

# OCCIDENTAL BUSINESS PARK

2454 OCCIDENTAL AVE S | SUITE 3C | SEATTLE, WA

## FOR LEASE



**THE ANDOVER  
COMPANY, INC.**

**CORFAC INTERNATIONAL**



**TERRENO**

**GEORGE ROCKWELL, SIOR | PRINCIPAL**

206.679.7625

[grockwell@andoverco.com](mailto:grockwell@andoverco.com)

**SHANE MAHVI, SIOR | PRINCIPAL**

206.336.5338

[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

The information contained herein was obtained from sources believed reliable; however, The Andover Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



# 2454

OCCIDENTAL AVE. S. SUITE 3C

## PROPERTY HIGHLIGHTS

- 4,100 SF TOTAL
- +/- 1,334 SF WAREHOUSE
- +/- 2,766 SF OFFICE
- HIGH END OFFICE FINISHES
- 3 SETS OF DOUBLE DOOR  
LOADING ACCESS
- FURNITURE AVAILABLE
- GATED/FENCED & SECURED SITE  
WITH WROUGHT IRON
- AVAILABLE NOW

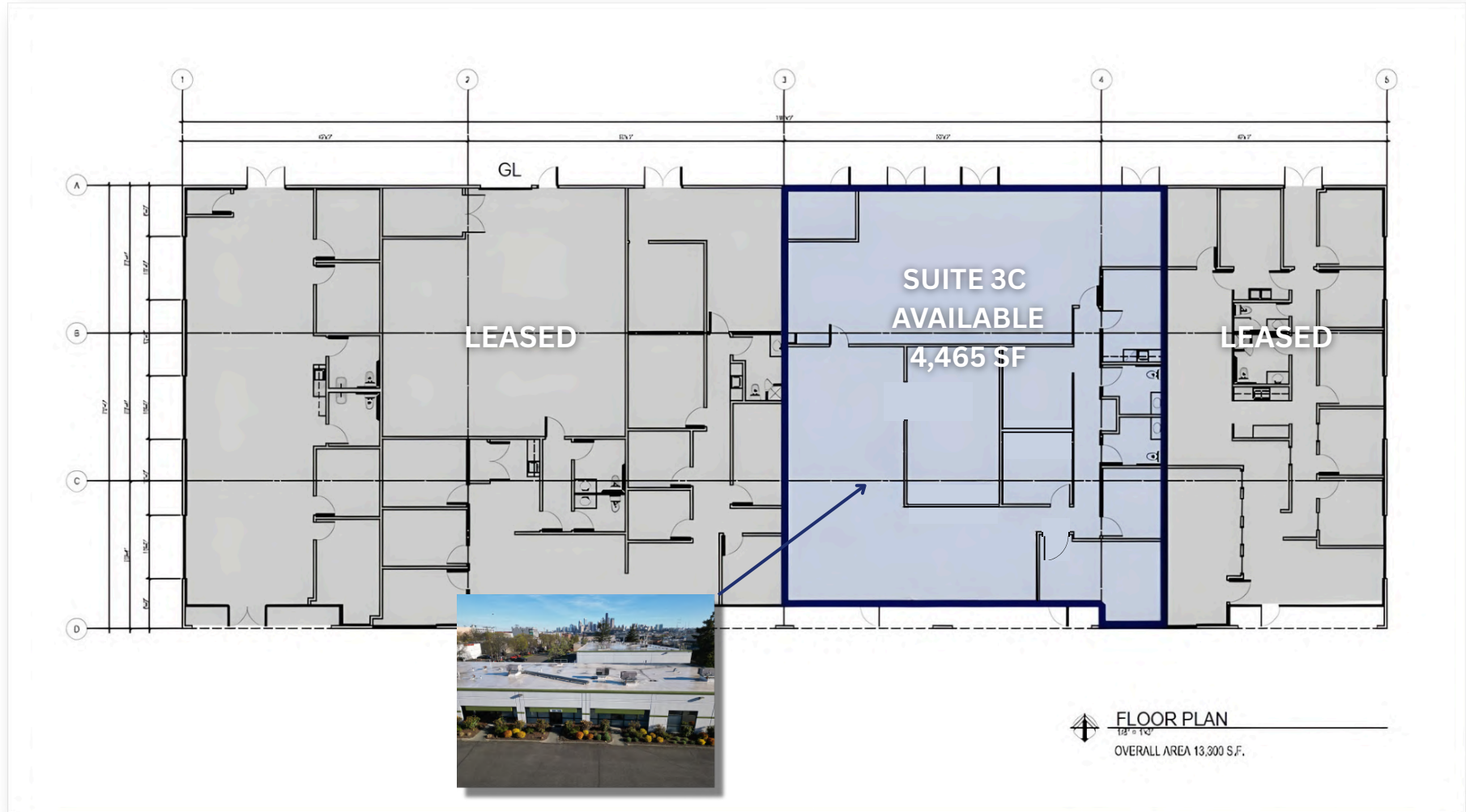
**CONTACT BROKERS FOR RATES**

2454 OCCIDENTAL AVE S | SEATTLE, WA

# 2454

## SITE PLAN

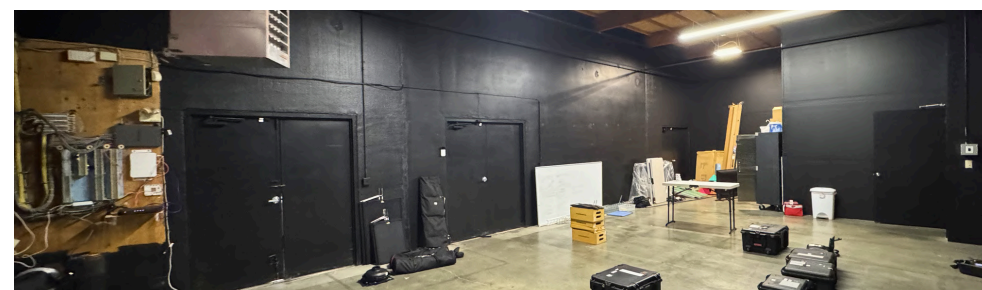
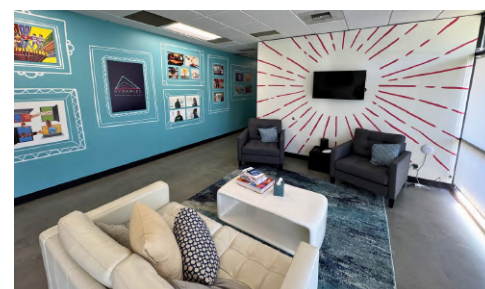
OCCIDENTAL AVE. S. SUITE 3C



# PROPERTY PHOTOS

# 2454

OCCIDENTAL AVE. S. SUITE 3C

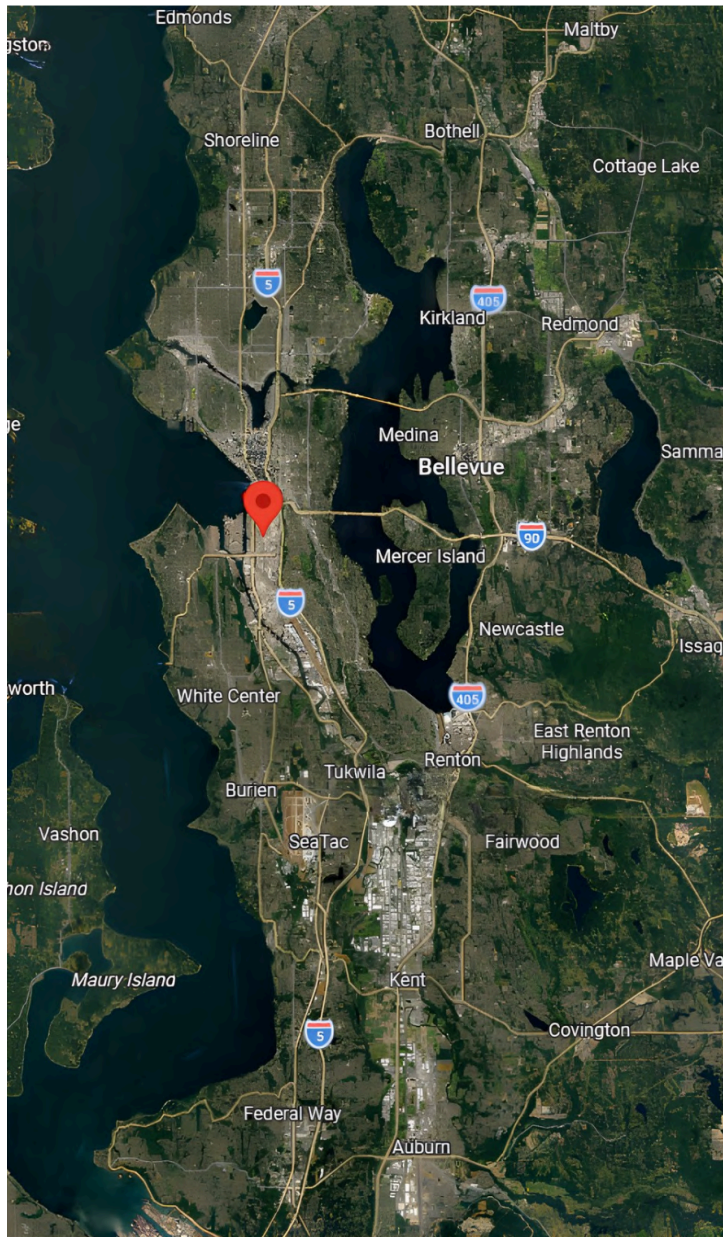


2454 OCCIDENTAL AVE S | SEATTLE, WA

## LOCATION PROXIMITY

# 2454

OCCIDENTAL AVE. S. SUITE 3C



- I-5 – 1.2 miles
- I-90 – 1.5 miles
- SR-99 – 1.0 mile
- SR-519 (Port access) – 0.8 miles
- Downtown Seattle – 1.5 miles
- SoDo – 0.5 miles
- Georgetown – 2.5 miles
- West Seattle – 3.5 miles
- Tukwila – 6.5 miles
- Seattle-Tacoma International Airport – 12.8 miles

**GEORGE ROCKWELL, SIOR | PRINCIPAL**

C: 206.679.7625

E: [grockwell@andoverco.com](mailto:grockwell@andoverco.com)

**SHANE MAHVI, SIOR | PRINCIPAL**

206.336.5338

[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

**2454**

OCCIDENTAL AVE. S.

**SEATTLE, WA**



**THE ANDOVER  
COMPANY, INC.**

**CORFAC INTERNATIONAL**



**TERRENO**