

Owner-User Condo Opportunity

Parkwest Commons

Tukwila, Washington



NAI Puget Sound Properties, as exclusive listing agent, is pleased to offer for sale a condominium interest in various free-standing professional office buildings at **Parkwest Commons, an ideally situated corporate park in the heart of Southcenter** and near the intersection of I-5 and I-405. Each two-story building is approximately 22,000 SF, and can be purchased as a whole (two units) or by individual floor (one unit).



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Property Overview

The property, centrally located in the Seattle suburb of Tukwila, Washington offers convenient access to Seattle, Bellevue, Tacoma and SeaTac International Airport. Parkwest Commons consists of 10 stand-alone two-story buildings of approximately 22,000 SF each, four of which feature direct frontage and prime exposure to Andover Park West, which is traveled by approximately 12,000 cars every day. Sitting just two blocks from Westfield Southcenter Mall, and within walking distance of hundreds of shopping, service, dining and hotel establishments in the Southcenter retail core, the professional office condominiums at Parkwest Commons provide a rare opportunity for traditionally smaller owner-users (as small as 4,188 SF) to acquire a building in a fundamentally strong and ever-growing market.

Available Buildings for Purchase

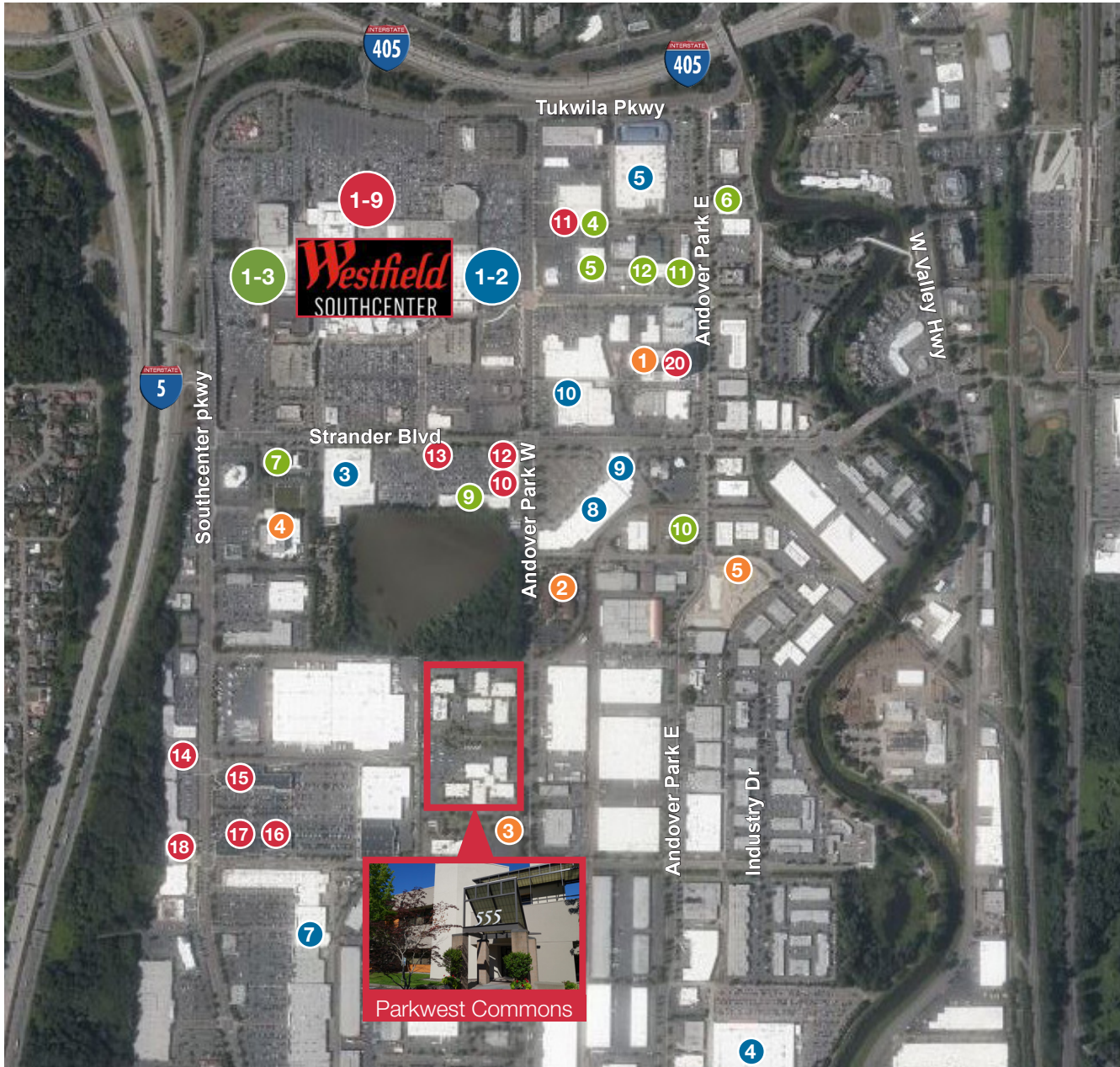
| | Address | | Square Feet (Available) | Purchase Price | \$/SF | Notes & Features |
|--|--------------------|----------------|-------------------------|----------------|-------|--|
|  | 555 Andover Park W | 1st Floor | 10,358 (0) | \$2,330,550 | | |
| | | 2nd Floor | 11,070 (11,070) | \$2,490,750 | \$225 | Full 2nd Floor Available |
| | | Total Building | 21,428 (11,070) | \$4,821,300 | | |
|  | 565 Andover Park W | 1st Floor | 10,355 (3,969) | \$2,588,750 | | |
| | | 2nd Floor | 11,074 (11,074) | \$2,768,500 | \$250 | Full 2nd Floor Available, Frontage on Andover Park W |
| | | Total Building | 21,429 (15,043) | \$5,357,250 | | |
|  | 625 Andover Park W | 1st Floor | 10,749 (9,005) | \$2,687,250 | | |
| | | 2nd Floor | 11,230 (11,230) | \$2,807,500 | \$250 | Full 2nd Floor Available, Frontage on Andover Park W, Access to Shared Atrium |
| | | Total Building | 21,979 (20,235) | \$5,494,750 | | |
|  | 665 Andover Park W | 1st Floor | 11,001 (11,001) | \$2,475,225 | | |
| | | 2nd Floor | 11,414 (11,414) | \$2,568,150 | \$225 | Full Building Available, Access to Shared Atrium, Combine with 665 Bldg. for 40,653 SF |
| | | Total Building | 22,415 (22,415) | \$5,043,375 | | |
|  | 370 Corporate Dr N | 1st Floor | 10,553 (10,553) | \$2,374,425 | | |
| | | 2nd Floor | 10,996 (4,188) | \$2,474,100 | \$225 | Full 1st Floor Available |
| | | Total Building | 21,549 (14,741) | \$4,848,525 | | |

Parkwest Commons
Centrally Located Office Condos





Parkwest Commons Local Area Amenities



Services

- 1 Bank of America
- 2 Key Bank
- 3 USPS Post Office
- 4 UPS Store
- 5 LA Fitness
- 6 FedEx Office
- 7 Chevron
- 8 Costco Gasoline
- 9 Chase Bank
- 10 Wells Fargo Bank
- 11 Homestreet Bank
- 12 U.S. Bank

Shopping

- 1 Amazon 4-Star
- 2 Apple
- 3 Target
- 4 Costco
- 5 Lowe's
- 6 Home Depot
- 7 Best Buy
- 8 Office Depot
- 9 Barnes & Noble
- 10 REI

Dining

- 1 Cheesecake Factory
- 2 Duke's
- 3 Din Tai Fung
- 4 Buffalo Wild Wings
- 5 Homegrown
- 6 Ivar's
- 7 Joey Kitchen
- 8 Kizuki Ramen
- 9 Nordstrom Café
- 10 Jersey Mike's
- 11 Qdoba
- 12 Corner Bakery
- 13 Starbucks
- 14 The Habit Burger Grill
- 15 Five Guys
- 16 Panera Bread
- 17 Chipotle
- 18 Chick-fil-A
- 19 Taco Time
- 20 Waterleaf Restaurant

Hotels

- 1 Hotel Interurban
- 2 Courtyard by Marriott
- 3 Tru By Hilton
- 4 Doubletree Suites
- 5 Element by Westin

Location Highlights

- Conveniently located near the intersection of I-5 and I-405, with direct access to Seattle, Bellevue, Tacoma and SeaTac Airport
- Countless retail, restaurant and hotel establishments in the immediate Southcenter area
- Prime location on Andover Park West offers excellent exposure and easy findability



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