

BAKER SQUARE

415 BAKER BOULEVARD

■ TUKWILA, WASHINGTON ■

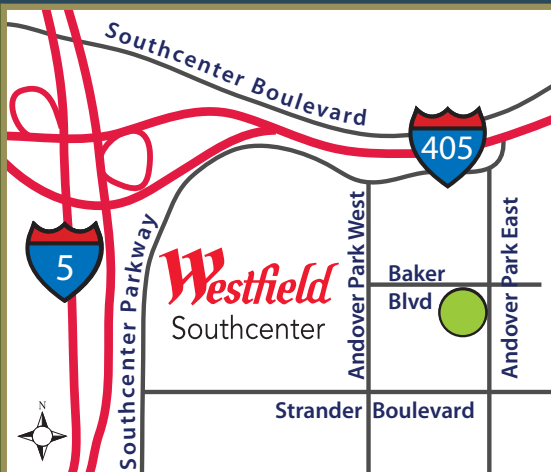


11,480 RSF of retail/office space

Location, location, location!

One block from Westfield Southcenter

2,426 RSF retail space available on the first floor



Unique Features

- **HIGH VISIBILITY CORNER** one block east of Westfield Southcenter (formerly Southcenter Mall)
Within a block of *LA Fitness*, *California Pizza Kitchen*, and *Acme Bowling Center*
- **BUILDING SIGNAGE AVAILABLE**
Provides tremendous company exposure on both streets
- **GENEROUS PARKING**
Over 4 stalls per 1,000 RSF are provided, free and non-reserved
- **DAILY TRAFFIC COUNT** of 24,000 vehicles

Exclusively offered by:

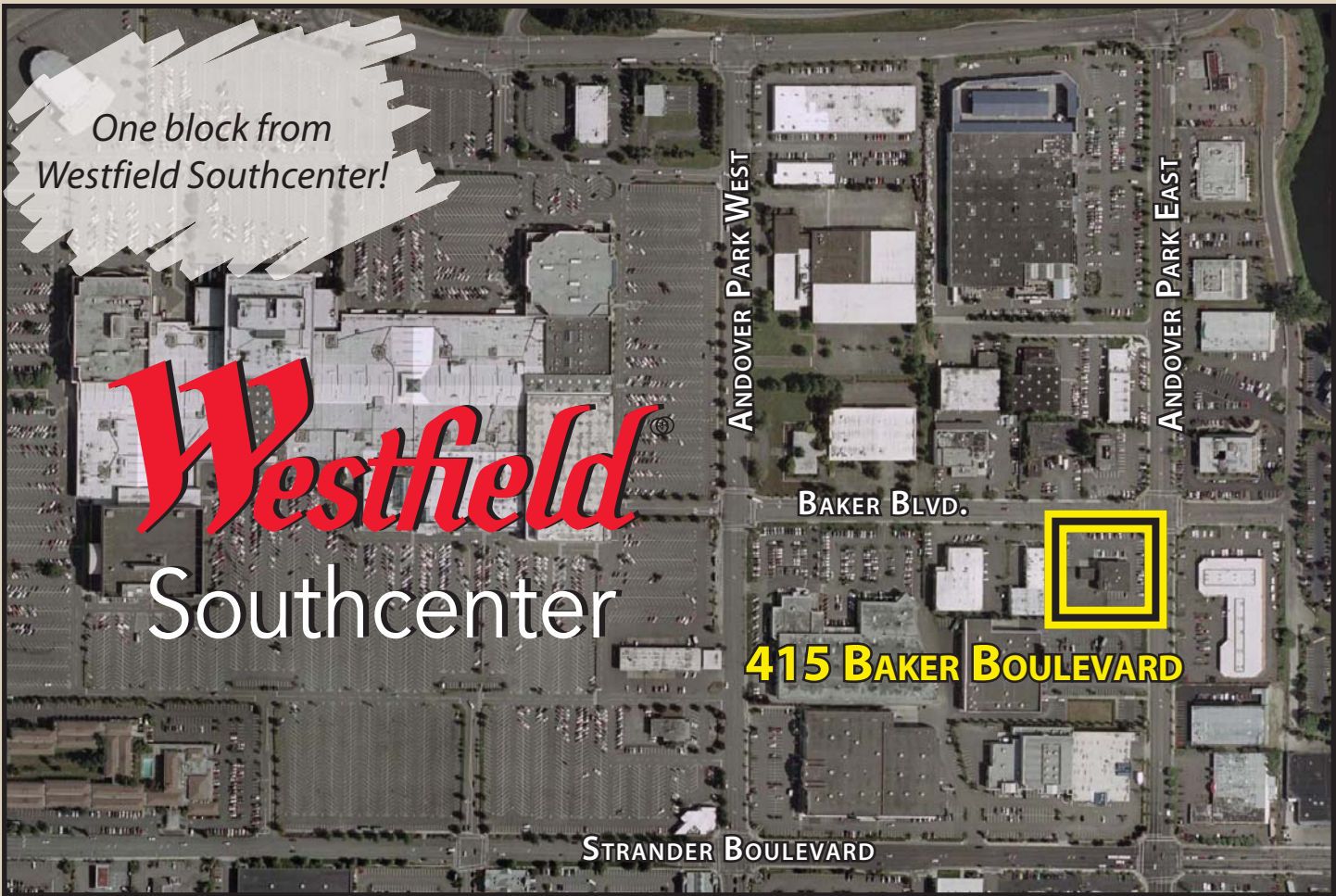
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 **THE ANDOVER COMPANY, INC.**
CORFAC INTERNATIONAL

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WHY BAKER SQUARE...

- **STRATEGIC LOCATION**
Immediate access to I-405 and I-5;
Easy walking distance to shopping, restaurants, banking, and Green River Jogging Trail
- **QUALITY CONSTRUCTION**
Energy efficient, flexible space plans
- **FLOOR TO CEILING WINDOWS** provide lots of natural daylight
- **SEATTLE MAILING ADDRESS**

For additional information please call:

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The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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