178	3,466 SF	3,466 SF	-	-	Office has 3 private offices, conference room, kitchenette, and large open office area (former physical therapy space)
BLDG C Suite 4130	1,840 SF	1,840 SF	-	-	Office has 5 private offices, conference room, shared lunch room & open office area
BLDG C Suite 4174	2,642 SF	2,642 SF	-	-	Office has reception area, 5 private offices and 2 private restrooms

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



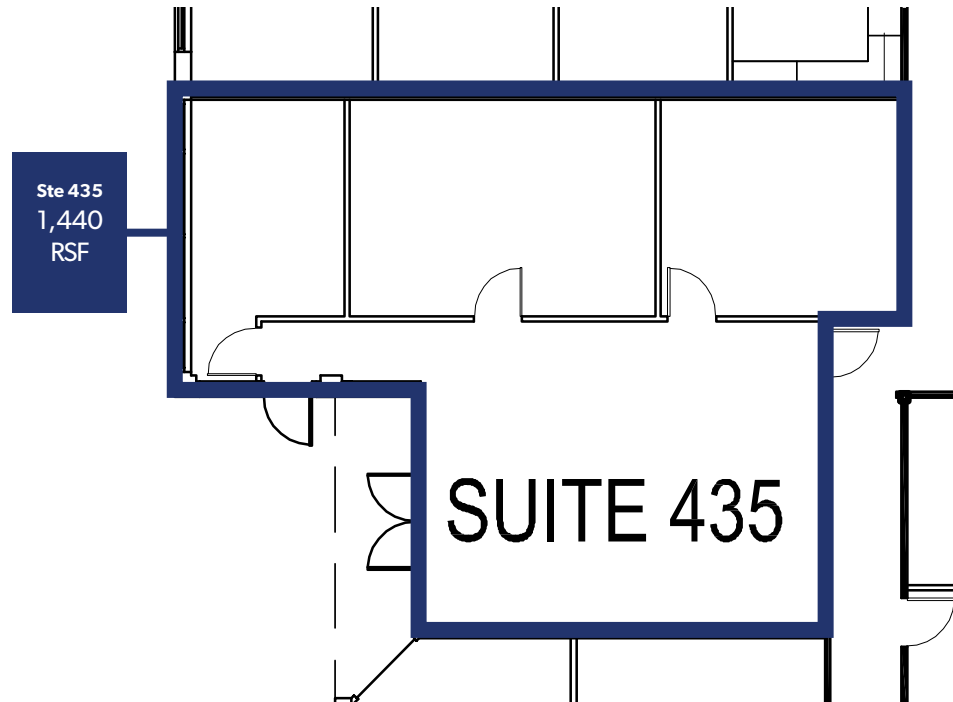
BUILDING A

Suite 435

Total SF: 1,440 SF

Office SF: 1,440 SF

Warehouse SF: -



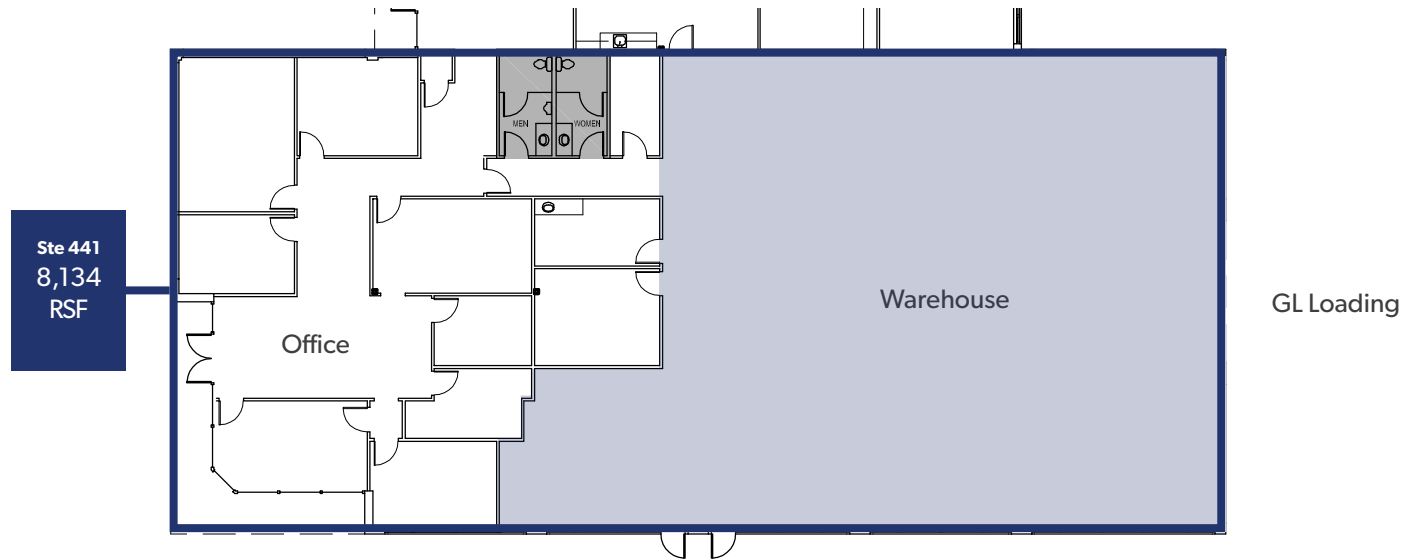
BUILDING A

Suite 441 (Flex Layout)

Total SF: 8,134 SF

Office SF: 3,800 SF

Warehouse SF: 4,334 SF



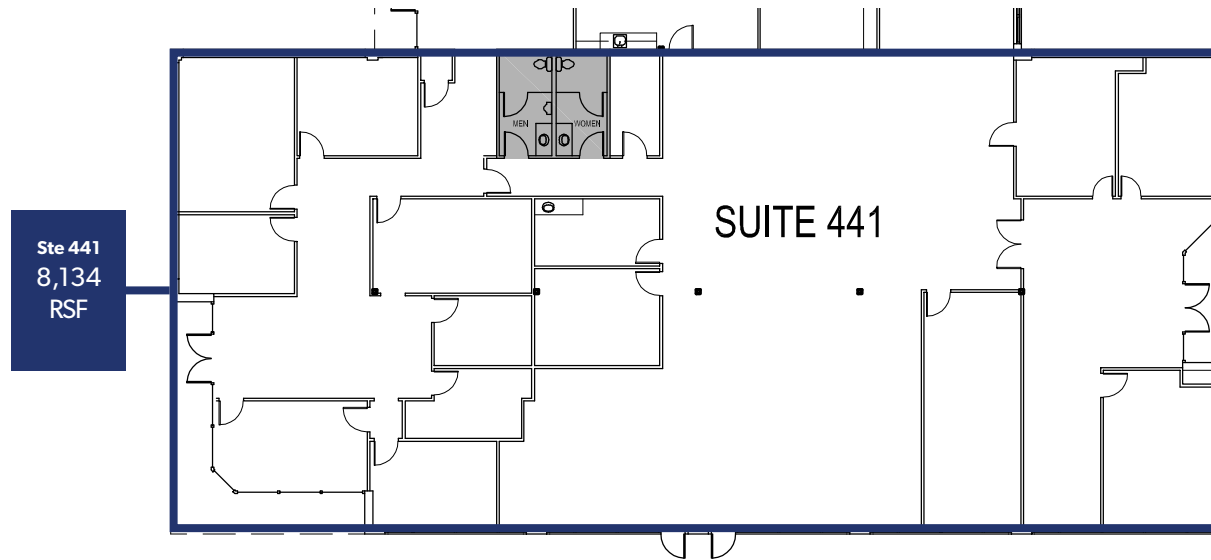
BUILDING A

Suite 441

Total SF: 8,134 SF

Office SF: 8,134 SF

Warehouse SF: -



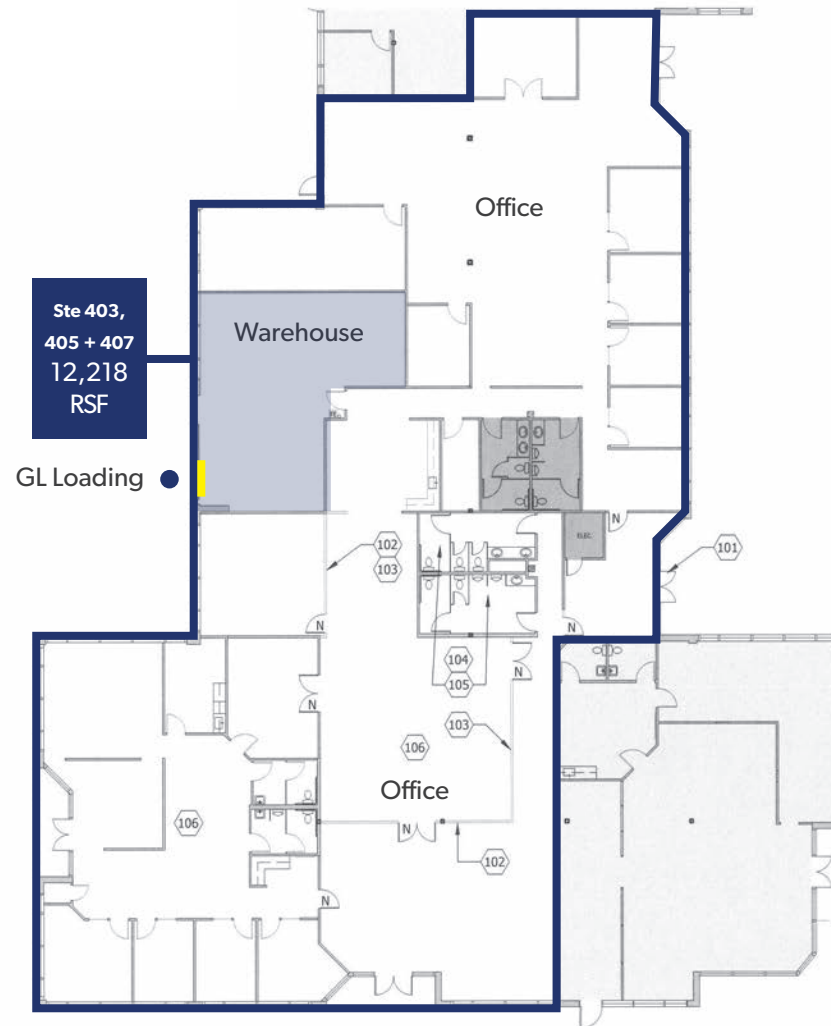
BUILDING B

Suite 403, 405 + 407

Total SF: 12,218 SF

Office SF: 11,227 SF

Warehouse SF: 991 SF



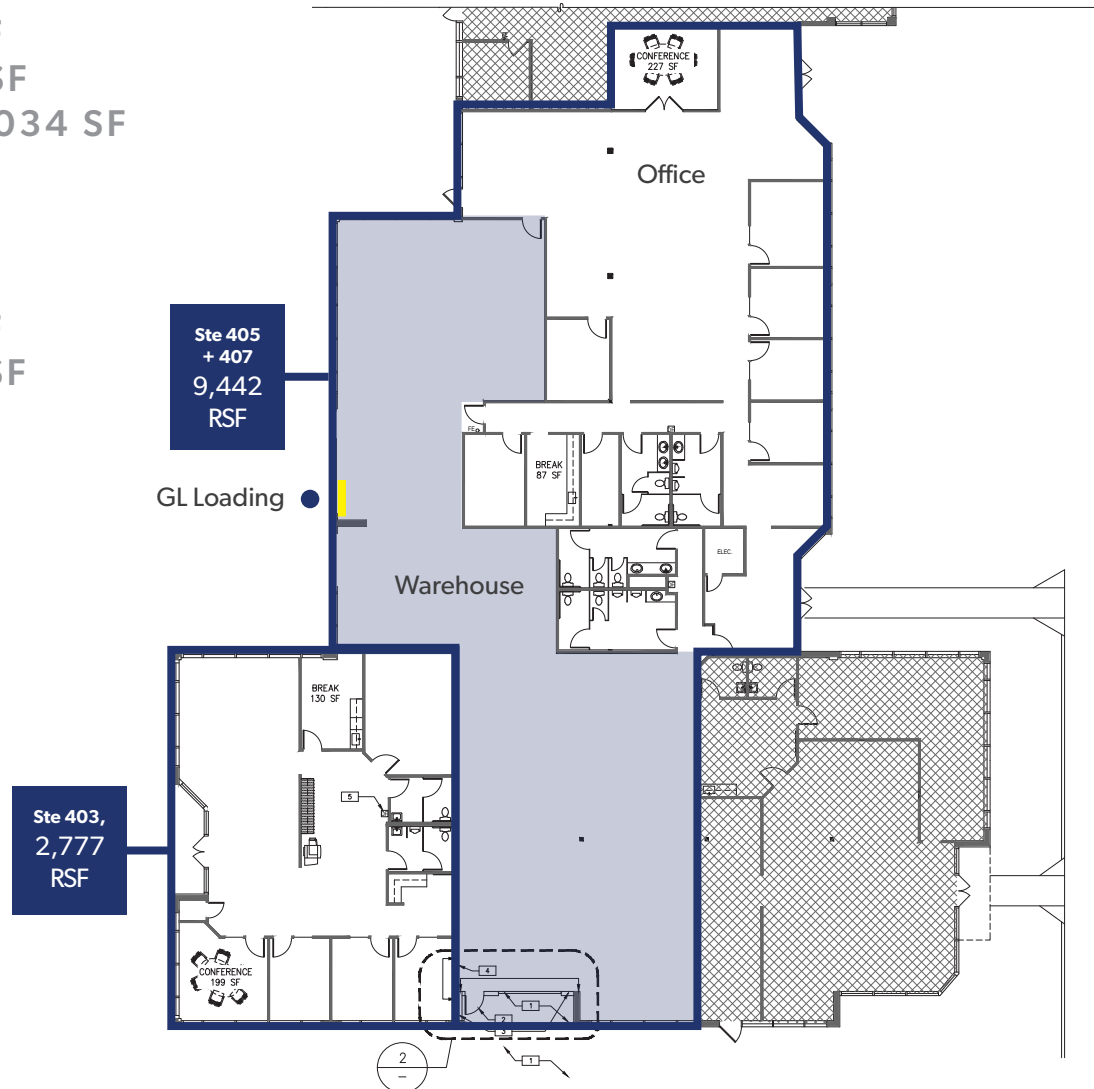
BUILDING B

Suite 405 + 407 (Proposed Flex 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



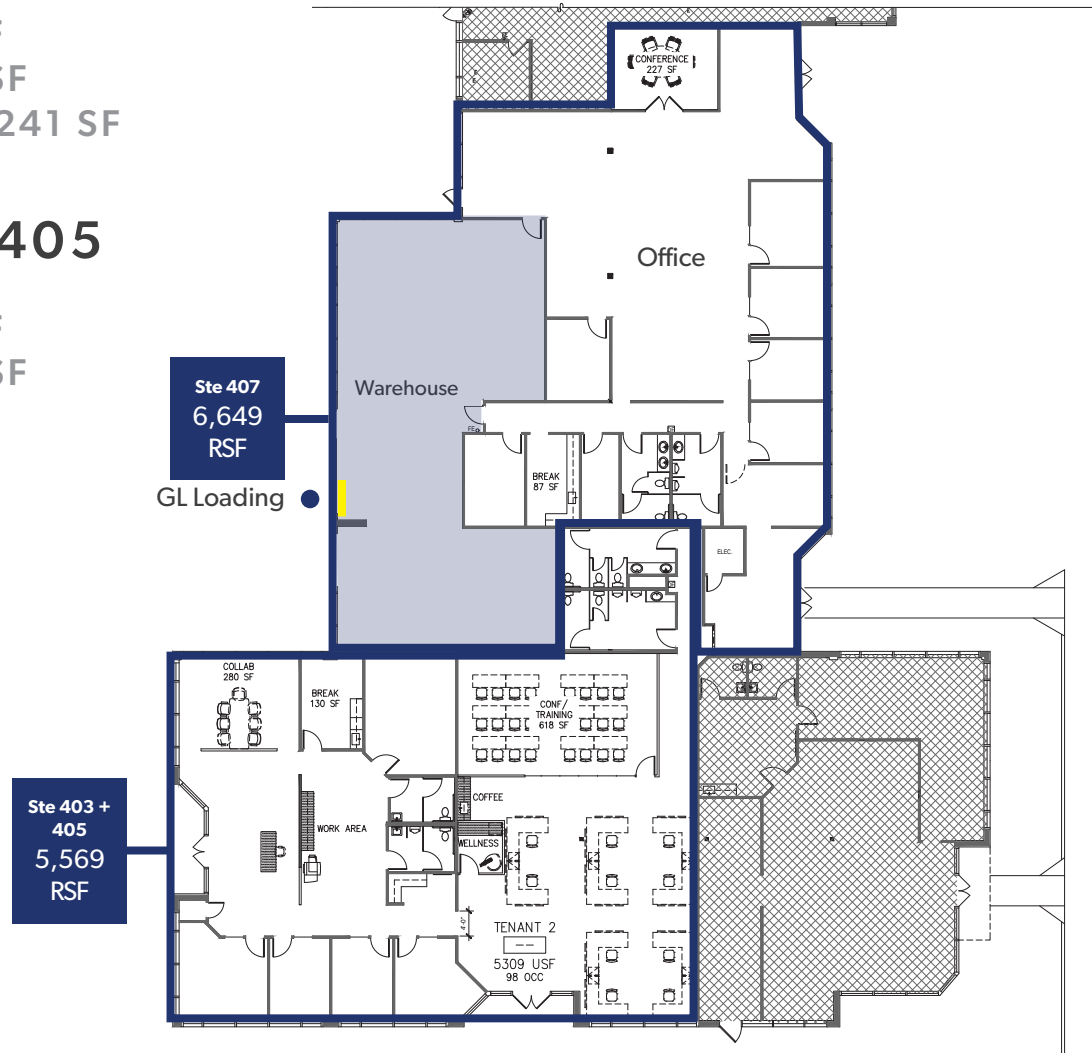
BUILDING B

Suite 407 (Proposed Flex Layout)

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

Suite 403 + 405

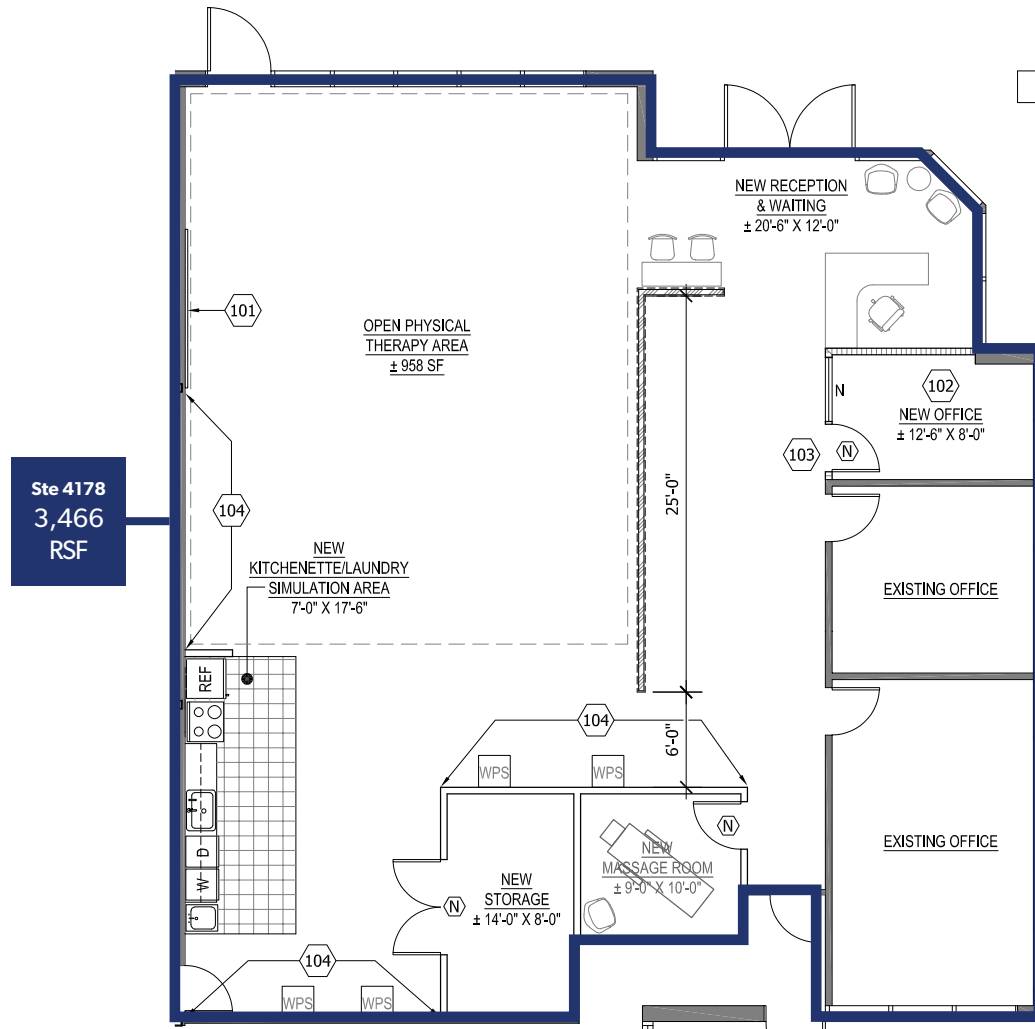
Total SF: 5,569 SF
Office SF: 5,569 SF



BUILDING C

Suite 4178

Total SF: 3,466 SF
Office SF: 3,466 SF



BIRD'S EYE VIEW

N

SW 41ST ST

B

A

C

SEATTLE IKEA DIRECTLY ACROSS THE STREET

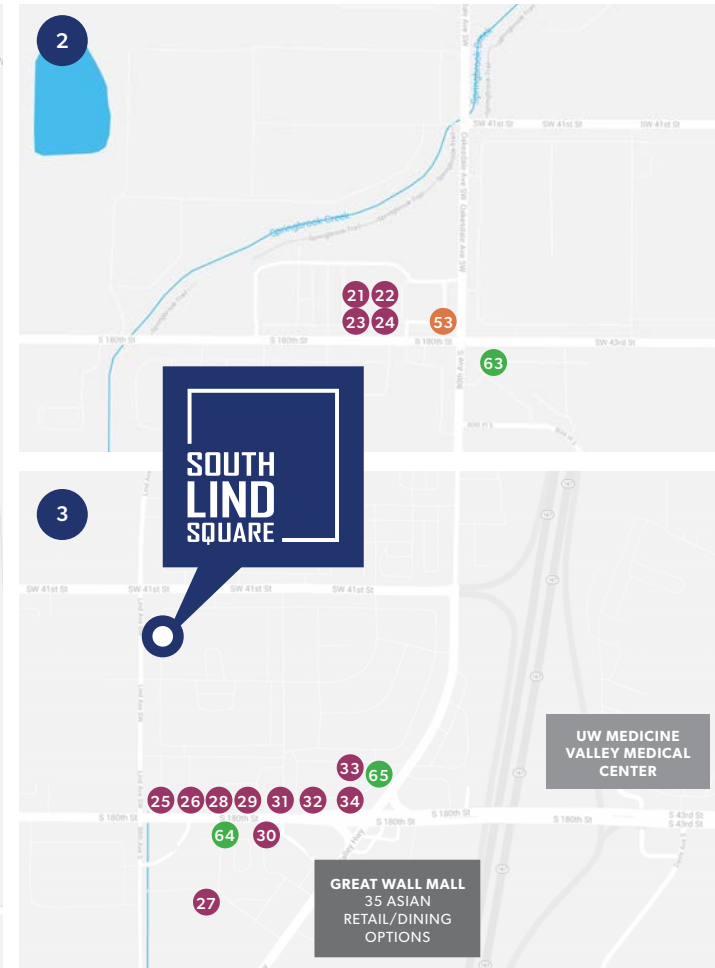
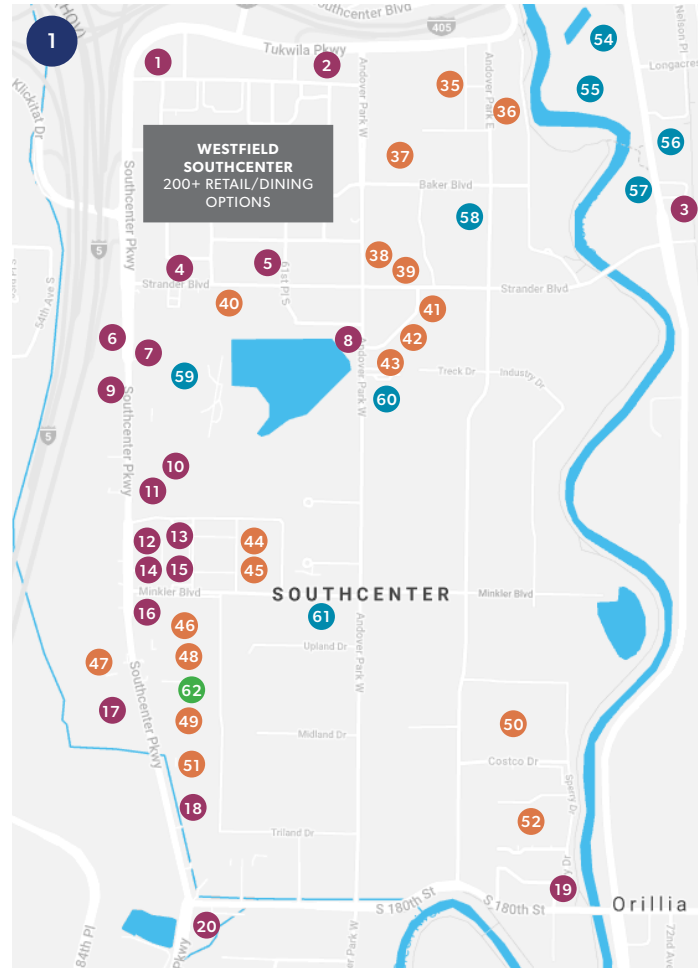


We hope you've got an appetite when your company locates in South Lind Square!

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

30. Jack in the Box

31. Round Table Pizza
32. Aloha Grill
33. Little China
34. Himalayan Cafe

RETAIL/SERVICES

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

47. JoAnn Fabrics

48. Michael's
49. Old Navy
50. Costco
51. Ross
52. Home Depot
53. 7-Eleven

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 41ST ST

SOUTHBOUND EXIT

SOUTH
LIND
SQUARE

UW MEDICINE
VALLEY MEDICAL
CENTER

SR-167

S 180TH ST

E VALLEY HWY

NORTHBOUND EXIT

N





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SOUTH
LIND
SQUARE

114,000 SF FLEX/TECH
OFFICE PROJECT


Norco
MEDICAL HOMECARE SUPPLIES


Norco
MEDICAL HOMECARE SUPPLIES