



Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<b>Oakesdale Center</b>	Bldg. B (2nd floor) 8,445 SF	\$14.75 RSF Triple Net	4/1,000 TBD	150,000 SF, 5 building class A office complex. Fiber in project. Advanced HVAC & mechanical Coffee/deli service Project meeting room Fitness room, showers and lockers. All spaces are divisible. Premier corporate campus environment in the South I-405 Corridor. Full 5% fee.	<b>Michael Hemphill</b> (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>
	Oakesdale & SW 7th Renton, WA	Bldg B (2nd floor) 3,900 SF	\$14.75 RSF Triple Net			<b>Jim Bisset</b> (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>
	<b>Total SF: 51,238</b>	Bldg B 12,345 SF	\$14.75 RSF Triple Net			
		Contiguous (2nd floor)				
		Bldg B (1st floor) 6,861 SF	\$14.75 RSF Triple Net			
		Divisible				
		Bldg B (1st floor) 2,194 SF	\$14.75 RSF Triple Net			
		Lobby exposure				
		Bldg D 23,492 SF	\$14.75 RSF Triple Net			
		Bldg E 2,667 SF	\$14.75 RSF Triple Net			
	Bldg E 2,222 SF	\$14.75 RSF Triple Net				
	Bldg E 1,457 SF	\$14.75 RSF Triple Net				

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188



Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)


Page 1 of 9

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers	
	<b>South Lind Square</b> Lind Avenue SW and SW 41st Street Renton, WA 98057 <b>Total SF: 20,922</b> <b>NEW LISTING</b>	Bldg. A			4.0/1000	Immediate access to Highway 167 and East Valley Highway; 5 minutes to I-405 20 minutes to Seattle and 15 minutes to Bellevue Outside building signage available; additional amenities and upgrades forthcoming Free parking at 4.0 spaces per 1,000 SF A multitude of restaurants within walking distance for your employees 5% commission to procuring broker Contiguous spaces in Bldg. B can be combined for a total of 9,462 RSF. Potential total of over 9,275 contiguous RSF in Bldg. C	<b>Michael Hemphill</b> (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a> <b>Jim Bisset</b> (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>
		1,908	RSF	\$13.50	10%		
				NNN			
		Bldg. B					
		4,225	RSF	\$13.50			
				NNN			
		Bldg. B					
		2,755	RSF	\$13.50			
				NNN			
		Bldg. B					
2,482	RSF	\$13.50					
		NNN					
Bldg. B Total							
9,462	RSF	\$13.50					
	Contiguous	NNN					
Bldg. C							
3,240	RSF	\$13.50					
		NNN					
Bldg. C							
868	RSF	\$13.50					
		NNN					
Bldg. C							
1,840	RSF	\$13.50					
		NNN					
Bldg. C Total							
5,948	RSF	\$13.50					
		NNN					

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188


Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<b>Interbay Business Center</b> 1600 Armory Way Seattle, WA <b>Total SF: 18,000</b>	Total 18,000 SF	\$1.50 per SF	4/1,000	Stand alone 2 story office building in the close in Interbay area Building located right off Elliot Avenue ADA accessible with elevators Open areas and privates Lots of free parking	<b>Bruce Clarkson</b> (206) 336-5332 <a href="mailto:bclarkson@andoverco.com">bclarkson@andoverco.com</a>
	<b>Auburn Corporate Center II</b> 1002 15th St. SW Auburn, WA <b>Total SF: 16,938</b>	Second Floor 16,938 SF	\$14.00/SF/Yr. NNN	5.0/1,000	Located directly across from Auburn Supermall Tremendous parking capability. Full 5% commission to procuring broker. Divisible between 3,000 SF and 16,938 SF.	<b>Michael Hemphill</b> (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a> <b>Jim Bisset</b> (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
 <p><b>Park East</b> 130 Andover Park East Tukwila, WA</p> <p><b>Total SF: 16,929</b></p>	Second Floor	7,575 SF	\$13.00 NNN	3.7/1,000	Suburban office building, lobby and common area finishes are currently being upgraded 3.7/1000 SF parking ratio, adjacent to river walking trail, one block from new LA Fitness One block from Westfield Shopping at Southcenter Full 5% commission to procuring broker	Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>
	Second Floor	2,793 SF	\$13.00 NNN			
	Second Floor	1,343 SF	\$13.00 NNN			
	Second Floor Total	11,711 SF	\$13.00 NNN			
	Third Floor	937 SF	\$13.00 NNN			
	Parking Level	1,201 SF	\$12.00 NNN			
	Parking Level	746 SF	\$12.00 NNN			
	Parking Level	447 SF	\$12.00 NNN			
	Basement	1,887 SF	\$9.00 NNN			



415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<b>Renton Plaza</b> 1400 Talbot Road S Renton, WA <b>Total SF: 11,434</b> <b>FOR SALE OR LEASE</b>	#330 1,000 SF	\$20.00 Full Service	5.5/1,000	Full 5% commission. Abundant parking. Small storage units available. For sale: \$5,800,000.00	Dave Dunn, CCIM (206) 336-5326 <a href="mailto:ddunn@andoverco.com">ddunn@andoverco.com</a> Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>
		#203 1,850 SF	\$20.00 Full Service			
		#105 353 SF	\$20.00 Full Service			
		#500 (full floor) 7,070 SF	\$20.00 Full Service			
		#103 1,161 SF	\$18.00 Full Service			
	<b>Andover Place</b> 700-760 Andover Park West Tukwila, WA 98188 <b>Total SF: 10,780</b>	Flex space 10,780 RSF	\$11.70/SF/Yr NNN	3.0/1000	Highly visible corner is a great location for office, retail or flex users Large and small suites available Two minutes from Westfield Southcenter; one block from new 230,000 SF retail center Strategic location provides immediate access to I-405, I-5, Hwy 167, SeaTac Airport Employee services include restaurants, banks and Metro transit within walking distance Exposure to 18,000 vehicles per day 5% fee to procuring broker	Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a> Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>
		Office/retail space 2,371 RSF	\$13.50/SF/Yr NNN			




415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<p><b>520 Pike Tower</b></p> <p>520 Pike Street Seattle, WA</p> <p><b>Total SF: 7,589</b> <b>NEW TO THE MARKET</b></p>	<p>Suite 1375 7,589 SF</p>	<p>\$18.50 Full Service</p>	.69/1,000	<p>Available October 1, 2009 High tech firm build out in the heart of downtown Premiere location with western views over Elliot Bay and Queen Anne Furniture included; master tenant is a publicly traded company Mix of private offices/conference rooms along the window line Bull pen, large reception and kitchen</p>	<p>Bruce Clarkson (206) 336-5332 <a href="mailto:bclarkson@andoverco.com">bclarkson@andoverco.com</a></p>
	<p><b>East Campus Corporate Park I</b></p> <p>32001 32nd Avenue S Federal Way, WA</p> <p><b>Total SF: 7,035</b></p>	<p>3rd Flr. 5,618 SF</p> <p>4th Flr. 1,417 RSF</p>	<p>\$15.00 NNN</p> <p>\$15.00 NNN</p>	<p>4/1,000 TBD</p>	<p>Class A suburban office building. Tremendous campus setting next to Weyerhaeuser Corporate Headquarters.</p>	<p>Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a></p> <p>Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a></p>
	<p><b>Smiles at Southcenter</b></p> <p>505 Strander Boulevard Tukwila, WA 98188</p> <p><b>Total SF: 5,548</b></p>	<p>5,548 RSF High profile retail space</p>	<p>\$16/SF NNN</p>	3/1,000	<p>Located one block east of Westfield Southcenter. Immediate access to I-405 and I-5. Complete dental professional infrastructure in place for new tenant. Exposure to 30,000 cars daily Walking distance to shopping, restaurants and more Outside lighted building signage available 5% fee to procuring broker</p>	<p>Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a></p>




415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<b>The Landmark East</b> 1601 East Valley Road Renton, WA	Second Floor 4,470 RSF	\$15.50 RSF NNN	4.7/1,000 TBD	Four story 137,845 RSF Class A office building Newly renovated lobby Fitness room Showers and lockers Coffee/deli on site State of the art telecommunications Full 5% fee. Project conference rooms. Bright Horizons Day Care	Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>  Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>
		First Floor 471 RSF	\$15.50 RSF NNN			
	<b>Northgate Terrace</b> 320 NE 97th Street Seattle, WA 98115	Total 4,420 SF	\$17.50/SF NNN		4,420 SF total available space, divisible to two spaces. Tenant to pay janitorial Attractive red brick, 2-story, tile roof office building Plenty of parking, beautifully maintained landscaping Located just south of Northgate Shopping Center, minutes from I-5 Nearby amenities include Northgate Mall, Northgate Park & Ride, Seattle Athletic Club, restaurants Owner financing possible	Brian Bruininks, CCIM (206) 336-5324 <a href="mailto:bbruininks@andoverco.com">bbruininks@andoverco.com</a>
		Suite 2,414 SF	\$17.50/SF NNN			
		Suite 1,918 SF	\$17.50/SF NNN			
		FOR SALE 7,168 SF	\$2,350,000			
	<b>James Street Office Building</b> 1004 W James Street Kent, WA 98032	4,060 RSF	\$13.50 NNN	4.0/1000	Five private offices, large open work area Outside lighted building signage available Large conf. room with outside entrance; spacious kitchen and employee break room 5% fee to procuring broker	Tony Valentine (206) 336-5331 <a href="mailto:tvalentine@andoverco.com">tvalentine@andoverco.com</a>  Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>
		<b>Total SF: 4,060</b> <b>NEW LISTING</b>				



415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers	
	<b>Venture Commerce Center</b> SE Center Street and SE Bracken Place Snoqualmie, WA 98065	2,918 RSF Multiple spaces available.	For Sale	3.4/1,000	Class A office building design. Roll-up truck doors installed in rear of larger properties. Truck doors 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).	Brian Dennehy (206) 336-5333 <a href="mailto:bdennehy@andoverco.com">bdennehy@andoverco.com</a>	
		<b>Total SF: 2,918</b>	1,212 RSF Multiple spaces available.				For Sale
	<b>1101 Building</b> 1101 Andover Park West Tukwila, WA	Suite 102 1,578 SF	\$19.00 Full Service	4.3/1,000	Suite 102: Reception, 3 private offices, conference room, copier/storage area Suite 104: Reception, 2 private offices, conference room, storage area	Dave Dunn, CCIM (206) 336-5326 <a href="mailto:ddunn@andoverco.com">ddunn@andoverco.com</a> Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a>	
		<b>Total SF: 2,819</b>	Suite 104 1,241 SF				\$19.00 Full Service
	<b>Pacific Engineering Building</b> 15445 53rd Avenue S Tukwila, WA 98188	Suite 130 1,332 SF	\$15.50 NNN		Below-market CAM charges Great location with close proximity to Westfield Mall and excellent access to I-5 and I-405 Heavy parking Divisible as two separate suites (1,332 SF and 1,216 SF) Flexible on space layout and size	Jeff Crane (206) 336-5336 <a href="mailto:jcrane@andoverco.com">jcrane@andoverco.com</a> Joel Conner (206) 336-5339 <a href="mailto:jconner@andoverco.com">jconner@andoverco.com</a>	
		<b>Total SF: 2,548</b>	Suite 120 1,216 SF				\$15.50 NNN

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188


Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<p><b>Baker Square</b></p> <p>415 Baker Boulevard Tukwila, WA 98188</p> <p><b>Total SF: 2,426</b></p>	<p>1st Floor 2,426 RSF</p>	<p>\$22.00 NNN</p>		<p>24,000 vehicles per day exposure High profile corner at the intersection of Andover Park East and Baker Boulevard Signage available on both sides of the building One block from Westfield Southcenter Mall</p>	<p>Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a></p>
	<p><b>1st Avenue South Bank of America Building</b></p> <p>2764 1st Ave. S. Seattle, WA 98134</p> <p><b>Total SF: 2,000</b></p> <p><b>Office/Retail building in the heart of SODO</b></p>	<p>Second Floor 2,000 SF</p>	<p>18.00 Full Service</p>	2/1,000	<p>Beautiful 1940s retail/office building in the heart of SODO on 1st Avenue S. Views of downtown; kitchen included. 3,000 SF of basement storage.</p>	<p>Bruce Clarkson (206) 336-5332 <a href="mailto:bclarkson@andoverco.com">bclarkson@andoverco.com</a></p>

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<p><b>Vine Maple Professional Building</b> 23237 SE Wax Road Maple Valley, WA</p> <p><b>Total SF: 46,800</b> <b>NEW CONSTRUCTION-PROPOSED</b></p>	46,800 SF		4.5/1,000	<p>New two story class A construction. Flexible sizes from 2,500 SF to 46,800 SF.</p> <p>Located at the north end of Maple Valley with easy access to Highway 18 and 169.</p> <p>Call for pricing, space options and tenant allowances available.</p> <p>Ownership opportunities available-- sale or lease.</p>	<p>Brian Bruininks, CCIM (206) 336-5324 <a href="mailto:bbruininks@andoverco.com">bbruininks@andoverco.com</a></p> <p>Jeff Crane (206) 336-5336 <a href="mailto:jcrane@andoverco.com">jcrane@andoverco.com</a></p> <p>Joel Conner (206) 336-5339 <a href="mailto:jconner@andoverco.com">jconner@andoverco.com</a></p>
	<p><b>Minkler Plaza</b> 300 Upland Drive Tukwila, WA 98188</p> <p><b>Total SF: 41,500</b></p>	41,500 RSF	\$20.00 NNN		<p>Permits in place for 2-story office building.</p>	<p>George Rockwell, SIOR (206) 336-5328 <a href="mailto:grockwell@andoverco.com">grockwell@andoverco.com</a></p> <p>Jim Bisset (206) 336-5334 <a href="mailto:jbisset@andoverco.com">jbisset@andoverco.com</a></p>

Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<p><b>Fedway Center</b> S 344th &amp; 9th Ave S Federal Way, WA</p> <p><b>Total SF: 35,000</b></p> <p><b>NEW CONSTRUCTION- PROPOSED</b></p>	<p>2,000 SF to entire bldg. of 15,000/ 20,000 SF</p> <p>Total Land 4 RSF</p> <p>Building A 15,000 RSF</p> <p>Building B 20,000 RSF</p>	<p>\$28/SF/Yr. NNN</p> <p>\$240/SF Call for pricing/finish details</p> <p>\$220/SF Call for pricing/finish details</p>	<p>5/1,000 TBD</p>	<p>Adjacent to St. Francis Hospital. New construction scheduled for 2010. Opportunity for ownership or lease in Class A Medical/ Professional Center. Land for sale at \$2,875,000.00. Possible sale of 1/2 the site of 2.2 acres. Phase II to contain an additional 42,000 SF</p>	<p>Brian Bruininks, CCIM (206) 336-5324 <a href="mailto:bbruininks@andoverco.com">bbruininks@andoverco.com</a></p>

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

Telephone (206) 244-0770 | Facsimile (206) 246-9229 | [www.andoverco.com](http://www.andoverco.com)