SOUTH LIND SQUARE

114,000 SF INDUSTRIAL/ FLEX PROJECT



THE ANDOVER COMPANY, INC.

CORFAC INTERNATIONAL

AERIAL VIEW FACING EAST





AERIAL VIEW FACING WEST

INFORMATION SHEET

Project Size	114,000 SF Industrial /Flex Project	
Location	Lind Ave SW and SW 41st 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 Plumbling, 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

3,466 SF - 14,790 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG A SUITE 429	3,604 SF	3,604 SF	-	-	• 4 private offices • 1 conference room • Large open work area and lunch room
BLDG A Suite 441 - Flex	14,790 SF (Divisible to 8,134 SF & 6,656 SF)	TBD	TBD	GL Loading	• 13 private offices • 2 conference rooms • Large open work area and lunch room • Temperature controlled warehouse
BLDG A Suite 441 - Flex	8,134 SF	3,800 SF	4,334 SF	GL Loading	• 6 private offices • 2 conference rooms • 1 lunch room • Warehouse has 12'-14' clear height • Temperature controlled warehouse
BLDG A Suite 441 - Flex	6,656 SF	-	-	GL Loading	• 7 private offices • Workroom • 1 conference room • Coffee bar • Temperature controlled warehouse

Contact brokers for rates.

AVAILABLE SPACES

3,466 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C SUITE 4178	3,466 SF	3,466 SF	-	-	• 3 private offices • 1 conference room • Kitchenette • Large open office space (former physical therapy space)

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



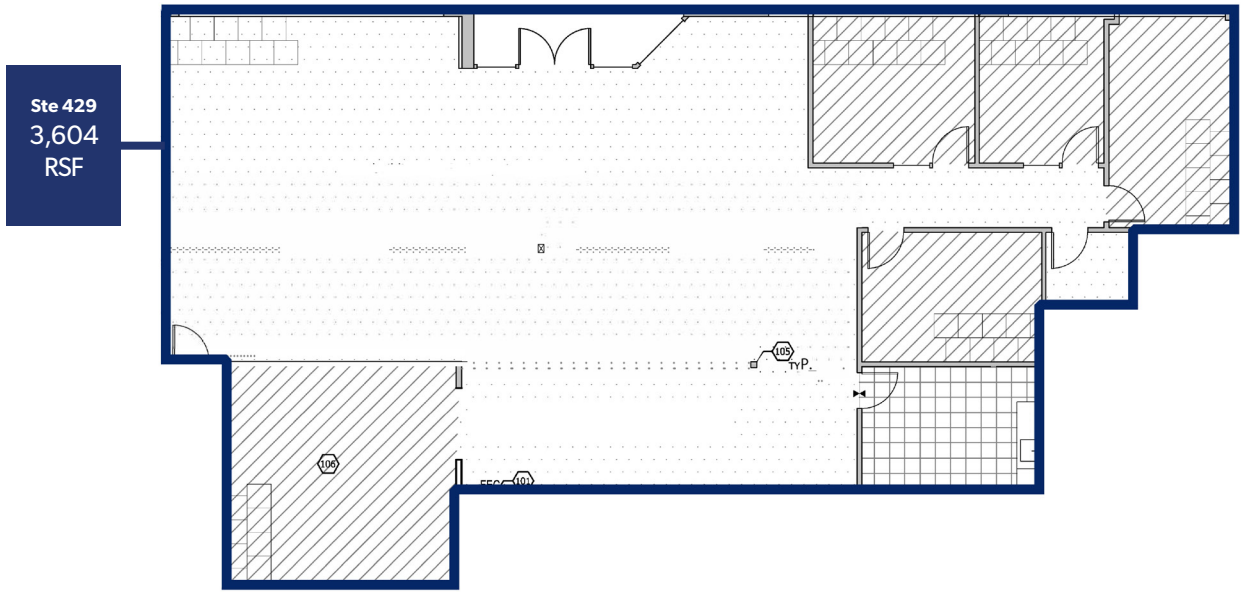




BUILDING A

Suite 429

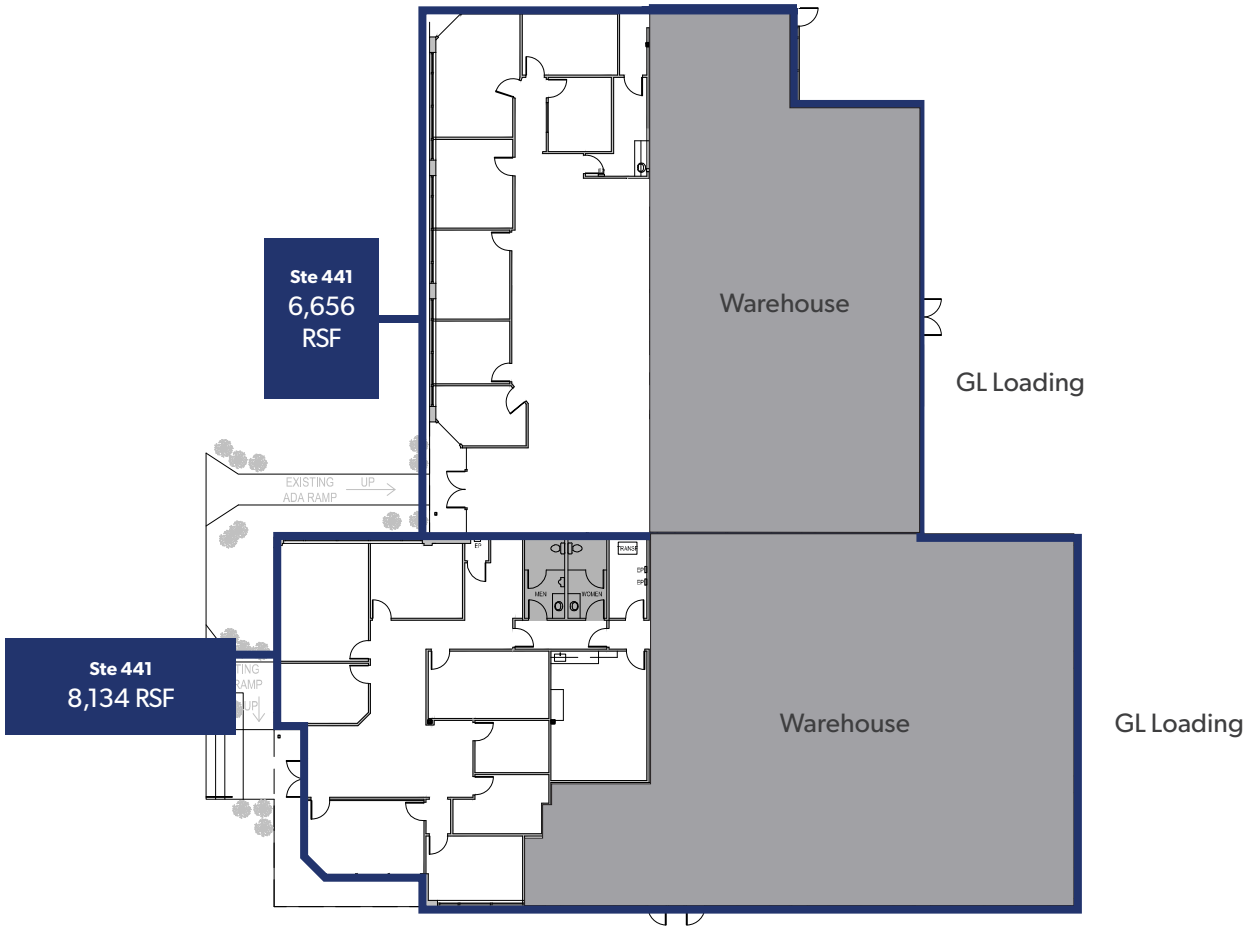
Total SF:3,604 SF



BUILDING A

Suite 441 - FLEX

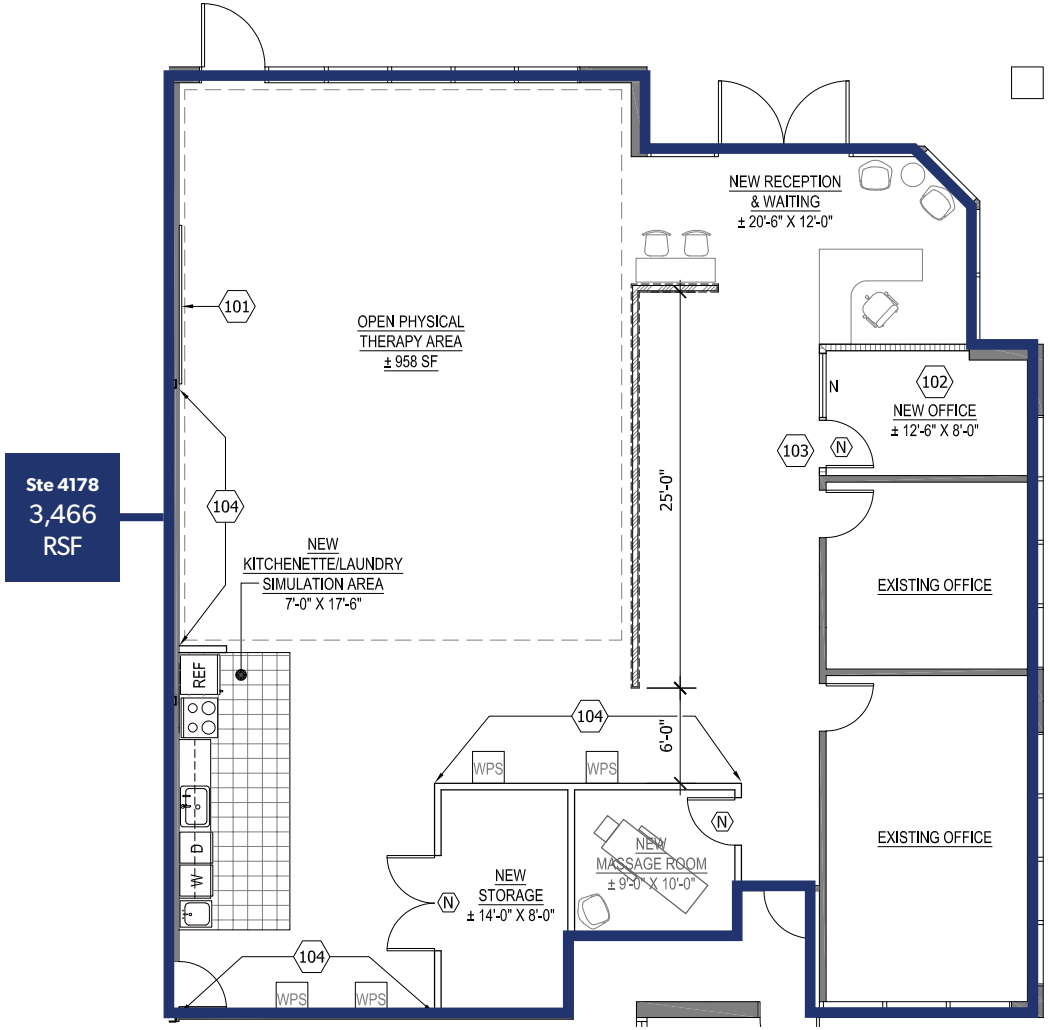
Total SF: 14,790 SF
Divisible to 8,134 SF & 6,656 SF



BUILDING C

Suite 4178

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



BIRD'S EYE VIEW



SEATTLE IKEA DIRECTLY ACROSS THE STREET







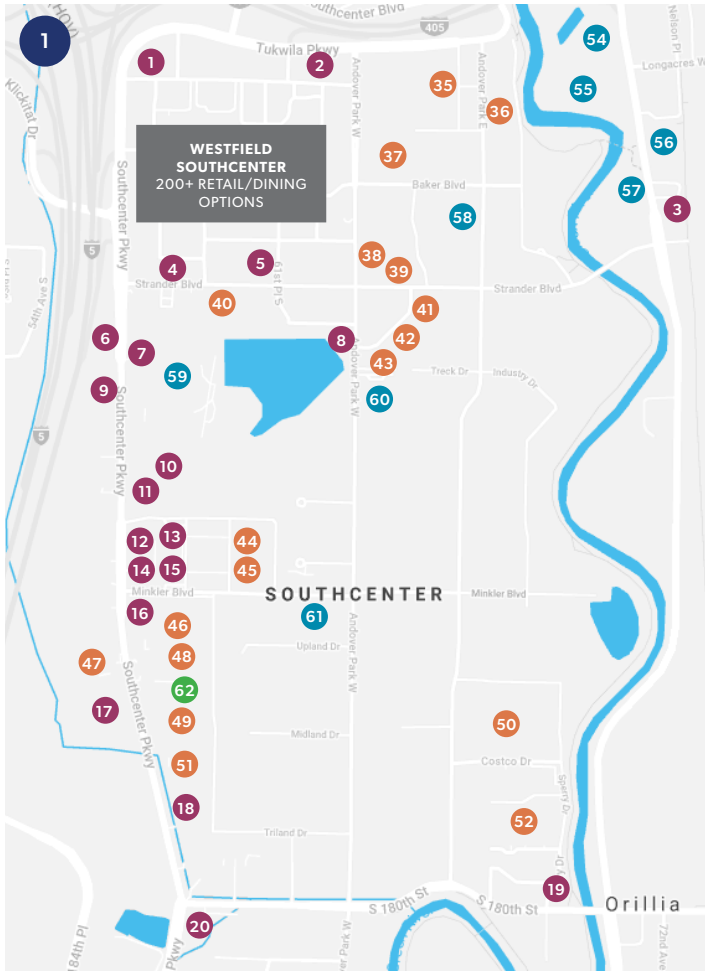


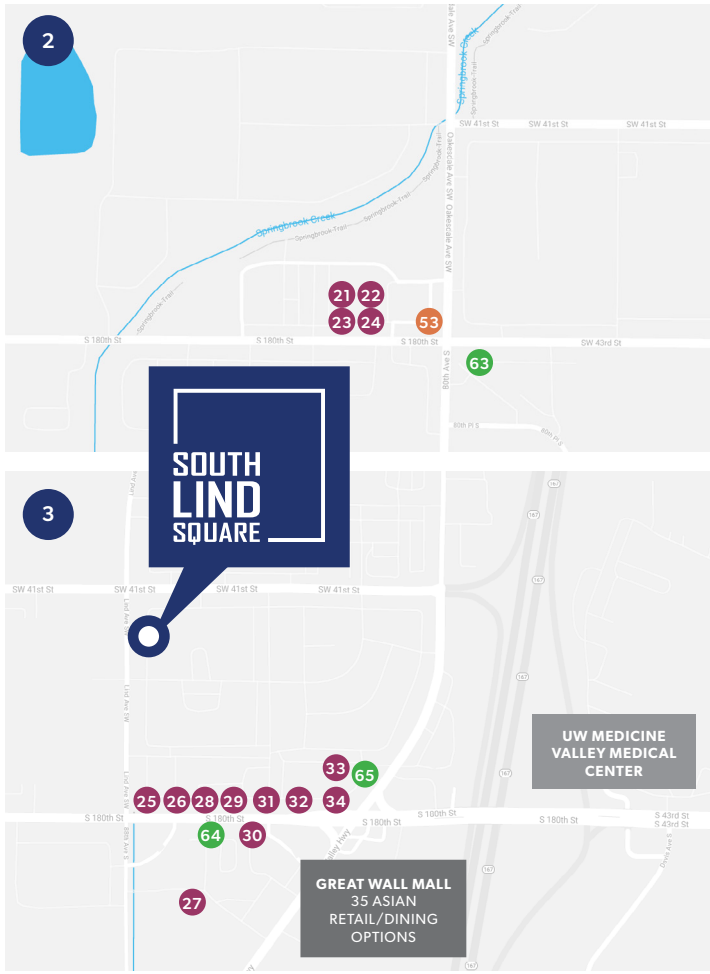
We hope you've got an appetite when your company locates in South Lind Square!

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




WAYPOINT
SOUTH
LIND
SQUARE


Hanger Clinic
Empowering Human Potential
401-
423
> 401-
445
< 4130
4180


< 401-
423
> 425-
445
SOUTH
LIND
SQUARE






4130-4180

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SOUTH LIND SQUARE

114,000 SF FLEX/TECH OFFICE PROJECT