





INFORMATION SHEET

Project Size	114,000 SF Industrial /Flex Project						
Location	Lind Ave SW and SW 41 st St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.						
Communications Available							
Operating Expenses	The expenses in operation, maintenance and repair of the Building and Common Areas are highly competitive because of the efficient systems in place. Tenant is responsible for its separately metered electricity/gas and janitorial service.						
HVAC and Janitorial	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.						
Transit	South Lind Square has Metro bus stops (Route 906) in front of the property. The Tukwila Station, where the Sounder and all Rapid Rides pass through, is two (2) miles away.						
Current Tenants Include	South West Plumbling, Hanger Clinic, and Norco Medical						
Distance To	UW Medicine Valley Medical Center	0.7 mile					
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	2 miles					
	Kent	5 miles					
	SeaTac International Airport	7 miles					
	Bellevue	14 miles					
	Seattle	16 miles					
	Tacoma	24 miles					





AVAILABLE SPACES

1,440 SF - 15,132 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG A Suite 435	1,440	1,440	-	-	 3 private offices Open area Reception
BLDG A Suite 441	15,132 SF (Divisible to 8,134 SF & 6,998 SF)	-	-	-	 6 private offices 2 conference rooms Large open work area and lunch room
BLDG A Suite 441 (Proposed Flex Layout)	8,134 SF	3,800 SF	4,334 SF	1 GL Door	 6 private offices 2 conference rooms 1 lunch room Warehouse has 12' - 14' clear height

Contact brokers for rates.

AVAILABLE SPACES

1,840 SF - 3,466 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C Suite 4178	3,466 SF	3,466 SF	-	-	Office has 3 private offices, conference room, kitchenette, and large open office area (former physical therapy space)
BLDG C Suite 4130	1,840 SF	1,840 SF	-	-	Office has 5 private offices, conference room, shared lunch room & open office area

Contact brokers for rates.



114,000 SF INDUSTRIAL/ FLEX PROJECT



IMMEDIATE ACCESS TO HWY-167; 5 MIN TO I-405



5 MINUTES AWAY FROM UW MEDICINE | VALLEY MEDICAL CENTER



2 MILES AWAY FROM TUKWILA STATION (AMTRAK, SOUNDER TRAIN; RAPIDRIDE)



METRO BUS STOPS (ROUTE 906) IN FRONT OF PROPERTY



3 MILES AWAY FROM SOUTHCENTER MALL



COMPLETE 24/7 CONTROL OF ROOFTOP HVAC UNITS SPECIFIC TO EACH SUITE



TENANT CHOOSES OWN JANITORIAL SERVICE



STATE-OF-THE-ART TELECOMMUNICATION SERVICE THROUGH CENTURYLINK



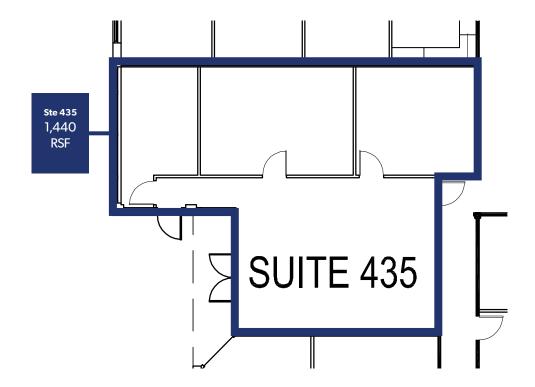




BUILDING A

Suite 435

Total SF:1,440 SF Office SF: 1,440 SF Warehouse SF: -



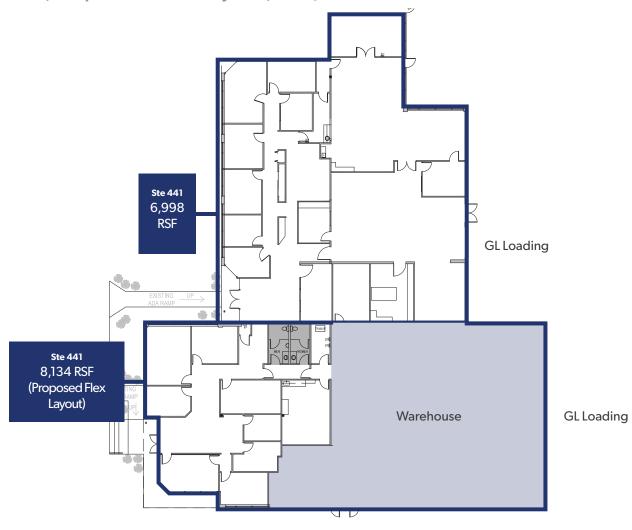


BUILDING A

Suite 441

Total SF: 15,132 SF

Divisible to 8,134 SF (Proposed Flex Layout) & 6,998 SF

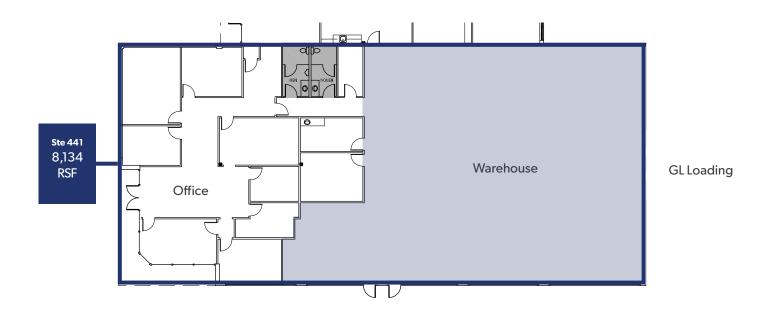


BUILDING A

Suite 441 (Proposed Flex Layout)

Total SF: 8,134 SF Office SF: 3,800 SF

Warehouse SF: 4,334 SF

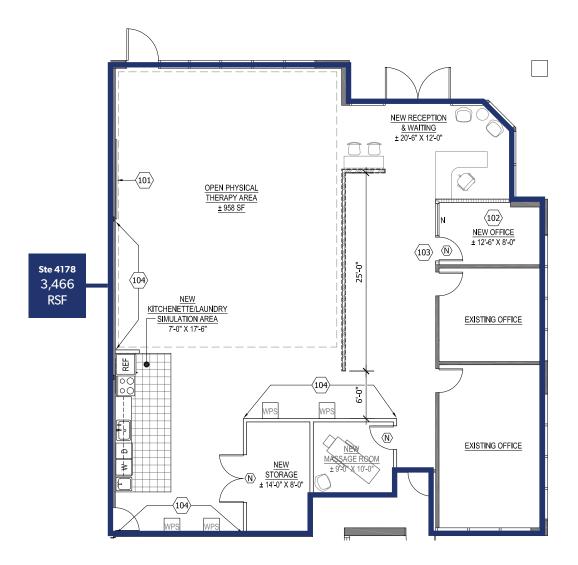




BUILDING C

Suite 4178

Total SF: 3,466 SF Office SF: 3,466 SF

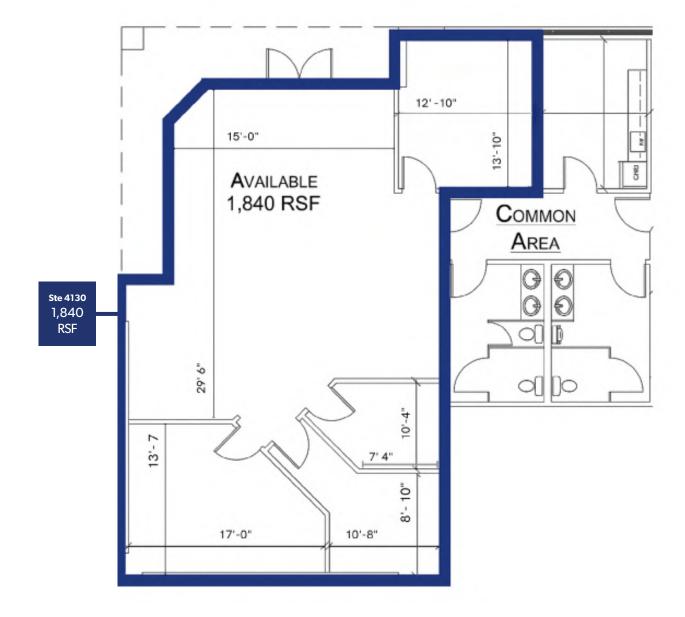




BUILDING C

Suite 4130

Total SF: 1,840 SF Office SF: 1,840 SF





SEATTLE IKEA DIRECTLY ACROSS THE STREET





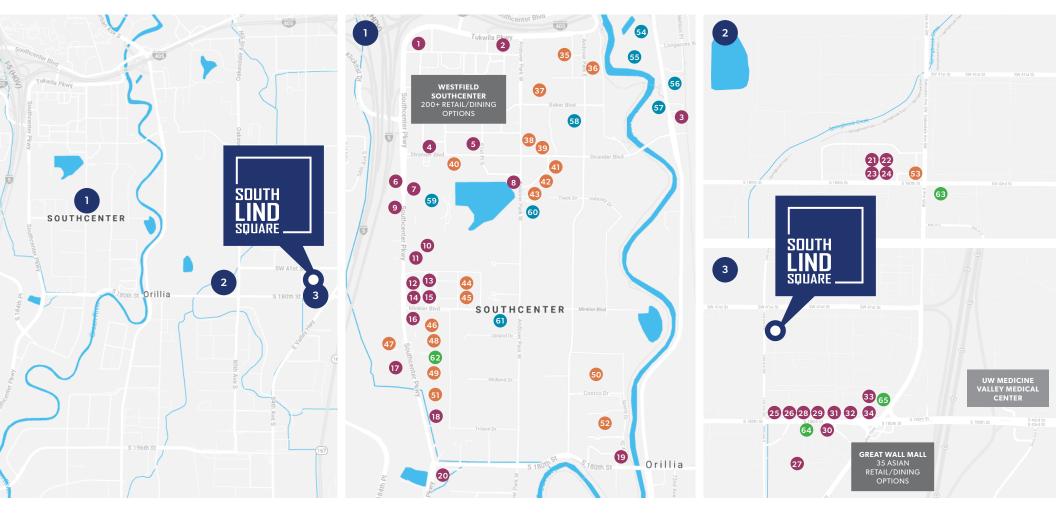


We hope you've got an appetite when your company locates in South Lind Square!

Next door to South Lind Square is the new 399,000 SF Seattle IKEA store with a large Swedish restaurant/cafe open to the public. Enjoy a delicious taste of Sweden in the restaurant and explore IKEA's Food Market for take-home meals and treats!



AREA AMENITIES



- DINING
- Bahama Breeze
- 2. Buffalo Wild Wings
- Wendy's
- The Cheesecake Factory
- Olive Garden
- McDonald's
- Outback Steakhouse
- 8. Burger King
- 9. Sizzler's

- Miyabi Sushi
- Bai Tong
- 12. Ihop
- Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- Red Robin
- 17. Chick-Fli-A
- Applebee's
- Taco Time
- Subway
- Yummy Kitchen
- Sushi Today
- Jersey Mike's
- Claim Jumper
- Pizza Addict
- Mai Thai & Pho
- limmy lohn's
 - Taco Del Ray Herfy's Burgers
- lack in the Box 31. Round Table Pizza
- 32. Aloha Grill 33. Little China
- 34. Himalayan Cafe
- RETAIL/SERVICES
- 35. Lowe's 36. FedEx

- 37. LA Fitness
- 38. REI
- Bed Bath & Beyond
- Target
- Barnes & Noble
- Office Depot Total Wine & More
- Kohl's
- Nordstrom Rack
- Best Buy

- 47. JoAnn Fabrics
- Michael's
- Old Navy
- 50. Costco Ross
- Home Depot
- 7-Eleven
 - HOTELS
- 54. Hampton Inn

- 55. Extended Stay America
- Courtyard by Marriott
- Residence Inn
- 58. Hotel Interurban
- 59. DoubleTree Suites by Hilton
- Courtyard by Marriott
- Home2 Suites by Hilton
- COFFEE/CAFES
- 62. Starbucks

- 63. Chestnut Cafe
- Starbucks
- Everest Tea & Coffee

















JIM BISSET (206) 769-3633 jbisset@andoverco.com

MIKE HEMPHILL (206) 550-4176 mhemphill@andoverco.com

