

# SEATTLE EXCHANGE @ SOUTHCENTER



NEWLY RENOVATED

601-699 STRANDER BOULEVARD | TUKWILA | WASHINGTON | 98188

## FOR MORE INFORMATION:

**SEAN DURKIN, SIOR, MSRE, CCIM**  
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**SCOTT HILL**  
510.393.6661  
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## PROPERTY FEATURES

- Newly renovated turnkey suites available for immediate occupancy
- Flexible configuration options: 200 - 10,000 SF
- All roll-up doors are approximately 10'x10'
- Rare dock high spaces under 10,000 SF
- Flex, warehouse and pure office suites available
- Flexible lease structures available
- On-site management for quick response
- Zoned TUC (City of Tukwila)
- Close to Westfield Southcenter Mall and Costco

## PROPERTY WEBSITE

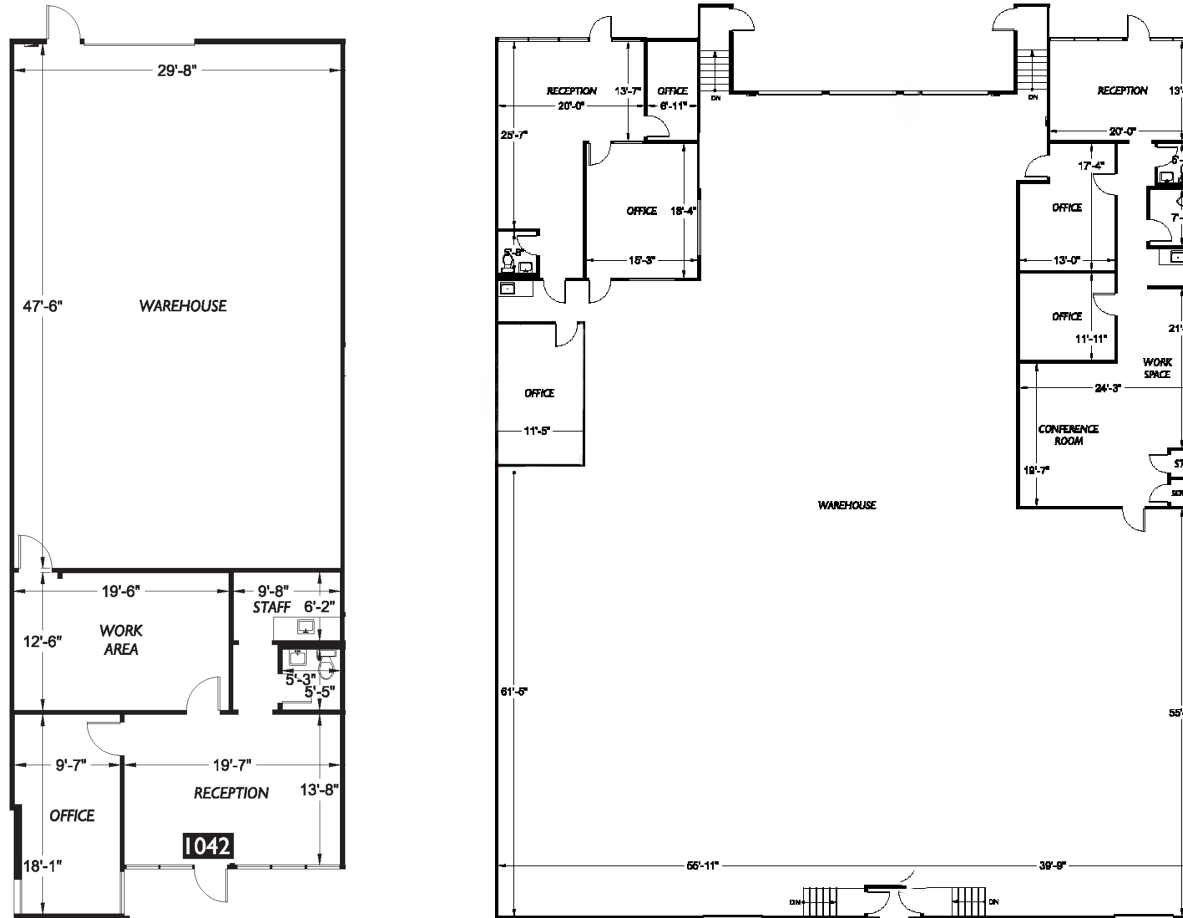


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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SAMPLE FLEX/WAREHOUSE LAYOUTS - 1,000 - 12,000 SF UNITS AVAILABLE



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## SAMPLE LIST OF AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	RATE / SF
Bldg 25 - 885	1,506	399	\$2.00
Bldg 33 - 1075/1083	12,000	2,910	\$1.10
Bldg 34 - 1042	2,407	954	\$2.00

**SELECT FLEX/WAREHOUSE SPACES AVAILABLE FOR A PROMOTIONAL LEASE RATE APPLIED TO YEAR 1 OF THE LEASE. PLEASE INQUIRE WITH THE LEASING TEAM FOR MORE INFORMATION!**

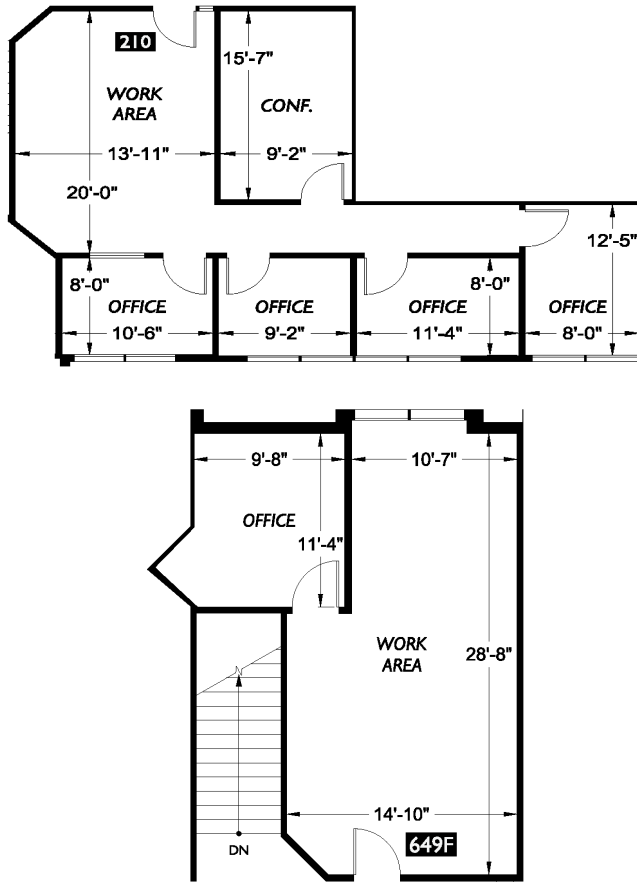
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## SAMPLE OFFICE LAYOUTS - 500 - 2,000 SF UNITS AVAILABLE



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## SAMPLE LIST OF AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	RATE / SF
Bldg 8 - 231	587	587	\$1.00
Bldg 21 - 845	1,747	1,747	\$1.00
Bldg 24 - 932/210	1,161	1,161	\$1.00

ALL SECOND FLOOR OFFICES ARE CURRENTLY ELIGIBLE FOR AN INTRODUCTORY PROMOTIONAL LEASE RATE OF \$1.00/SF/MONTH APPLIED TO THE FIRST 12 MONTHS OF THE LEASE TERM PROVIDED A 36 MONTH LEASE IS SIGNED!

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COMMERCIAL REAL ESTATE SERVICES





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## AMENITIES & IMPROVEMENTS



### NEARBY AMENITIES

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Costco  
Home Depot  
REI  
Courtyard by Marriott  
Dick's Sporting Goods  
Westfield Mall

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