

For Lease | Suite 210 | 3,934 SF

IN AWARD WINNING ENERGY EFFICIENT OFFICE BUILDING

52ND AVE OFFICE BUILDING | 15200 52ND AVE S, TUKWILA, WA 98188



Property Highlights

Selected by the USGBC as one of the most efficient office renovations in the United States

97 out of 100 EnergyStar Rating

Produces 25% facility energy via rooftop solar

Zero incandescent lighting
(all high efficiency LED or fluorescent)

Large battery emergency backup power

Daylight and occupancy controlled lighting

High efficiency heating and cooling heat-pump

FOR MORE INFORMATION
CONTACT

CHASE SILVER
425.326.0766
csilver@orioncp.com

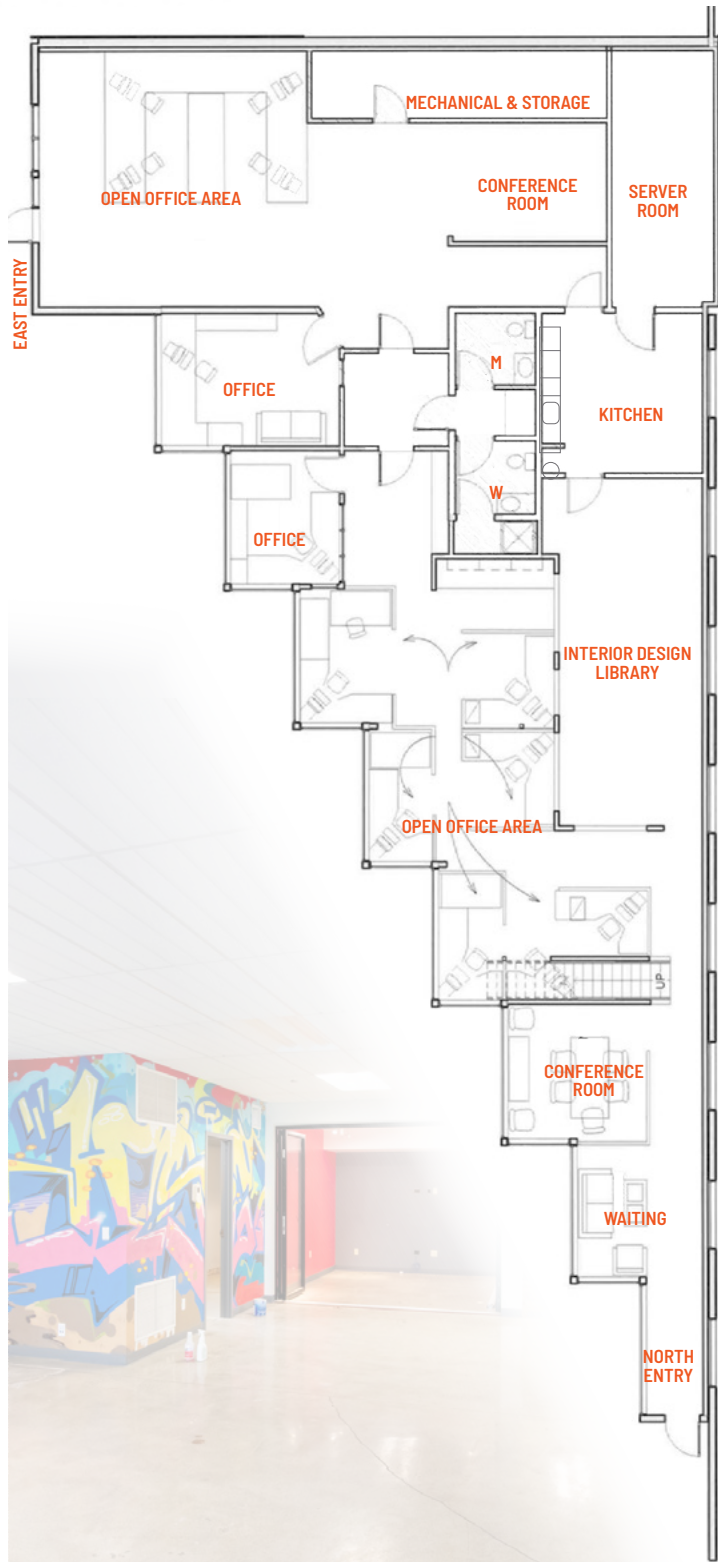
1218 Third Ave // Suite 2200
Seattle, WA 98101
www.orioncp.com

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Space Highlights



SUITE: 210 | LOWER LEVEL

AVAILABLE SPACE: 3,934 SF

Lease Rate: \$20.50/SF

NNN: \$8.50/SF

Private offices & open work spaces, conference rooms, break room, and private restrooms

Ample parking

Zoning: O (Office) - City of Tukwila

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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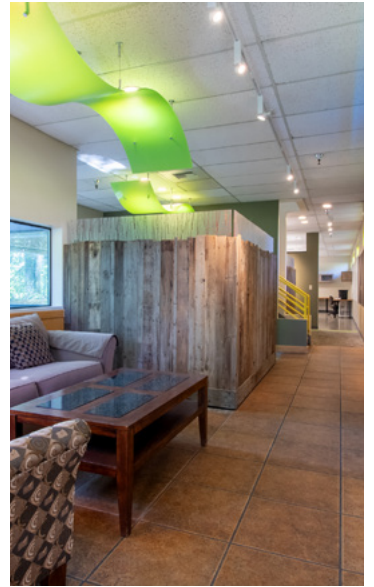
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About Tukwila

Since 1908, Tukwila has been a transportation hub, offering seamless access to I-5, I-405, Sea-Tac Airport, light rail, trucking routes, and seaports—ideal for businesses of all sizes.

More than transit, Tukwila is a vibrant business center welcoming over 45,000 professionals daily. From national brands to local gems, companies thrive in its supportive, well-connected environment.

Retail is strong too—Westfield Southcenter Mall, the largest in the Pacific Northwest, draws thousands daily.

Surrounding it is a diverse mix of national and local businesses serving every need.

Innovation thrives here. As part of the Seattle region's aerospace and manufacturing hub, Tukwila hosts leaders like Boeing, LeoStella, and Raisbeck Engineering. Cutting-edge ideas take flight and fuel growth.

It's also home to global headquarters including BECU, Continental Mills, Odin Brewing Company, Pop Gourmet Foods, Red Dot Corporation, Sabey Corporation, and Seattle Chocolates—proof that Tukwila is where commerce thrives, success stories begin, and innovation takes flight.



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