



BUILD TO SUIT

Carpinito Sumner Lease

Bldg. A
142nd Ave East at 32nd Street
Sumner
Available:

Total SF Available: 250,750
Office SF:
Land Acres: 0
Yard SF: 0
Parking:
Zoning: M-1
Divisible to

CI Ht: 24'-30'
GL: Yes
DH: Yes
RR:
SPKLR:

ShellRate/SF:
Office Rate /SF:
Est. NNN Rate/SF:
Blended Rate:
Blended Rate/SF:
Sale Price:

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Build to suit site with dock high and grade level loading. 24'-30' clear height, corner lot, double loaded. Access is enhanced by new SR-167 interchange at 24th SW Street East. SEPA approval.



Port 106 Building Lease

4746 Ohio Avenue South
Seattle
Available: NOW

Total SF Available: 100,000
Office SF:
Land Acres: 0
Yard SF: 20,000
Parking:
Zoning:
Divisible to 2,400 59,000

CI Ht: 16'
GL: Yes
DH: Yes
RR:
SPKLR: Yes

ShellRate/SF: \$0.700
Office Rate /SF: \$0.700
Est. NNN Rate/SF: \$0.120
Blended Rate:
Blended Rate/SF:
Sale Price:

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Competitive lease rates. Dock high loading. Blended rate is \$.60-85 PSF. Divisible down to 2,400 SF. New showroom/warehouse space available (40,000 SF).



NEW SPACE

Kent West Corporate Park Building D Lease

21929 67th Avenue S
Kent
Available: September 1, 2009

Total SF Available: 93,685
Office SF: 7,800
Land Acres: 0
Yard SF: 0
Parking:
Zoning: M-1
Divisible to 30,000

CI Ht: 24'
GL: 4
DH: 23
RR: No
SPKLR: Yes

ShellRate/SF: \$0.360
Office Rate /SF: \$0.700
Est. NNN Rate/SF: \$0.130
Blended Rate:
Blended Rate/SF:
Sale Price:

Contact: Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Matt Arnoldy
(206) 336-5338
marnoldy@andoverco.com

Office is located on 2 floors. 5 pony dock doors. Cross loaded building in the center of Kent. Excellent freeway access.



Carpinito Sumner

Bldg. B
142nd Ave East at 32nd Street
Sumner
Available:

Lease

Total SF Available: 86,100 **CI Ht:** 24'-30'
Office SF: **GL:** Yes
Land Acres: 0 **DH:** Yes
Yard SF: 0 **RR:**
Parking: **SPKLR:**
Zoning: M-1 **Blended Rate/SF:**
Divisible to

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

BUILD TO SUIT

Build to suit site with dock high and grade level loading. 24'-30' clear height, corner lot, double loaded. Access is enhanced by new SR-167 interchange at 24th SW Street East. SEPA approval.



455 Building

455 Andover Park East
Tukwila
Available: Now

Lease

Total SF Available: 83,800 **CI Ht:** 24'
Office SF: 5,800 **GL:** 1
Land Acres: **DH:** 6
Yard SF: **RR:** 2
Parking: **SPKLR:** Yes
Zoning: TUC, Tukwila **Blended Rate/SF:**
Divisible to 53,000 35,000 **Sale Price:**

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Michael Hemphill
(206) 336-5325
mhemphill@andoverco.com

NEW TO THE MARKET

Rail served. Close-in Tukwila location. Call for lease rates.



Algona II

701-851 Milwaukee Avenue N
Algona
Available:

Lease

Total SF Available: 58,407 **CI Ht:** 24' **ShellRate/SF:** \$0.340
Office SF: 5,436 **GL:** 1 **Office Rate /SF:** \$0.700
Land Acres: Yes **DH:** 9 **Est. NNN Rate/SF:** \$0.108
Yard SF: **RR:** No **Blended Rate:**
Parking: .80/1000 **SPKLR:** Yes **Blended Rate/SF:**
Zoning: M-1 **Sale Price:**
Divisible to 0

Contact: Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Jeff Crane
(206) 336-5336
jcrane@andoverco.com

NEW RATE

Centrally located at the crossroads of Highway 18 and Highway 167. Heavy power. Property has perimeter fencing for added security. Extra parking/yard space on north end of building. All docks have levelers/dock seals and dock curtains. Cooler/freezer has been removed. Wide open distribution/ light manufacturing space. 1.5 acres inside fenced area (includes area in front of loading doors). Broker bonus: \$0.25/SF for 3+ year deal.



NW Corporate Park

Building
20201 87th Avenue S
Kent
Available: Now

Sublease

Total SF Available: 57,600 **CI Ht:** 24' **ShellRate/SF:**
Office SF: 2,000 **GL:** 1 **Office Rate /SF:**
Land Acres: **DH:** 11 **Est. NNN Rate/SF:** \$0.098
Yard SF: **RR:** Yes **Blended Rate:**
Parking: Good **SPKLR:** Yes **Blended Rate/SF:** \$0.290
Zoning: **Sale Price:**
Divisible to

Contact: Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Sublease term through December 11, 2011. End cap space with good parking and loading.



North Valley Business Park

17600 West Valley Highway
Tukwila
Available: NOW

Lease

Total SF Available: 28,700 **CI Ht:** 24' **ShellRate/SF:** \$0.400
Office SF: 10,721 **GL:** 4 **Office Rate /SF:** \$0.750
Land Acres: **DH:** 6 **Est. NNN Rate/SF:**
Yard SF: **RR:** No **Blended Rate:**
Parking: Ample **SPKLR:** Yes **Blended Rate/SF:**
Zoning: C/LI **Sale Price:**
Divisible to

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

Space includes 776 SF of mezzanine. Five minutes from Southcenter, fully sprinklered building. Available now.



22915 86th Avenue South

22915 86th Avenue South
Kent
Available:

Lease

Total SF Available: 24,430 **CI Ht:** **ShellRate/SF:**
Office SF: 400 **GL:** **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: 24,430 **RR:** **Blended Rate:** \$3,000.00
Parking: **SPKLR:** **Blended Rate/SF:** \$0.120
Zoning: CM-1, Kent **Sale Price:**
Divisible to

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

YARD SPACE FOR LEASE. 400 SF of office. Close to freeway interchange. Fenced, paved and lit yard. Small utility structures. \$3,000/month NNN.



Holgate Square

1762 Airport Way S
Seattle
Available: 4th Quarter 2009

Sale

Total SF Available: 24,020 **CI Ht:** 20' **ShellRate/SF:**
Office SF: **GL:** **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: Available **SPKLR:** **Blended Rate/SF:**
Zoning: IG-2 **Sale Price:** \$400,000.00
Divisible to 1,680

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Minutes to downtown Seattle. Minutes walk to the stadiums. Immediate access to I-5. Each front building is a separate tax parcel. A total of 16 separate units for sale.

UNDER CONSTRUCTION

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | www.andoverco.com



Elstrom Building

1217 4th Avenue N
Kent

Available: September 2009

Sale or Lease

Total SF Available: 22,500	CI Ht: 22'	ShellRate/SF: \$0.380
Office SF: 2,000	GL: 6	Office Rate /SF: \$0.700
Land Acres:	DH: 2	Est. NNN Rate/SF: \$0.090
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF: \$0.420
Zoning:		Sale Price: \$2,225,000.00
Divisible to 18,812 3,688		

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Heavy power distributed throughout the building. Low NNN expenses. Excellent access to I-5 and Highway 167. Divisible to 4 separate spaces. Available September 2009.



Noble Pacific Building

22230 Russell Road
Kent

Available: NOW

Sale or Lease

Total SF Available: 20,000	CI Ht: 24'	ShellRate/SF:
Office SF: 1,500	GL: Yes	Office Rate /SF:
Land Acres: 3.5	DH: Yes	Est. NNN Rate/SF:
Yard SF: 0	RR: No	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF:
Zoning: MA		Sale Price: \$1,850,000.00
Divisible to		

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

(Open air) -- approximately 20,000 SF south portion of building is available and the excess land area. Available immediately.



Lynch Industrial Park

833 1st Avenue S
Kent

Available: May 1, 2009

Lease

Total SF Available: 19,250	CI Ht: 24'	ShellRate/SF:
Office SF: 2,500	GL: Yes	Office Rate /SF:
Land Acres:	DH: Yes	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF: \$0.350
Zoning: M2		Sale Price:
Divisible to		

Contact: Jeff Crane
(206) 336-5336
jcrane@andoverco.com

Joel Conner
(206) 336-5339
jconner@andoverco.com

Fenced, secured yard area. Heavy power. Free-standing building. Low blended lease rate and below market triple nets. Office is stacked (half don and half up).



Auburn Warehouse/Yard

615 2nd Street NW
Auburn

Available: Now

Lease

Total SF Available: 17,885	CI Ht:	ShellRate/SF:
Office SF: 1,000	GL: 15	Office Rate /SF:
Land Acres:	DH:	Est. NNN Rate/SF:
Yard SF: 1	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: Jeff Crane
(206) 336-5336
jcrane@andoverco.com

Joel Conner
(206) 336-5339
jconner@andoverco.com

\$12,000/mo, NNN. Three buildings: 11,000 SF building with approx. 1,000 office SF; 5,285 SF building; 1,600 SF building. Great access to Highway 167 or Highway 18. Owner will divide.



730 Andover Park East

730 Andover Park East
Tukwila

Available: Now

Lease

Total SF Available: 15,750	CI Ht: 24'	ShellRate/SF:
Office SF: 1,500	GL:	Office Rate /SF:
Land Acres: 0	DH: 3	Est. NNN Rate/SF:
Yard SF: 0	RR: No	Blended Rate:
Parking:	SPKLR: Yes	Blended Rate/SF: \$7,088.000
Zoning:		Sale Price:
Divisible to		

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

\$7,088.00 per month, NNN. Available now. Easy access to I-5, I-405, and Highway 167. Prime location on Andover Park East just minutes from Westfield Shopping Town Southcenter. Bulk retail.



North Valley Business Park

17640 West Valley Highway
Tukwila

Available:

Lease

Total SF Available: 13,479	CI Ht: 24'	ShellRate/SF: \$0.400
Office SF: 1,700	GL: 2	Office Rate /SF: \$0.750
Land Acres:	DH: 4	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR: Yes	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

Five minutes from Southcenter, fully sprinklered building. Great access to Highway 167 and the I-405/I-5 interchange.



Andover Place

700-760 Andover Park West
Tukwila
Available:

Lease

Total SF Available: 10,780 **CI Ht:** 12' **ShellRate/SF:** \$0.700
Office SF: 5,390 **GL:** 0 **Office Rate /SF:** \$1.250
Land Acres: **DH:** 2 **Est. NNN Rate/SF:**
Yard SF: **RR:** No **Blended Rate:**
Parking: 3.0/1000 **SPKLR:** Yes **Blended Rate/SF:** \$0.980
Zoning: Commercial **Sale Price:**
Divisible to

Contact: Michael Hemphill
(206) 336-5325
mhemphill@andoverco.com

Jim Bisset
(206) 336-5334
jbisset@andoverco.com



1119 Central Ave. S.

1119 Central Ave. S.
Kent
Available:

Lease

Total SF Available: 10,000 **CI Ht:** 26' **ShellRate/SF:**
Office SF: **GL:** 1 **Office Rate /SF:**
Land Acres: **DH:** 0 **Est. NNN Rate/SF:** \$0.115
Yard SF: **RR:** 0 **Blended Rate:**
Parking: Abundant **SPKLR:** Yes **Blended Rate/SF:**
Zoning: CM-2 **Sale Price:**
Divisible to 4,000

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

OUTSIDE STORAGE

Outside storage for lease -- approximately 3 acres paved and lit - can be leased separately. The 10,000 SF of warehouse space has direct access to 4 dock high doors and 3 grade level doors.



Ode Products Building

8831 S 228th Street
Kent
Available:

Sale

Total SF Available: 9,865 **CI Ht:** 16'-18' **ShellRate/SF:**
Office SF: 1,982 **GL:** 2 **Office Rate /SF:**
Land Acres: **DH:** 1 **Est. NNN Rate/SF:**
Yard SF: 4,000 **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:**
Zoning: CM-1 **Sale Price:** \$1,150,000.00
Divisible to

Contact: Shane Crook
(206) 336-5330
scrook@andoverco.com

Jim Bisset
(206) 336-5334
jbisset@andoverco.com

NEW TO THE MARKET

Approx. 1,022 SF office on north end of building and approx. 960 SF office on south end of building. Light storage above office. Covered dock platform with loading door. 200 amp panels (total of 4).



Pacific Business Park- 8731

8731 S 212th Street
Kent

Available: NOW

NEW

Lease

Total SF Available: 9,487	CI Ht: 24'	ShellRate/SF: \$0.480
Office SF: 1,760	GL: 0	Office Rate /SF: \$0.700
Land Acres:	DH: 5	Est. NNN Rate/SF: \$0.160
Yard SF:	RR: No	Blended Rate:
Parking: Good	SPKLR: Yes	Blended Rate/SF: \$0.580
Zoning: M1		Sale Price:
Divisible to		

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Highway 167 exposure. Highly functional rear loaded distribution space with high dock door count.



Landing Center

Bldg D
22613 West Valley Highway
Kent

Available: 10/1/2009

NEW LISTING

Lease

Total SF Available: 8,992	CI Ht: 18'	ShellRate/SF: \$0.500
Office SF: 3,618	GL: 1	Office Rate /SF: \$0.700
Land Acres:	DH: 1	Est. NNN Rate/SF: \$0.210
Yard SF: 0	RR: No	Blended Rate:
Parking: Excellent	SPKLR: Yes	Blended Rate/SF:
Zoning: M-1		Sale Price:
Divisible to		

Contact: Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Strong corporate image, with high end office finishes. Excellent West Valley Highway exposure. Great parking. Available 11/1/09.



Landing Center

Bldg A
22431 West Valley Highway
Kent

Available: Now

Lease

Total SF Available: 8,797	CI Ht: 18'	ShellRate/SF: \$0.500
Office SF: 1,088	GL: 0	Office Rate /SF: \$0.700
Land Acres:	DH: 4	Est. NNN Rate/SF: \$0.210
Yard SF: 0	RR: No	Blended Rate:
Parking: 1/460	SPKLR: Yes	Blended Rate/SF:
Zoning: M-1		Sale Price:
Divisible to 0		

Contact: Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Class A flex/showroom space with West Valley Highway exposure. Available now.



**Andover East
Business Center**

Building B
1095 Andover Park East
Tukwila
Available:

Sublease

Total SF Available: 8,140	CI Ht:	ShellRate/SF:
Office SF: 875	GL:	Office Rate /SF:
Land Acres:	DH:	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF: \$3,000.000
Zoning:		Sale Price:
Divisible to		

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

Sublease term through 12/31/09



**Canal Boiler
Building**

2702 6th Ave. S.
Seattle
Available:

Lease

Total SF Available: 7,200	CI Ht: 12'-40'	ShellRate/SF:
Office SF:	GL: 2	Office Rate /SF:
Land Acres:	DH: No	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking: 10	SPKLR:	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Rates negotiable. New showroom/warehouse space available Wood beams, store front windows. Extensive building upgrade. Off-street parking spaces are available, and additional 10,000 SF of yard/parking.

NEW UPGRADES FINISHED



Park 26

Bays 12-13
1320 26th Street NW
Auburn
Available:

Lease

Total SF Available: 6,000	CI Ht: 18'	ShellRate/SF: \$0.530
Office SF: 1,875	GL: 4	Office Rate /SF:
Land Acres:	DH: No	Est. NNN Rate/SF: \$0.150
Yard SF:	RR: No	Blended Rate:
Parking:	SPKLR: No	Blended Rate/SF: \$0.530
Zoning:		Sale Price:
Divisible to 3,000		

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Drive-thru. Full 5% commission. Divisible to 3,000 SF.



Pacific Business Park- 8631

8631 S 212th St.
Kent

Available: Now

Lease

Total SF Available: 6,000	CI Ht: 14'	ShellRate/SF: \$0.550
Office SF: 1,500	GL: Yes	Office Rate /SF: \$0.700
Land Acres:	DH: No	Est. NNN Rate/SF: \$0.160
Yard SF: 0	RR: 0	Blended Rate:
Parking: Good	SPKLR: Yes	Blended Rate/SF:
Zoning: M1		Sale Price:
Divisible to 3,000 3,000		

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Divisible to two 3,000 SF spaces (one with 1,000 SF office, one with 500 SF office). Excellent S. 212th Street exposure. Potential to include adjacent 3,000 SF bay (Suite 8629).



Oliver Industrial Park

Suite A
4210 B Street NW
Auburn

Available: NOW

Lease

Total SF Available: 5,680	CI Ht: 24'	ShellRate/SF: \$0.450
Office SF: 2,280	GL: 2	Office Rate /SF: \$0.650
Land Acres: 0	DH:	Est. NNN Rate/SF:
Yard SF: 0	RR:	Blended Rate:
Parking:	SPKLR: Yes	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

2,280 SF of office on two floors. Excellent access to Highway 167. Street frontage (end cap space).



Valley Freeway Corporate Park

20664 84th Street S
Kent

Available: Now

Sublease

Total SF Available: 5,430	CI Ht:	ShellRate/SF: \$0.430
Office SF: 1,730	GL: 2	Office Rate /SF: \$0.700
Land Acres:	DH: 1	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Sublease through July 31, 2011. Space in move-in condition.



228th Street Industrial Park

8626-8628 S 228th Street
Kent

Available:

Lease

Total SF Available: 5,075 **CI Ht:** 16'
Office SF: 1,430 **GL:** Yes
Land Acres: **DH:**
Yard SF: **RR:**
Parking: **SPKLR:**
Zoning: CM
Divisible to 2,610 2,465

ShellRate/SF: \$0.550
Office Rate /SF:
Est. NNN Rate/SF: \$0.125
Blended Rate: \$0.55
Blended Rate/SF:
Sale Price:

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com
Jeff Crane
(206) 336-5336
jcrane@andoverco.com
Joel Conner
(206) 336-5339
jconner@andoverco.com

Excellent access to freeways. Divisible.



Sterling Savings Space

1055 Andover Park East
Tukwila

Available: Now

Lease

Total SF Available: 5,000 **CI Ht:** 16'
Office SF: 4,000 **GL:** 2
Land Acres: **DH:**
Yard SF: **RR:**
Parking: **SPKLR:**
Zoning:
Divisible to

ShellRate/SF: \$0.500
Office Rate /SF: \$0.750
Est. NNN Rate/SF:
Blended Rate:
Blended Rate/SF:
Sale Price:

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

NEW ON THE MARKET



Interbay Business Center

1600 Armory Way
Seattle

Available: NOW

Lease

Total SF Available: 5,000 **CI Ht:**
Office SF: 18,000 **GL:**
Land Acres: **DH:**
Yard SF: 0 **RR:**
Parking: **SPKLR:**
Zoning:
Divisible to

ShellRate/SF: \$0.500
Office Rate /SF:
Est. NNN Rate/SF:
Blended Rate:
Blended Rate/SF: \$0.500
Sale Price:

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Two spaces available: 5,000 SF service building with adjacent yard area and adjacent two-story office area with approx. 18,000 SF; 2 acres of paved, fenced yard available.



**Pacific Business
Park- 8727**

Building E
8727 S. 212th Street
Kent

Available: 30 days notice

Lease

Total SF Available: 4,813	CI Ht: 24'	ShellRate/SF: \$0.480
Office SF: 2,475	GL: 0	Office Rate /SF: \$0.700
Land Acres:	DH: 2	Est. NNN Rate/SF: \$0.160
Yard SF: 0	RR: No	Blended Rate:
Parking: Good	SPKLR: Yes	Blended Rate/SF:
Zoning: M1		Sale Price:
Divisible to		

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dbaumer@andoverco.com

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Great direct visibility/signage to Highway 167



**M-3 Business
Center**

1037 Andover Park East
Tukwila

Available: Now

Lease

Total SF Available: 4,800	CI Ht: 24'	ShellRate/SF: \$0.400
Office SF: 450	GL: 0	Office Rate /SF: \$0.750
Land Acres:	DH: 1	Est. NNN Rate/SF:
Yard SF: 0	RR: No	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF:
Zoning:		Sale Price:
Divisible to		

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com



**Westwood
Building**

Units 7 & 8
1701 West Valley Highway N
Auburn

Available:

Lease

Total SF Available: 4,320	CI Ht: 18'	ShellRate/SF:
Office SF: 1,000	GL: 2	Office Rate /SF:
Land Acres:	DH:	Est. NNN Rate/SF:
Yard SF:	RR:	Blended Rate:
Parking:	SPKLR:	Blended Rate/SF: \$0.530
Zoning:		Sale Price:
Divisible to 2,160		

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Matt Arnoldy
(206) 336-5338
marnoldy@andoverco.com



Central Park 10

1305-1321 Central Avenue S
Kent

Available:

Lease

Total SF Available: 4,000 **CI Ht:** 16' **ShellRate/SF:** \$0.700
Office SF: 150 **GL:** Yes **Office Rate /SF:**
Land Acres: **DH:** No **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:**
Zoning: **Sale Price:**
Divisible to 1,000

Contact: Matt Arnoldy
(206) 336-5338
marnoldy@andoverco.com

David Baumer
(206) 336-5327
dbaumer@andoverco.com

Multiple 1,000-4,000 SF spaces available. Shell rates from \$0.58-\$0.70. All feature small office and restroom, grade level door, and 3 phase power. 1,000 SF bays: \$705/month, NNN. 1,300 SF bays: \$925/month, NNN.



Selway Machine Building

4108 B Place NW
Auburn

Available: Now

Lease

Total SF Available: 4,000 **CI Ht:** 20' **ShellRate/SF:**
Office SF: 1,500 **GL:** 1 **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:** \$0.550
Zoning: M-1, Auburn **Sale Price:**
Divisible to

Contact: Joel Conner
(206) 336-5339
jconner@andoverco.com

Jeff Crane
(206) 336-5336
jcrane@andoverco.com

NEW TO THE MARKET



Oliver Industrial Park

Suite F
4210 B Street NW
Auburn

Available:

Lease

Total SF Available: 3,000 **CI Ht:** 24' **ShellRate/SF:** \$0.500
Office SF: 1,500 **GL:** 1 **Office Rate /SF:** \$0.650
Land Acres: 0 **DH:** **Est. NNN Rate/SF:**
Yard SF: 0 **RR:** **Blended Rate:**
Parking: **SPKLR:** Yes **Blended Rate/SF:**
Zoning: **Sale Price:**
Divisible to

Contact: Bruce Clarkson
(206) 336-5332
bclarkson@andoverco.com

Great for mainly office users who want to pay warehouse/office rates.



Park 26

Bay 6
1320 26th Street NW
Auburn
Available: Now

NEW SPACE

Lease

Total SF Available: 3,000	CI Ht: 18'	ShellRate/SF: \$0.530
Office SF: 250	GL: 2	Office Rate /SF:
Land Acres:	DH: No	Est. NNN Rate/SF: \$0.150
Yard SF:	RR: No	Blended Rate:
Parking:	SPKLR: No	Blended Rate/SF: \$0.530
Zoning:		Sale Price:
Divisible to		

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Rate is \$.53/SF, Blended. Drive-thru.



Pacific Business Park- 8629 or 8631

8629-8631 S 212th Street
Kent
Available: NOW

Lease

Total SF Available: 3,000	CI Ht: 14'	ShellRate/SF: \$0.900
Office SF:	GL: 1	Office Rate /SF:
Land Acres:	DH: No	Est. NNN Rate/SF: \$0.170
Yard SF: 0	RR: No	Blended Rate:
Parking: Good	SPKLR:	Blended Rate/SF: \$0.900
Zoning: M-1		Sale Price:
Divisible to 3,000		

Contact: David Baumer
(206) 336-5327
dbaumer@andoverco.com

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Two 3,000 SF bays. Suite 8629: 3,000 SF with 1,000 SF office/showroom. Suite 8631: 3,000 SF with 500 SF office/showroom. Excellent S. 212th Street exposure. Great location showroom/sales. Can be combined for 6,000 SF.



**Venture
Commerce Center**

SE Center Street and SE Bracken
Snoqualmie

Available: Now

Sale

Total SF Available: 2,918
Office SF:
Land Acres:
Yard SF:
Parking: 3.4/1,000
Zoning:
Divisible to 1,212

CI Ht: 21'
GL: Yes
DH:
RR:
SPKLR:

ShellRate/SF:
Office Rate /SF:
Est. NNN Rate/SF:
Blended Rate:
Blended Rate/SF:
Sale Price:

Contact: Brian Dennehy
(206) 336-5333
bdennehy@andoverco.com

Multiple options available -- please call for pricing. Class A office building design. Roll-up truck doors installed in rear of larger properties. Can be converted to glass storefront windows and rear entry doors, if desired. Located in Snoqualmie Ridge Business Park on SE Snoqualmie Parkway (Highway 18), only 30 minutes from downtown Seattle.



**228th Street
Industrial Park**

8626 South 228th Street
Kent

Available:

Lease

Total SF Available: 2,610
Office SF: 860
Land Acres:
Yard SF:
Parking:
Zoning: CM
Divisible to

CI Ht:
GL: Yes
DH:
RR:
SPKLR:

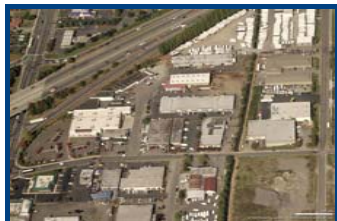
ShellRate/SF:
Office Rate /SF:
Est. NNN Rate/SF:
Blended Rate:
Blended Rate/SF: \$0.550
Sale Price:

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Jeff Crane
(206) 336-5336
jcrane@andoverco.com

Joel Conner
(206) 336-5339
jconner@andoverco.com

Available now. Excellent access to freeways. Can be combined for a total of 5,075 SF.



228th Street Industrial Park

8628 S 228th Street
Kent

Available: NOW

Lease

Total SF Available: 2,465 **CI Ht:** **ShellRate/SF:**
Office SF: 570 **GL:** Yes **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:** \$0.550
Zoning: CM **Sale Price:**
Divisible to

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Jeff Crane
(206) 336-5336
jcrane@andoverco.com

Joel Conner
(206) 336-5339
jconner@andoverco.com

Available now. Excellent access to freeways. Can be combined for a total of 5,075 SF.



356 Upland Drive

356 Upland Drive
Tukwila

Available: Now

Lease

Total SF Available: 2,400 **CI Ht:** 16' **ShellRate/SF:**
Office SF: 850 **GL:** 1 **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:** \$2,250.000
Zoning: **Sale Price:**
Divisible to

Contact: George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

\$2,250/month. Rate includes triple net costs.



Westwood Building

Unit 7 or 8
1701 West Valley Highway N
Auburn

Available:

Lease

Total SF Available: 2,160 **CI Ht:** 18' **ShellRate/SF:** \$0.550
Office SF: 500 **GL:** 1 **Office Rate /SF:**
Land Acres: **DH:** **Est. NNN Rate/SF:**
Yard SF: **RR:** **Blended Rate:**
Parking: **SPKLR:** **Blended Rate/SF:** \$0.550
Zoning: **Sale Price:**
Divisible to

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

Can be combined with adjacent 2,160 SF space for 4,320 SF total.

NEW SPACE



Park 222

Bldg. A
22222 84th Avenue South
Kent

Available: NOW

Lease

Total SF Available: 1,750	CI Ht: 14'	ShellRate/SF:
Office SF: 750	GL: 1	Office Rate /SF:
Land Acres: 0	DH: 0	Est. NNN Rate/SF: \$0.115
Yard SF: 0	RR:	Blended Rate:
Parking:	SPKLR: Yes	Blended Rate/SF:
Zoning: GWC		Sale Price:
Divisible to		

Contact: Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com

\$1.10 per square foot per month, NNN. Excellent retail/commercial space zoned GWC. Fully sprinklered with abundant parking near SR 167 & S. 228th St. freeway interchange..