







Building	Property	SF Available	Rate/SF	Parking Ratio Load Factor	Comments	Brokers
	<b>505 Strander Building</b>	19,244 RSF	\$5,500,000 For Sale	3/1,000	19,244 SF retail building with immediate access to I-5 and I-405 One block from Westfield Southcenter, the largest shopping mall in the Pacific Northwest Great opportunity for rent growth and NOI appreciation. Seller financing available. Traffic count of over 30,000 vehicles daily 100% leased	<b>Michael Hemphill</b> (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>
	505 Strander Boulevard Tukwila, WA 98188	5,548 RSF	\$16/SF			
	<b>Total SF: 19,244</b>	High profile retail space	NNN			
	<b>Andover Place</b>	Flex space		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	<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>
	700-760 Andover Park West Tukwila, WA 98188	10,780 RSF	\$11.70/SF/Yr NNN			
	<b>Total SF: 10,780</b>	50% office and 50% flex Office/retail space	\$13.50/SF/Yr NNN			

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	<b>Baker Boulevard Retail Center</b> 406 Baker Boulevard Tukwila, WA 98188 <b>Total SF: 6,519</b>	Suite 120 2,430 RSF  Suite 150 1,591 RSF  Suite 168 2,498 RSF	\$28/SF NNN  \$28/SF NNN  \$28/SF NNN		High visibility location, located one-half block east of Westfield Southcenter. Immediate access to I-405 and I-5. Easy walking distance to Metro Transit, restaurants, banking. Building signage available. Traffic volume of 16,000 vehicles per day past project. Newly renovated building with high-end design. Seattle mailing address.	Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>
	<b>IHOP Restaurant Federal Way</b> 178 SW Campus Drive Federal Way, WA 98023 <b>Total SF: 3,900</b>	3,900 SF For Sale	\$3,250,000		Trophy IHOP restaurant (54,360 SF parcel) with 19+ years remaining on primary lease Absolute Triple Net lease with increases of 10% every five years Corporate backed, guaranteed lease; 6.6% cap rate. Existing loan can be assumed at 7.60% cap rate	Jeff Crane (206) 336-5336 <a href="mailto:jcrane@andoverco.com">jcrane@andoverco.com</a>
	<b>Baker Square</b> 415 Baker Boulevard Tukwila, WA 98188 <b>Total SF: 2,426</b>	1st Floor 2,426 RSF	\$22.00 NNN		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	Michael Hemphill (206) 336-5325 <a href="mailto:mhemphill@andoverco.com">mhemphill@andoverco.com</a>

415 Baker Boulevard, Suite 200 | Tukwila, WA 98188

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	<p><b>Park 222</b></p> <p>22222 84th Avenue South Kent, WA</p> <p><b>Total SF: 1,750</b></p>	<p>1,750 SF (750 office SF)</p>	<p>\$1.10/SF NNN</p>		<p>14' clear height, 1 GL door, abundant parking, fully sprinklered Excellent retail/commercial space Located near SR 167 and S. 228th St. freeway interchange</p>	<p>Dave Dunn, CCIM (206) 336-5326 <a href="mailto:ddunn@andoverco.com">ddunn@andoverco.com</a></p>

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