

# Flex Exclusive Listings

## August 2025



**Holgate Center**  
Ste 1 + 2 + 3

1737 Airport Way S

Listing Type: Lease  
Available: Now

Total SF Available: 39,683 SF

Office SF: -  
Divisible To: 13,035 SF  
Zoning: IG2U/85, Seattle  
Clearance: 18.5'  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: 39,683 SF (divisible to 13,360 SF & 26,395 SF), loading dock access, potential for 18.5' clear height, spaces can be combined or leased separately, ample parking (141 stalls available), enhanced security systems in place, flexible lease terms possible, economical space for storage uses, can support R&D, lab, flex uses (tenant improvement package available), can support heavy auto parking requirements.

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**Holgate Center**  
Ste 1

1737 Airport Way S

Listing Type: Lease  
Available: Now

Total SF Available: 13,360 SF

Office SF: -  
Divisible To: -  
Zoning: IG2U/85, Seattle  
Clearance: 18.5'  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: Loading dock access, potential for 18.5' clear height, spaces can be combined or leased separately, ample parking (141 stalls available), enhanced security systems in place, flexible lease terms possible, economical space for storage uses, can support R&D, lab, flex uses (tenant improvement package available), can support heavy auto parking requirements.

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**Holgate Center**  
Ste 3

1737 Airport Way S

Listing Type: Lease  
Available: 8/01/26 (or sooner)

Total SF Available: 13,288 SF

Office SF: -  
Divisible To: -  
Zoning: IG2U/85, Seattle  
Clearance: 18.5'  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: Loading dock access, potential for 18.5' clear height, spaces can be combined or leased separately, ample parking (141 stalls available), enhanced security systems in place, flexible lease terms possible, economical space for storage uses, can support R&D, lab, flex uses (tenant improvement package available), can support heavy auto parking requirements.

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# Flex Exclusive Listings

## August 2025



**Holgate Center**  
Ste 2

1737 Airport Way S

Listing Type: Lease  
Available: Now

Total SF Available: 13,035 SF

Office SF: -  
Divisible To: -  
Zoning: IG2U/85, Seattle  
Clearance: 18.5'  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: Loading dock access, potential for 18.5' clear height, spaces can be combined or leased separately, ample parking (141 stalls available), enhanced security systems in place, flexible lease terms possible, economical space for storage uses, can support R&D, lab, flex uses (tenant improvement package available), can support heavy auto parking requirements.

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**Auburn Corporate Center**  
Bldg I - Ste 100  
1102 15th St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 27,858 SF

Divisible To: -  
Rate: \$17.00 SF/Yr, NNN

Comments: Strategic location with immediate access to Hwy-18, Hwy-167, and five minutes away from I-5. Located across the street from the The Outlet Collection Seattle. 4.5/1,000 SF Parking.

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**Auburn Corporate Center**  
Bldg I - Ste 220  
1102 15th St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 25,683 SF

Divisible To: 10,000 SF  
Rate: \$17.00 SF/Yr, NNN

Comments: Strategic location with immediate access to Hwy-18, Hwy-167, and five minutes away from I-5. Located across the street from the The Outlet Collection Seattle. 4.5/1,000 SF parking.

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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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### South Lind Square Building A - Ste 441

441 SW 41st Street  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 8,134 SF

Office SF: 3,800 SF  
Divisible To: -  
Zoning: CO  
Clearance: 12' - 14'  
Dock Doors: -  
Grade Doors: 1  
Rate: -

Comments: There is outside building signage available and free parking at 4 spaces per 1,000 SF. In addition, a multitude of restaurants are within walking distance for your employees. Additional amenities and upgrades are forthcoming. Office has 6 private offices, 2 conference rooms, 1 lunch room, warehouse has 12' - 14' clear height.

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### South Lind Square Building A - Ste 441

441 SW 41st Street  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 15,132 SF

Office SF: -  
Divisible To: 8,134 SF  
Zoning: CO  
Clearance: 12' - 14'  
Dock Doors: -  
Grade Doors: 1  
Rate: -

Comments: There is outside building signage available and free parking at 4 spaces per 1,000 SF. In addition, a multitude of restaurants are within walking distance for your employees. Additional amenities and upgrades are forthcoming. Office has 6 private offices, 2 conference rooms, 1 lunch room, warehouse has 12' - 14' clear height.

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