



OWNER/USER
— OR —
INVESTMENT OPPORTUNITY:

6100 SOUTHCENTER

6100 SOUTHCENTER BLVD.
TUKWILA, WA 98188



OFFERING SUMMARY

Cushman & Wakefield has been exclusively retained by Sound to offer an exciting purchase opportunity in Tukwila, WA. Located just 11 miles south of Seattle and less than 2 miles east of Seattle-Tacoma International Airport, 6100 Southcenter offers approximately 18,287 rentable square feet of office space located on nearly 35,000 square feet of land. With the intersection of I-5, I-405 and Highway 518 just a half mile away, it's hard to find a location with better access to major arterials that serve the Puget Sound Region. Additionally, the property is well served by transit with two major King County Metro bus routes that stop directly in front of the property. With a mix of existing private offices, conference rooms and larger group/breakout rooms, the building is well suited for a variety of uses including general office and administrative, medical office and counselling/mental health.

Located adjacent to the City of Seattle, Tukwila is well situated to serve employees coming not only from Seattle and Bellevue but from Renton, Kent and even Federal Way and Tacoma. Home to Westfield Southcenter Mall, the largest mall in the Pacific Northwest, Tukwila boasts robust retail activity and employment levels that exceed 40,000 jobs despite having a population of half of that. Less than 2 miles away in neighboring Renton, you'll find the new home of the Seattle Sounders at the former Boeing Longacres campus. Slated to open in 2024, the new headquarters will feature a world-class training facility with a lounge and viewing area for the public to enjoy. Head another 2 miles to the northeast and you'll find the Southport neighborhood - home to a vibrant mixed-use community as well as the award-winning Hyatt Regency Lake Washington and the recently opened - and first of its kind in the region - Top Golf driving range and entertainment venue. Next door to all of this is the Boeing Renton facility (737 manufacturing plant) and the Kenworth Truck Renton Factory - two of this region's largest employers and economic drivers.

PROPERTY DESCRIPTION



BUILDING DETAILS

ADDRESS	6100 Southcenter Blvd, Tukwila, WA 98188
SIZE	18,287 SF <i>(per King County records)</i>
YEAR BUILT/RENO	1980/1993
NUMBER OF FLOORS	3
OCCUPANCY	100% vacant upon close
PARKING	68 stalls
ASKING PRICE	\$4,450,000

DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	7,023	80,211
HOUSEHOLDS	2,997	31,196
MEDIAN AGE	37.5	36.8
MEDIAN HH INCOME	\$73,427	\$71,288
DAYTIME EMPLOYEES	15,049	81,875
POPULATION GROWTH '21-'26	+ 5.92%	+ 4.52%
HOUSEHOLD GROWTH '21-'26	+ 6.01%	+ 4.66%



HEALTH CLUBS / GYMS

- 1 LA Fitness
- 2 Planet Fitness
- 3 Anytime Fitness
- 4 LA Fitness
- 5 Fitness Center @ Valley Medical

SHOPPING

- 6 Lowes
- 7 Ulta Beauty
- 8 Target
- 9 Petsmart
- 10 Ross
- 11 Marshalls
- 12 World Market
- 13 TopGolf
- 14 McLendon Hardware
- 15 Nordstrom
- 16 lululemon
- 17 Floor & Decor
- 18 IKEA
- 19 Ben Bridge Jeweler
- 20 Trek Bicycle
- 21 Apple Store
- 22 SEPHORA
- 23 Lego Store

- 41 Corner Bakery Cafe
- 42 Bai Tong Thai Restaurant
- 43 Grazie Restaurant
- 44 Jony's Restaurant
- 45 The Habit Burger Grill
- 46 Menchie's Frozen Yogurt
- 47 Dock & Drink
- 48 Smoking Monkey Pizza
- 49 Naan-N-Curry
- 50 Kizuki Ramen & Izakaya
- 51 Jollibee
- 52 Jimmy Mac's Roadhouse
- 53 Unicone Crepes
- 54 JOEY Southcenter
- 55 The Cheesecake Factory
- 56 Seafood City Supermarket
- 57 Boiling Point
- 58 Miyabi Restaurant
- 59 Los Bigotes de Villa
- 60 Arashi Ramen
- 61 The Rock Wood Fired Pizza
- 62 Waters Table
- 63 Potbelly Sandwiches

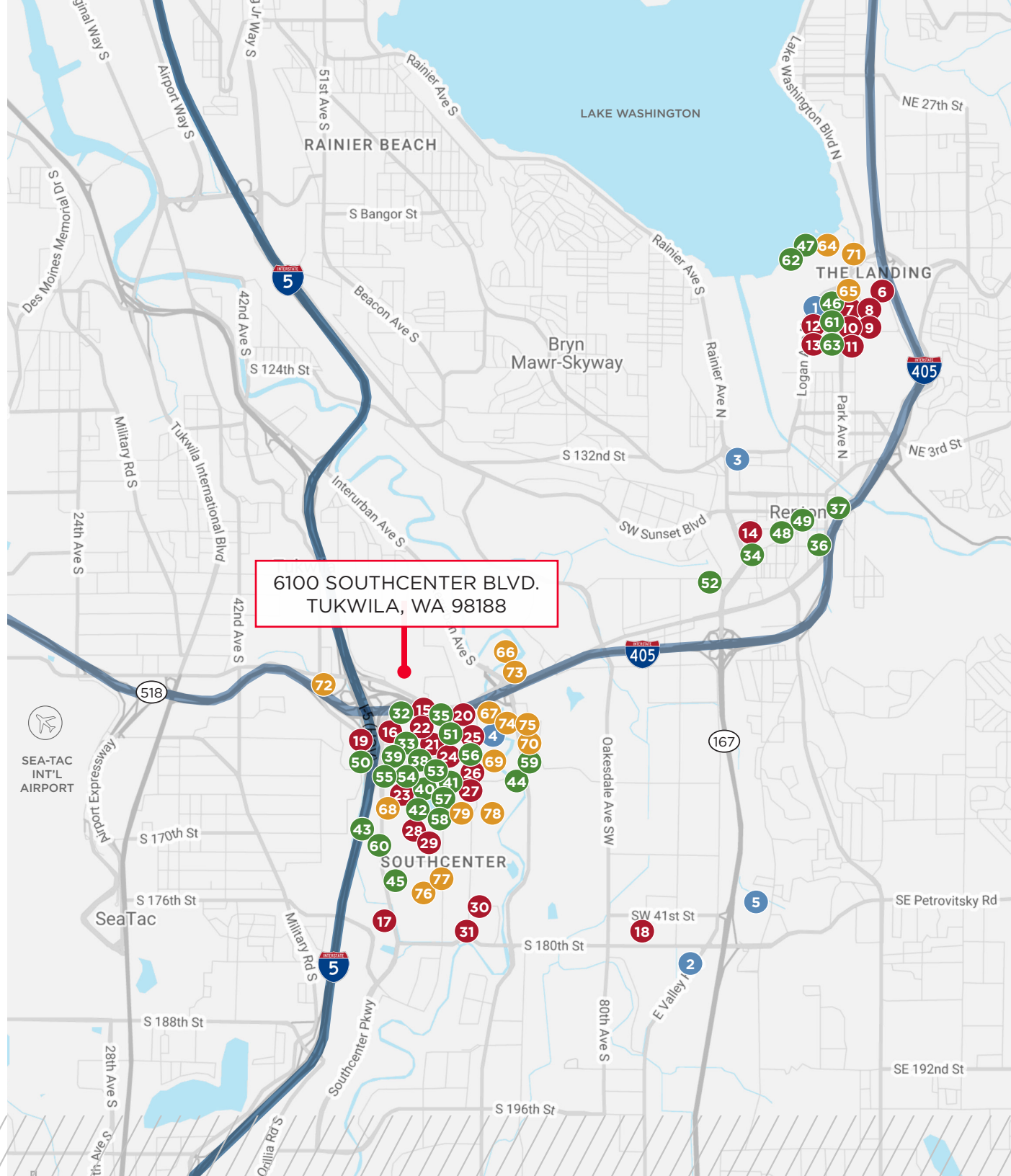
HOTELS

- 24 Lush
- 25 The Container Store
- 26 REI
- 27 Total Wine & More
- 28 See's Candies
- 29 Nordstrom Rack
- 30 Costco
- 31 Home Depot

- 64 Hyatt Regency Lake WA
- 65 Southport on Lake WA
- 66 Homewood Suites
- 67 Holiday Inn Express & Suites
- 68 Double Tree Suites
- 69 Hotel Interurban
- 70 Courtyard Sea-Tac
- 71 Residence Inn South/Renton
- 72 Extended Stay America
- 73 Comfort Suites Airport Tukwila
- 74 Ramada by Wyndham Tukwila
- 75 Embassy Suites
- 76 Home2 Suites by Hilton
- 77 Tru by Hilton Tukwila
- 78 Element Sea-tac Airport
- 79 Courtyard Seattle Southcenter

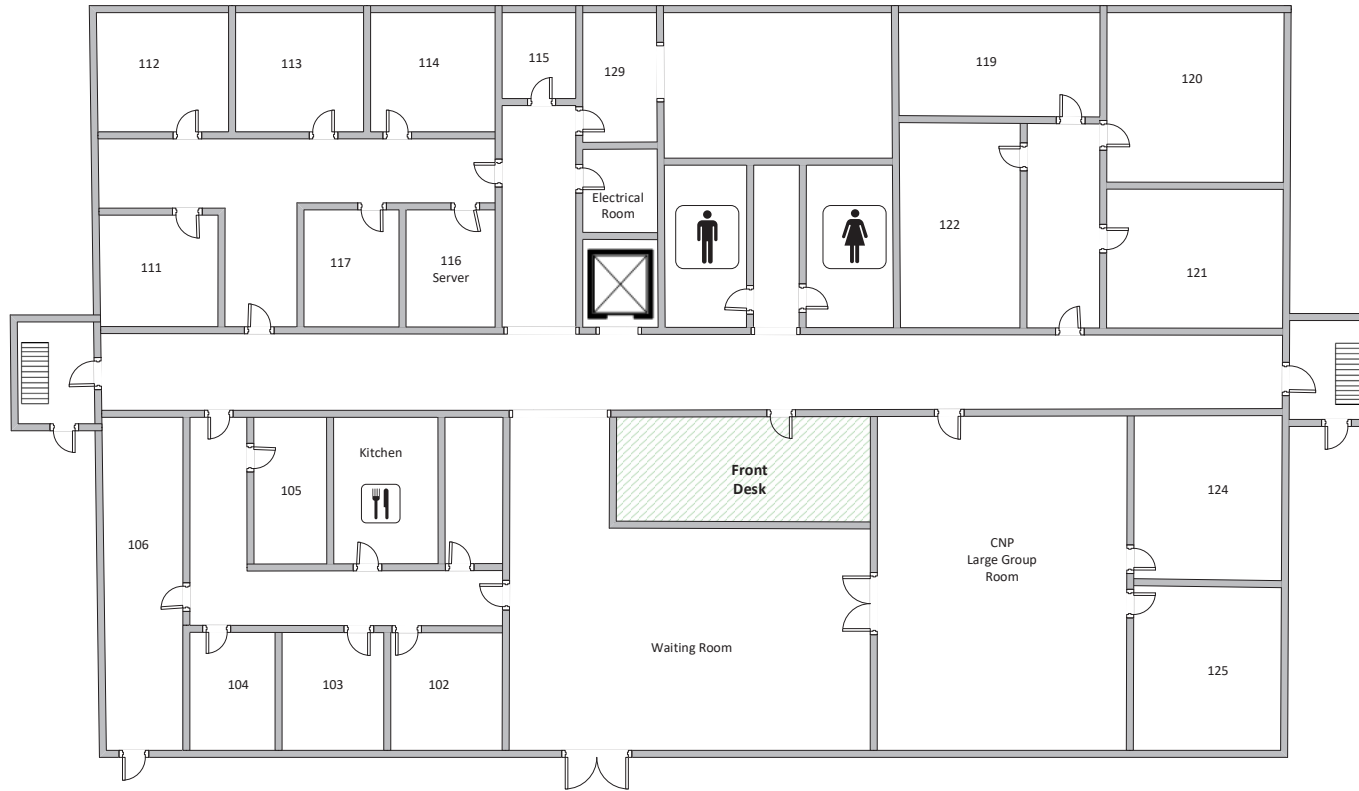
RESTAURANTS

- 32 Bahama Breeze
- 33 Din Tai Fung
- 34 Organic Juice Bar & Gyros
- 35 BobaLust Tea House
- 36 Melrose Grill
- 37 Ocha Thai Kitchen & Bar
- 38 Duke's Seafood
- 39 Moctezuma's Restaurant
- 40 Simply Thai Restaurant



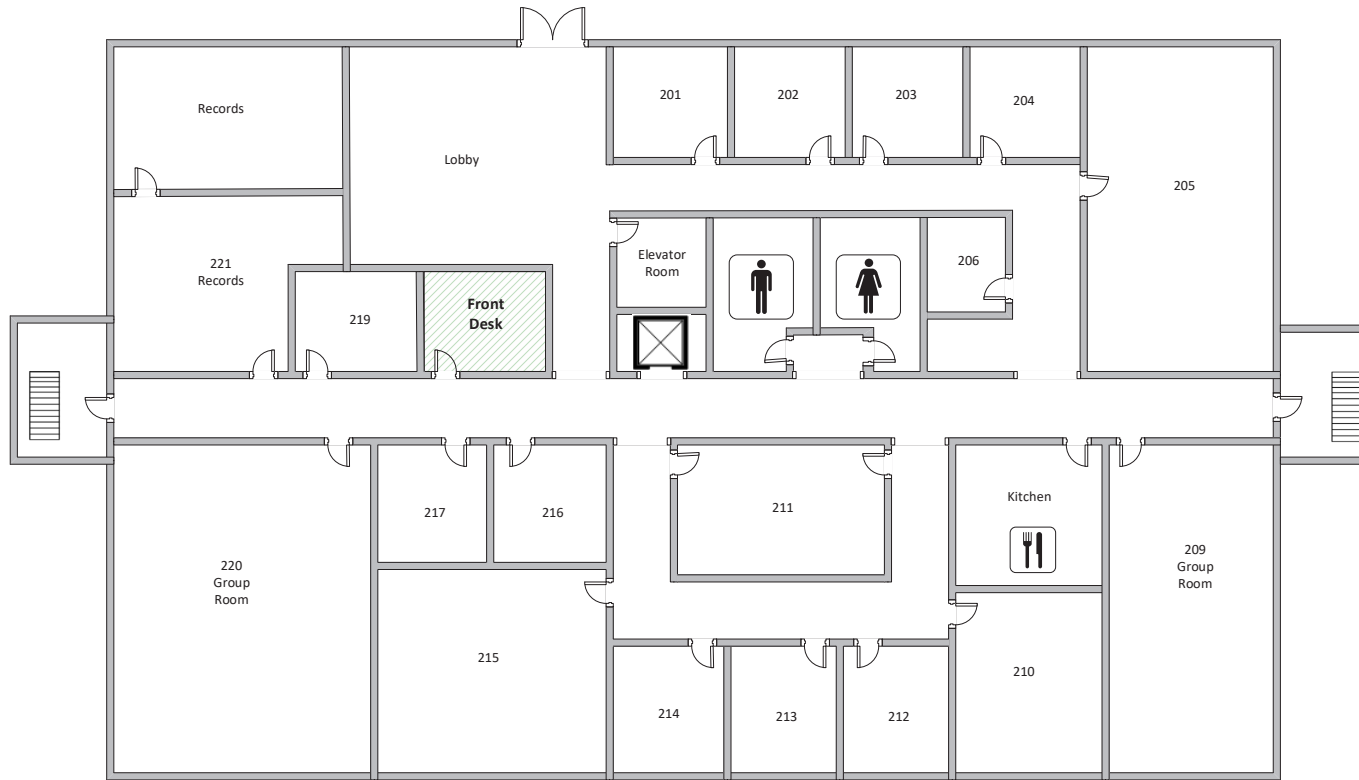
FLOOR 1 (6,096 SF)

 VIRTUAL TOUR



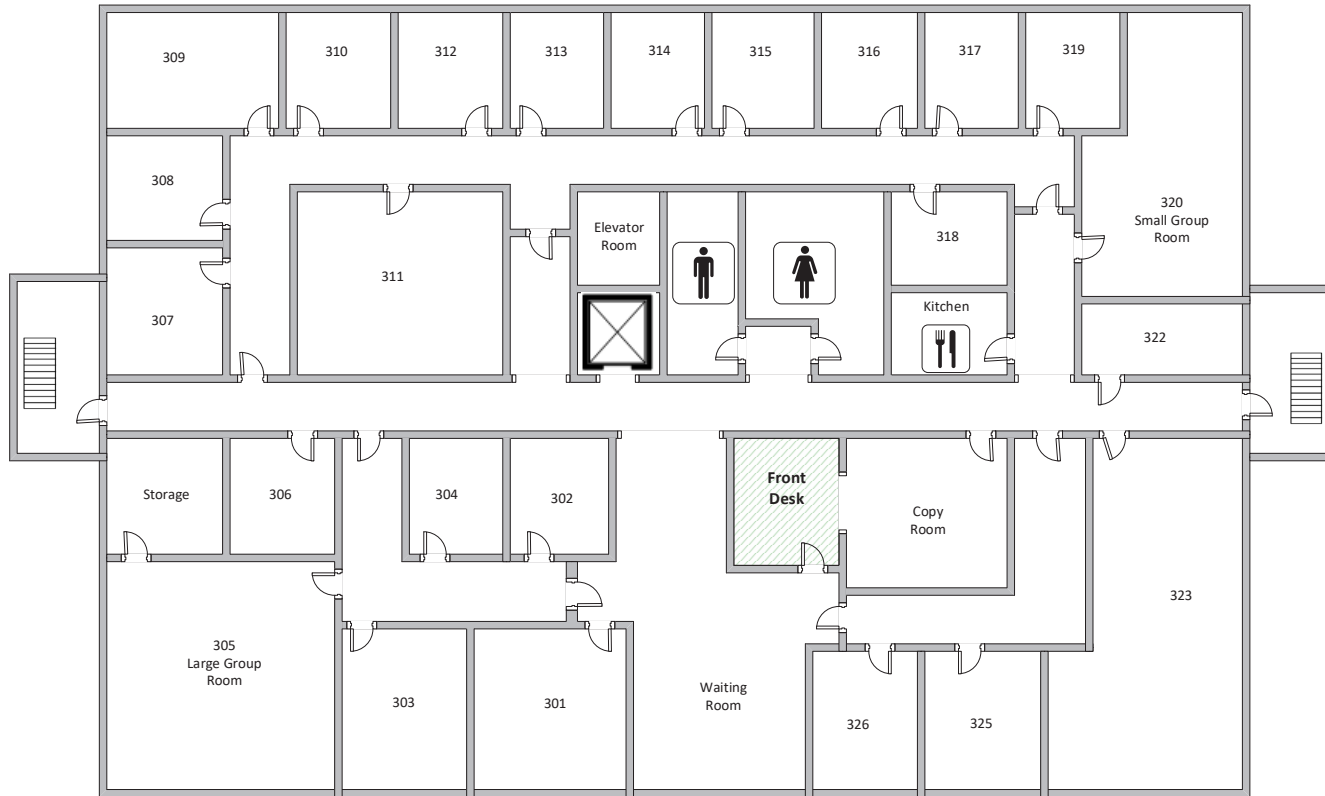
FLOOR 2 (6,096 SF)

 VIRTUAL TOUR



FLOOR 3 (6,096 SF)

 VIRTUAL TOUR



LOCATION

6100 Southcenter is well located in the heart of Tukwila across I-405 from Westfield Southcenter Mall and just a 5 minute drive from SeaTac Airport. With easy access to Interstates 5 and 405, Highway 518, and Highway 167, the building's location serves multiple major markets well.

CONTACTS

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