

FOR LEASE

Office & Flex/
Industrial Space

NEW LEASING RATES

Office: \$18.00 NNN

Flex/Industrial: \$15.00 NNN

2026 ESTIMATED OPEX

Building C: \$5.00/RSF

Building D: \$8.96/RSF

Building E: \$7.58/RSF

4-building campus off of the
West Seattle Freeway and
Delridge Way SW

Onsite Amenities:

Subway, Delridge Deli Mart
& Uptown Espresso

Surface Parking:

Office: 3/1,000 RSF

Flex/Industrial: 1/1,000 RSF

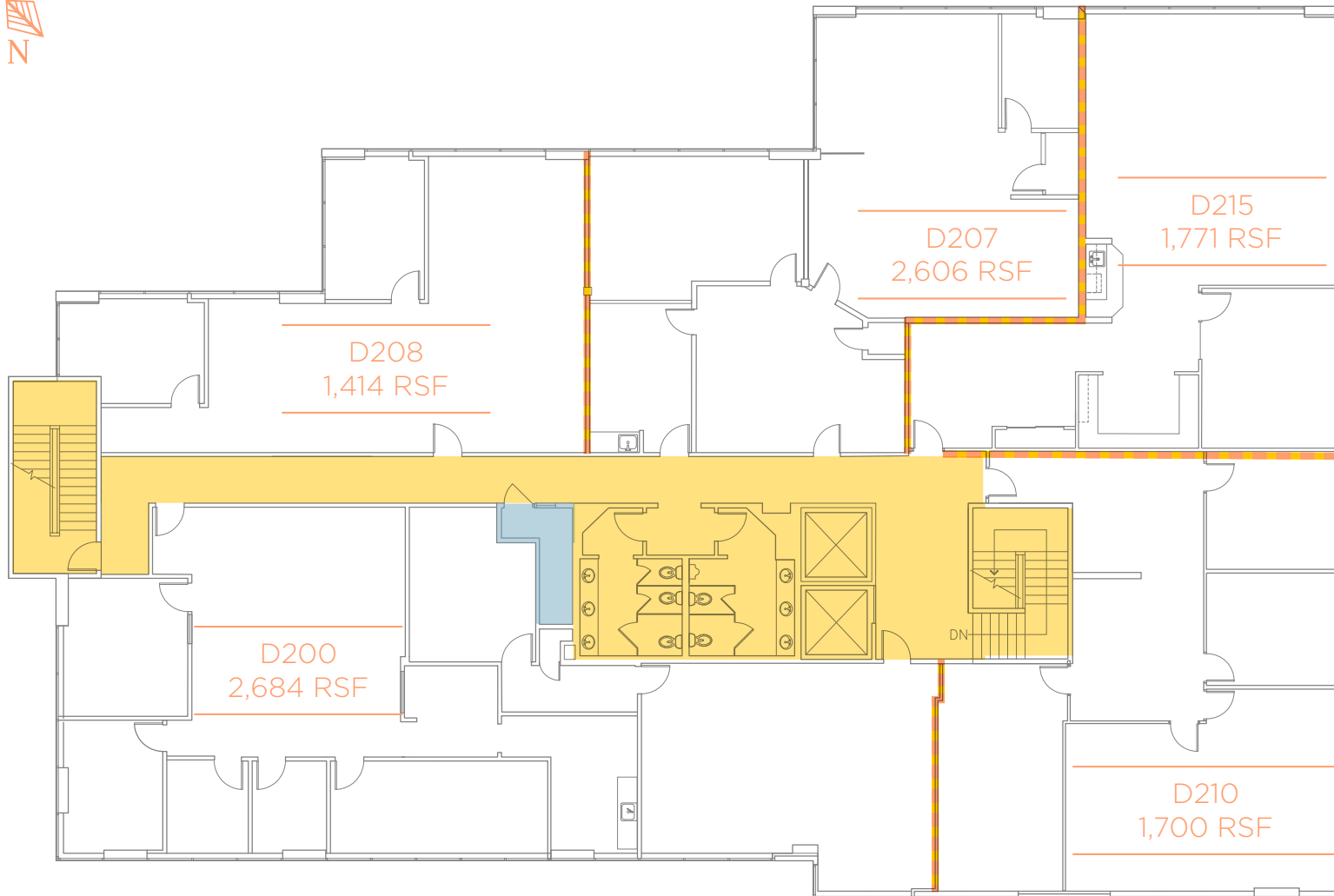
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 **ORION**
COMMERCIAL PARTNERS



OFFICE

Building D

Second Floor

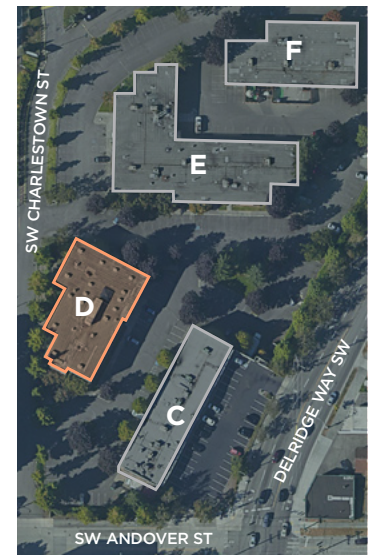
Suites D200 - D215

1,414 - 10,175 RSF

Common Areas

Building Utilities Area

Demising Wall



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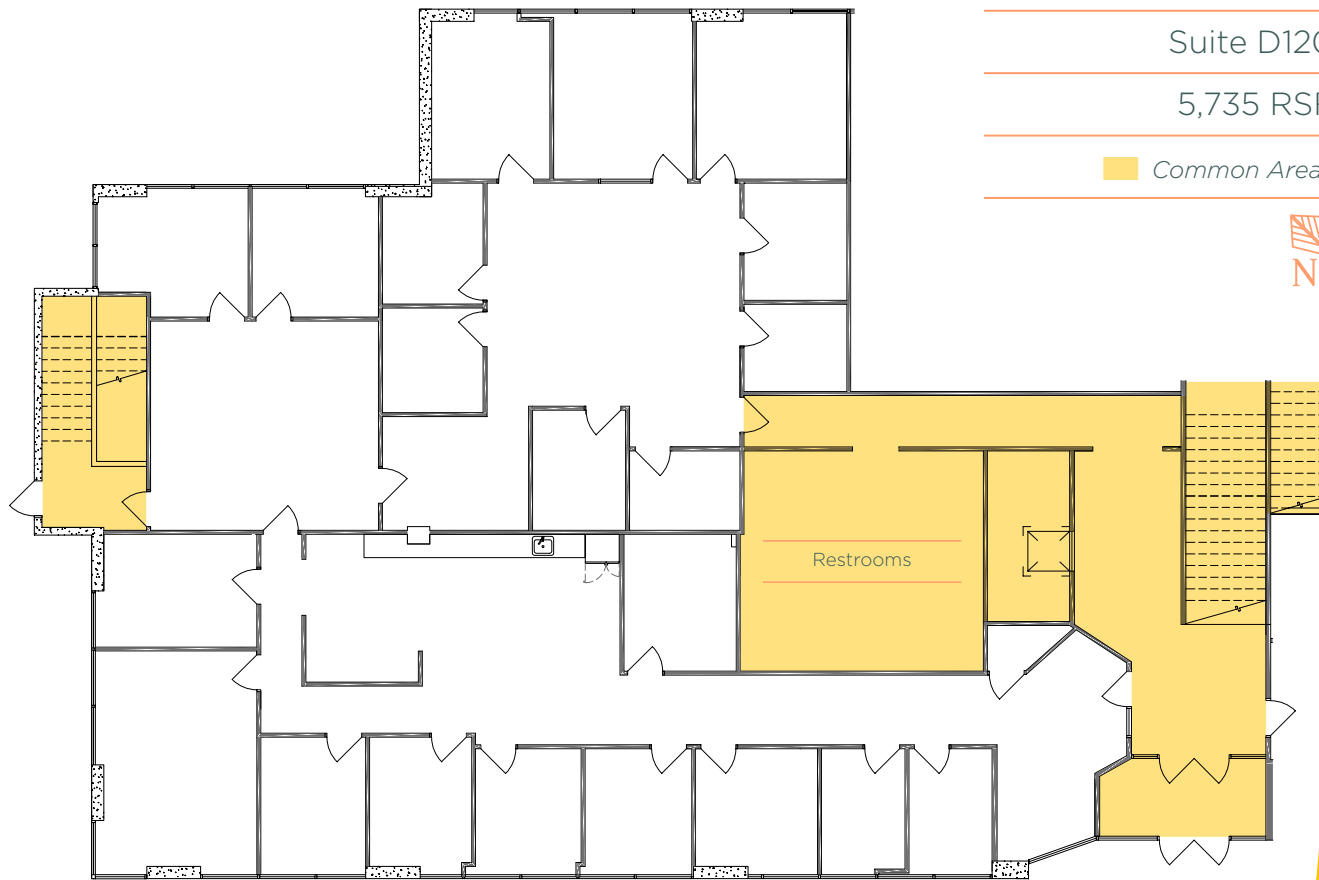
OFFICE

Building D

Suite D120

5,735 RSF

 Common Areas

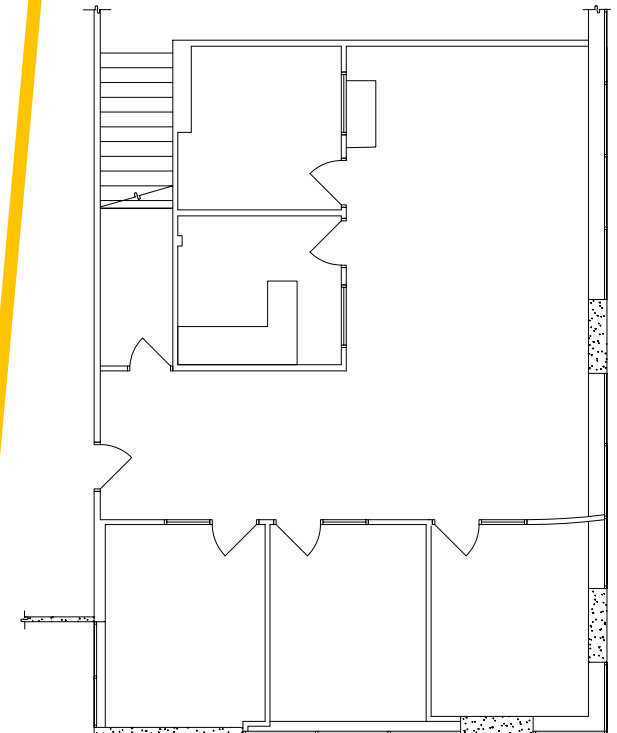


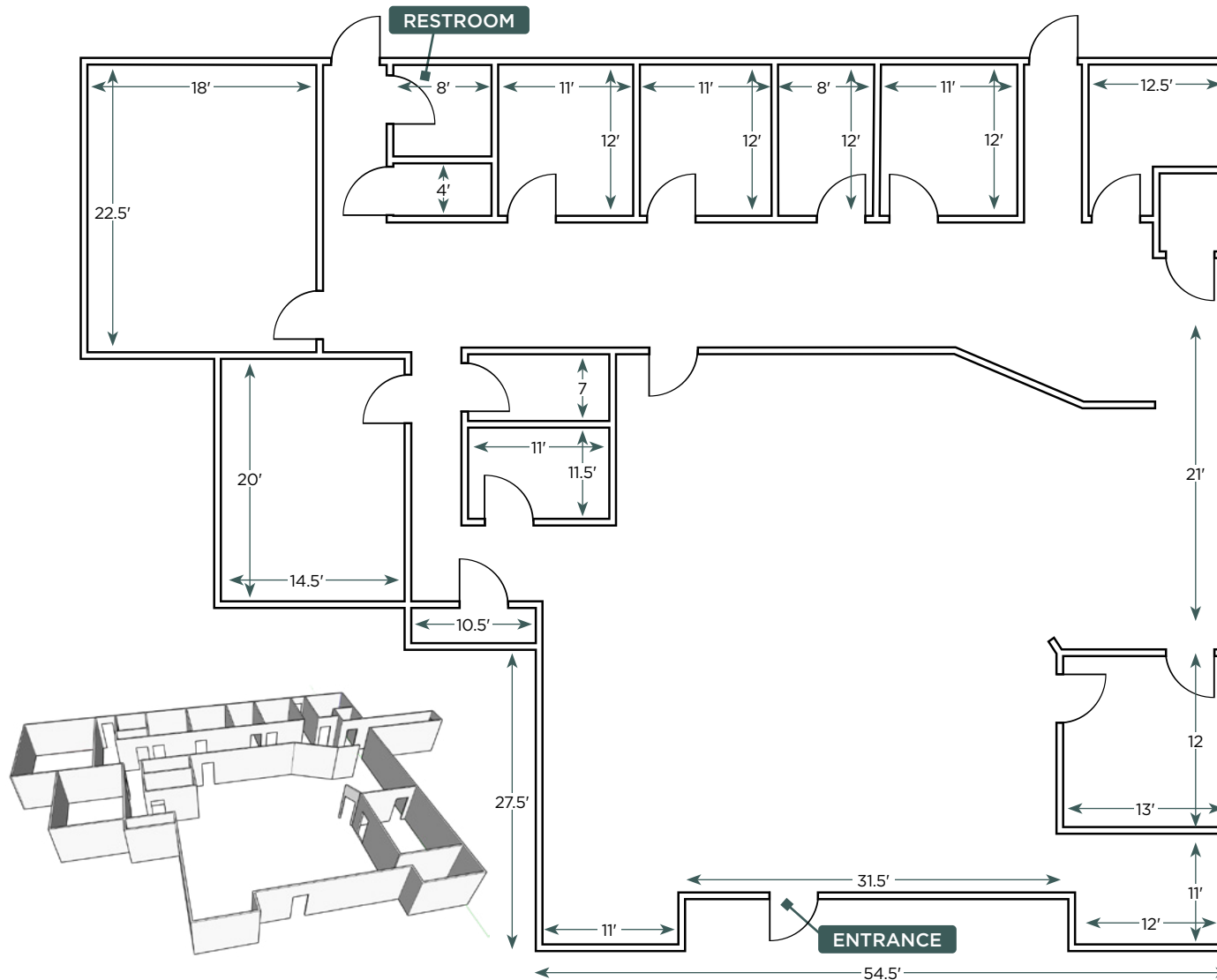
OFFICE

Building D

Suite D101

1,850 RSF





OFFICE

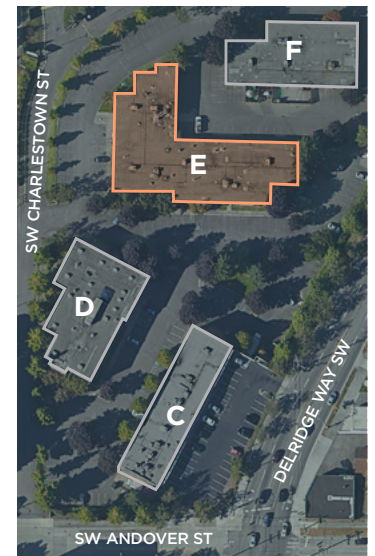
Building E

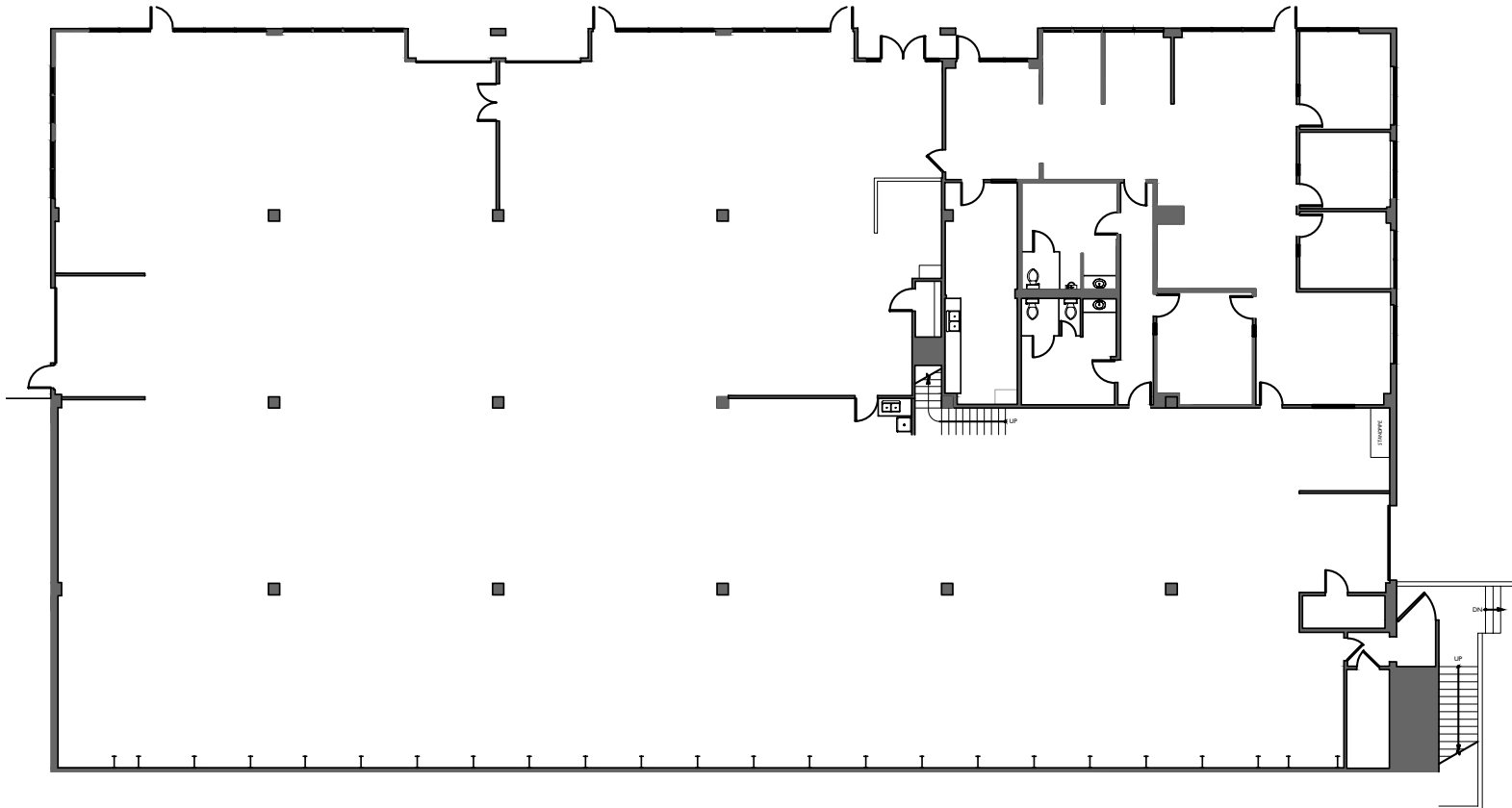
First Floor

Suite E100

5,555 RSF

Floor plan not to scale





FLEX/INDUSTRIAL

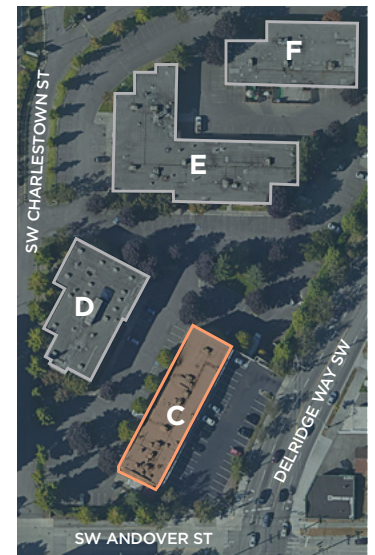
Building C

Suite C100A

17,925 SF Total

3,093 SF
Office Buildout

1,741 SF of Mezzanine
Storage (no charge)



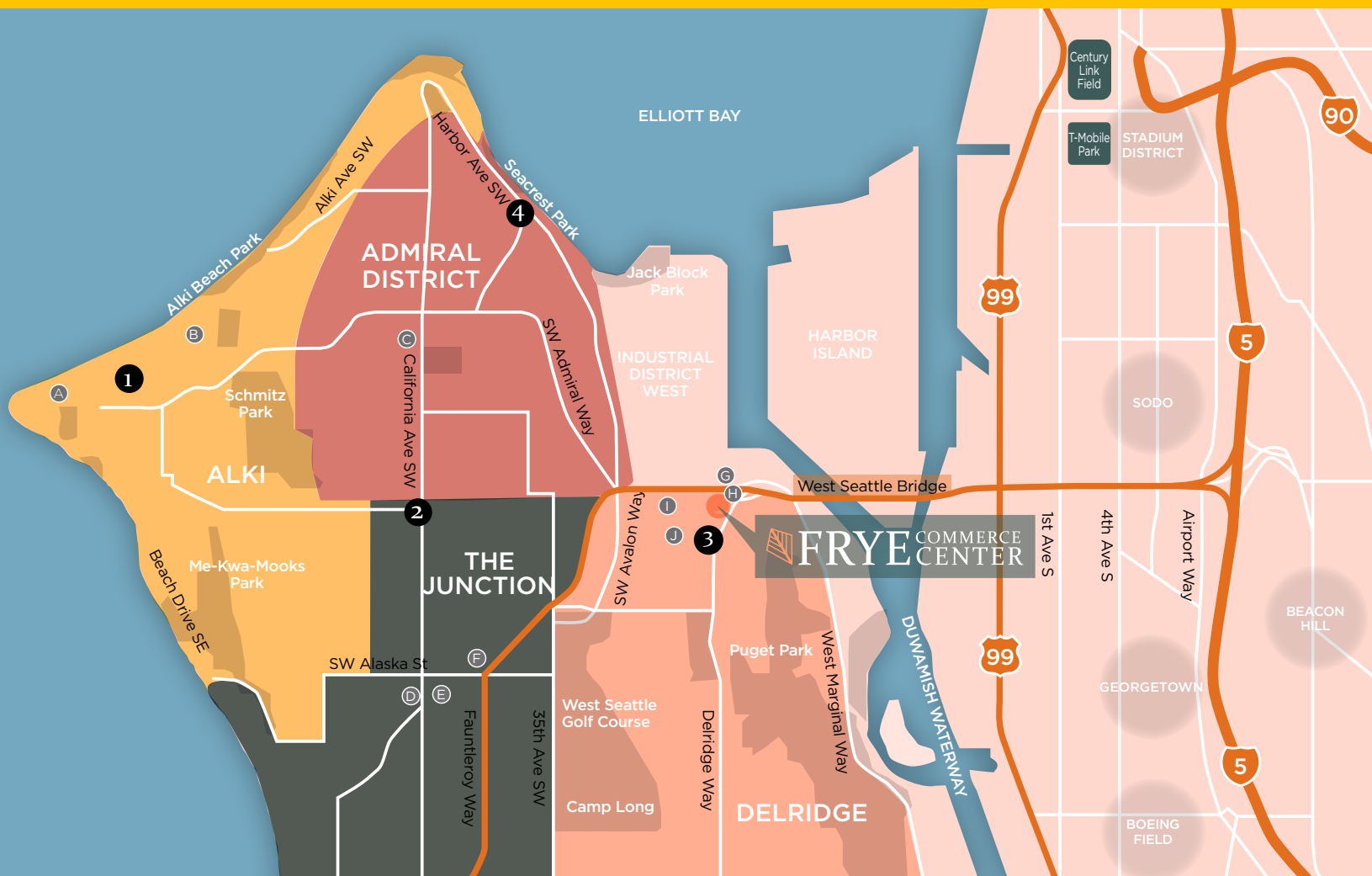
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ALKI

Alki Kayak Tours
 A Alki Point Lighthouse
 Alki Spud Fish & Chips
 Ampersand Cafe
 Blue Moon Burgers
 B Cactus Restaurant
 Christo's
 Driftwood
 El Chupacabra
 Harry's Beach House
 Il Nido
 La Rustica
 Marination Ma Kai
 Pepperdock Restaurant
 Salty's on Alki
 Seacrest Ferry Dock
 Sunfish
 Top Pot Doughnuts
 Wheel Fun Rentals
 West Seattle Brewing Co.

ADMIRAL DISTRICT

C Admiral Theater
 Admiral Pub
 Bartell Drugs
 Circa Restaurant
 Grillbird
 Luna Park Cafe
 McDonald's
 Metropolitan Market
 Mioposto Pizzeria
 Mission Cantina
 Mudbay
 Prosti!
 Safeway/Gas

THE JUNCTION

Azuma Sushi
 D Bakery Nouveau
 The Beer Junction
 Chipotle
 Easy Street Records
 Elliott Bay Brewery
 Husky Ice Cream
 Ma'ono
 Mashiko Sushi Bar
 The Matador Restaurant & Bar
 Pagliacci Pizza
 QFC
 Safeway
 Shadowland Eatery
 E Starbucks
 Talarico's Pizzeria & Lounge
 F Trader Joe's
 West Seattle Bowl
 W.S. Family YMCA

DELRIDGE

G Chelan Cafe
 Delridge Community Center
Delridge Deli Mart*
 Home Depot
 H Ounces Taproom
 Skylark Cafe & Club
Subway*
Sound Physical Therapy*
Uptown Espresso*
 Walgreens
 The Westy
 I West Seattle Health Club
 Westwood Village Shopping Center
 J Youngstown Flats

*Onsite amenities



1 ALKI BEACH

2 THE JUNCTION

3 METRO TRANSIT

4 WATER TAXI

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