

2800
S 192ND ST | SEATAC, WA

FOR SALE

NEWMARK

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EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to acquire a unique office property located at 2800 S 192nd Street in SeaTac, Washington (the “Property”). The Property is ideally positioned for an owner-user seeking immediate or near-term occupancy while benefiting from in-place income that provides cash flow during a transition period. This flexible ownership profile offers a compelling alternative to traditional owner-user or fully leased investments.

The Property features ample on-site parking, a highly desirable attribute in the SeaTac office market, and is strategically located just minutes from Seattle–Tacoma International Airport. Its central location provides excellent regional access via I-5, SR-99, and SR-518, making it well suited for businesses with local, regional, or national operations.

Situated in one of the Puget Sound region’s most dynamic employment hubs, the SeaTac submarket benefits from proximity to the airport, major corporate users, and a diverse labor pool. The combination of functional office layout, strong parking ratio, and existing income stream creates a rare opportunity for an owner-user to control occupancy costs while offsetting expenses through rental income.

This offering represents an attractive opportunity to acquire a highly flexible office asset in a supply-constrained submarket, providing both immediate income and long-term control in a strategic SeaTac location.

OFFERING HIGHLIGHTS

- Strategic SeaTac infill location within one of the Puget Sound region’s most dynamic employment hubs, benefiting from proximity to Seattle–Tacoma International Airport and major transportation corridors.
- Rare owner-user opportunity with income in place, allowing a purchaser to occupy the building while generating cash flow to offset operating expenses during a phased occupancy period.
- Prime location at 2800 S 192nd Street, SeaTac, WA, offering immediate access to I-5, SR-99, and SR-518, providing efficient connectivity to Downtown Seattle, the Eastside, and the broader South King County market.
- Ample on-site parking, a highly sought-after feature in the SeaTac office market that supports operational flexibility for a wide range of users.
- Supply-constrained submarket with limited opportunities for new office development, creating long-term value support and favorable fundamentals for owner-occupiers.
- Highly flexible asset suited for a variety of office and service-oriented users seeking control of real estate in a strategic airport-adjacent location.

REGIONAL AERIAL



Drive Distance

- PORT OF SEATTLE**
14 Miles
- DOWNTOWN SEATTLE**
15 Miles
- SEA-TAC AIRPORT**
2 Miles

LOCAL AERIAL



2800 S 192ND ST
SEATAC, WA

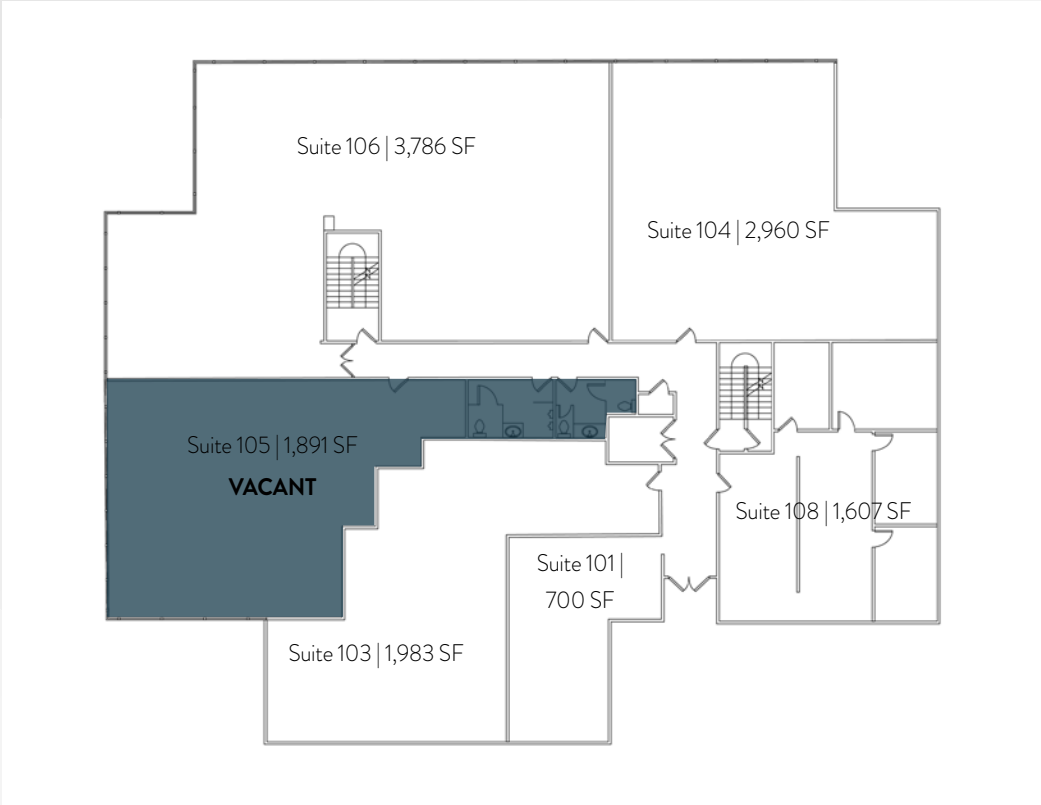
PROPERTY DETAILS



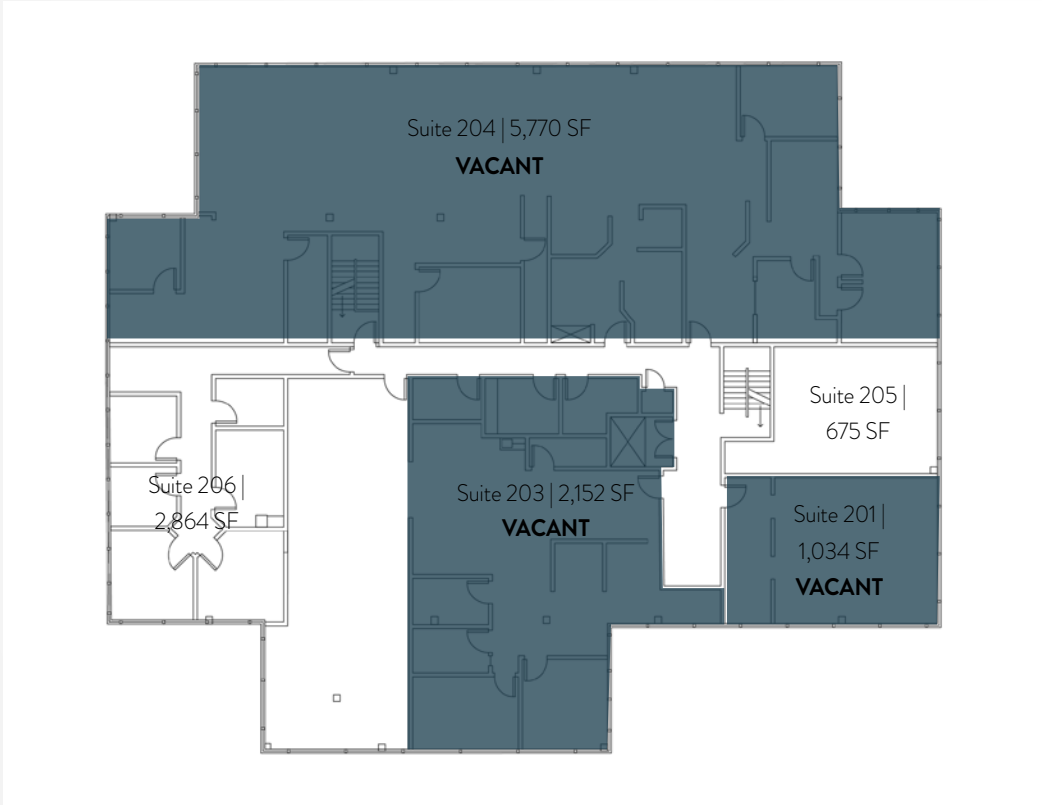
Parcel Number	Building Area	Zoning	Year Built	Land Area	Features	Monthly Rent
332304-9146	25,422 SF (2 Floors)	CB-C, SeaTac	1991	0.98 AC 42,824 SF	Elevator Covered Parking Storage Space Adjacent to Light Rail	\$31,474.00

BUILDING FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



SEATTLE OVERVIEW

The Seattle metro boasts one of the most vibrant economies in the United States and has established itself as a leading gateway market, consistently outperforming national metrics. The region benefits from a unique confluence of capital, a highly educated workforce, and an environment of collaboration, which has driven tremendous GDP and job growth. The booming regional economy is a main driver of commercial real estate appreciation.

Home to 10 fortune 500 companies that span a variety of industries, the Seattle metro claims one of the most diverse economies in the nation and offers a rare opportunity to invest in a booming economy with limited downside exposure.

Ranked as one of the “Best Places to Live” by US News, the Seattle metro offers a stunning physical environment, rich outdoor activities, and a vibrant urban center with a diverse set of amenities.

As the fastest growing large city in the nation, Seattle has experienced unprecedented population growth over the past decade. The region has added an average of 1,100 residents per week since 2010, and the millennial generation represented the largest segment of that growth. A majority of the millennial population is in the “root setting” stage of life, anchoring this highly educated demographic to the Seattle metro and increasing productivity for years to come.

15th Largest
METROPOLITAN AREA
IN THE U.S.
(2025)

+2.0%
JOB GROWTH
(from December 2022 - December 2025)

4.2M
METRO POPULATION
(2025)

\$120,000
MEDIAN HOUSEHOLD INCOME
(2025)

\$788,310
MEDIAN HOME PRICE
(2025)

1st
FASTEST GROWING LARGE
METRO ECONOMY
IN THE U.S.

4.8%
UNEMPLOYMENT RATE
(2025)

58.8%
COLLEGE ATTAINMENT
(2025)

PUGET SOUND MARKET RANKINGS

#1

GDP Growth by Metro Area
(2022 – 2023) (U.S. Bureau of Economic Analysis) (2024)

#4

Largest Container Gateway
(Port Seattle)

#6

Busiest Container Port in the Nation
(WA ESD) (2025)

#6

Global Cities Index
(Oxford Economics) (2024)

#9

Top City for Livability
(Ipsos) (2025)

#13

Air Quality Worldwide
(Ipsos) (2025)

#15

Most Educated City Globally
(Ipsos) (2025)



OFFERING MEMORANDUM

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 2800 S 192nd St, SeaTac (the "Property") by 'Ownership' (the "Seller"). This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (January 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

INVESTMENT SALES CONTACTS

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