

Occidental BUSINESS PARK

Building 1
AVAILABLE



2454 Occidental Ave S Seattle, WA 98134

Bldg 1 - 20,400 SF total

Divisible to two (2) spaces

High car parking ratio for SODO

Flexible building modifications

Many different uses including office, assembly warehousing, and flex

Potential to demo and provide secured, outdoor yard/parking area

Over 1,600 amps of electrical power

Available Now

\$12.00/SF/Year + NNN

Contact broker for more details

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

Contact

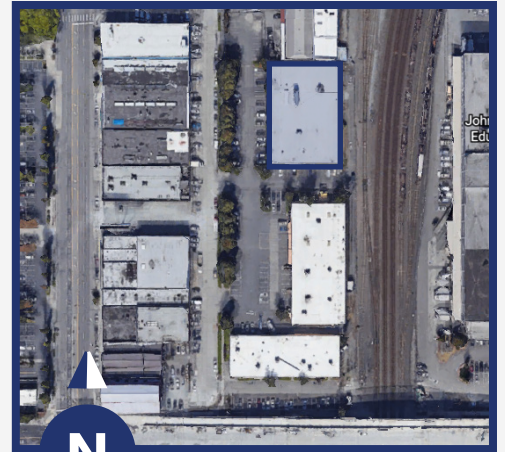
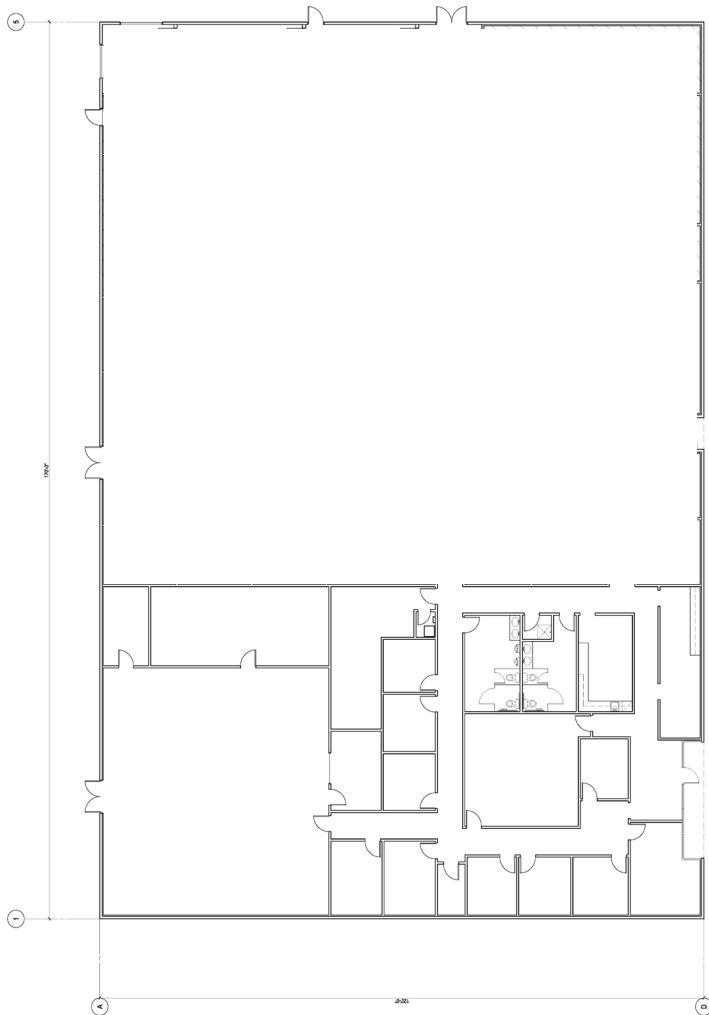
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SHANE MAHVI
(858) 442-0441
smahvi@andoverco.com

 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL



Building 1 - Option 1



Building: 1
2454 OCCIDENTAL AVE S
SEATTLE, WA 98134

Total SF: 20,400 SF
Available: **Now**

**LANDLORD CAN RECONFIGURE THE BUILDING
INTERIOR TO SUIT TENANT REQUIREMENTS**

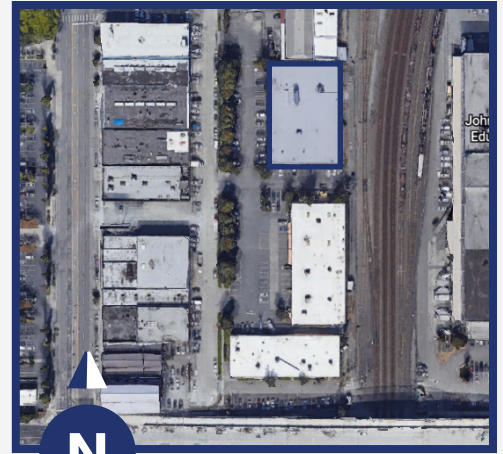
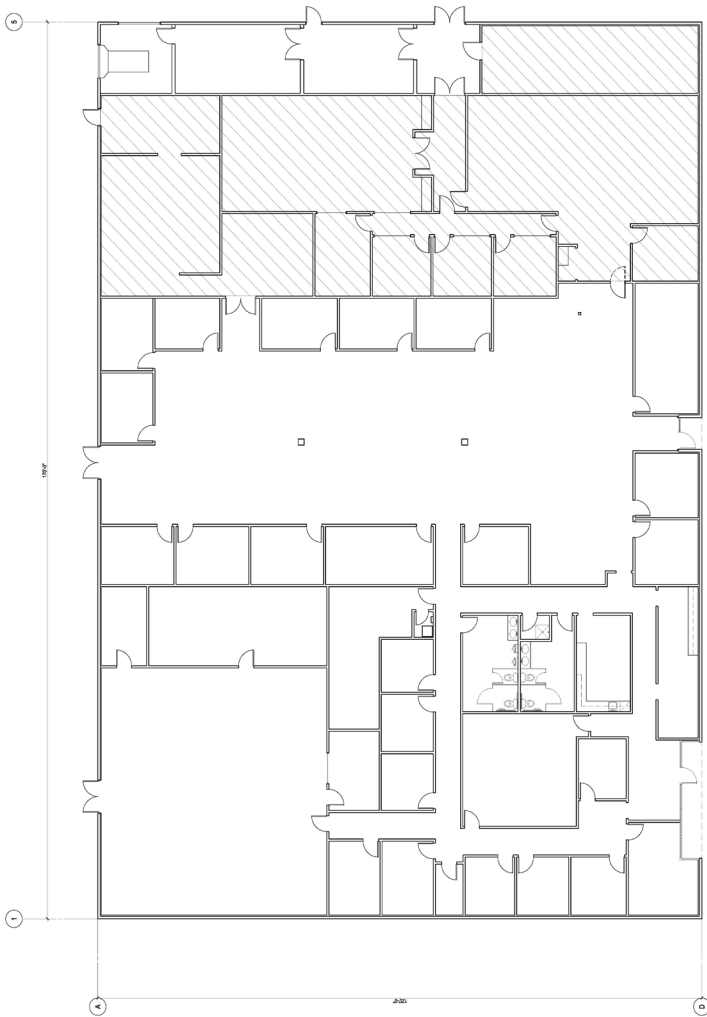


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Building 1 - Option 2



Building: 1
2454 OCCIDENTAL AVE S
SEATTLE, WA 98134

Total SF: 20,400 SF
Available: **Now**

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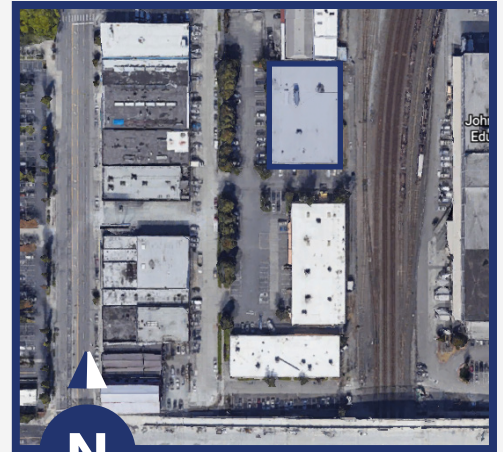
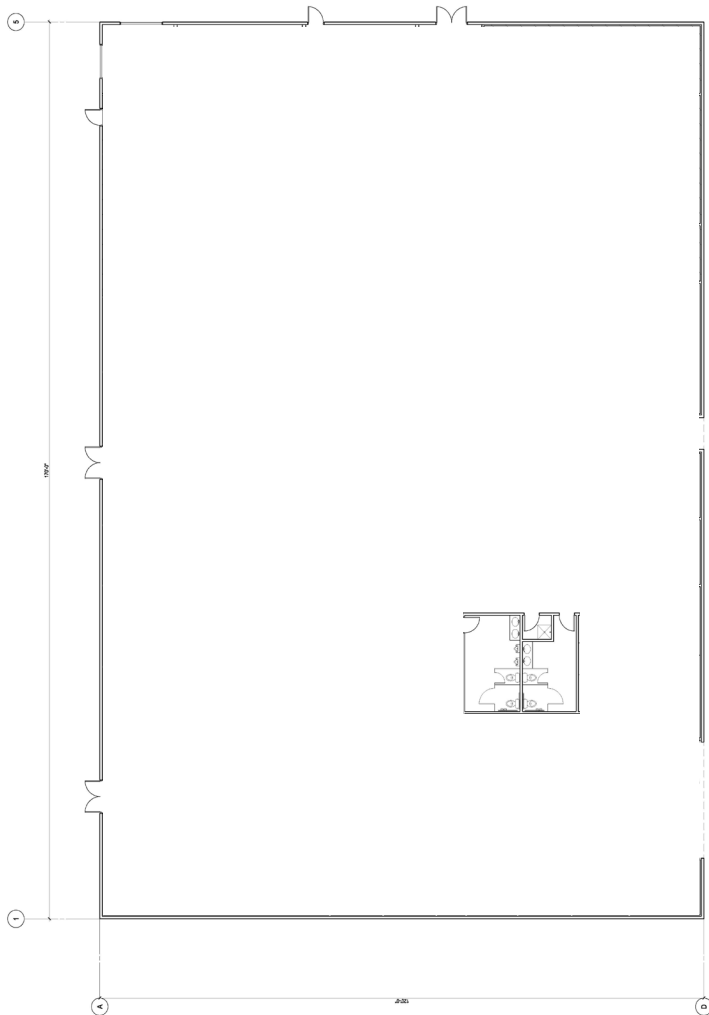


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Building 1 - Option 3



Building: 1
2454 OCCIDENTAL AVE S
SEATTLE, WA 98134

Total SF: 20,400 SF
Available: **Now**

**LANDLORD CAN RECONFIGURE THE BUILDING
INTERIOR TO SUIT TENANT REQUIREMENTS**



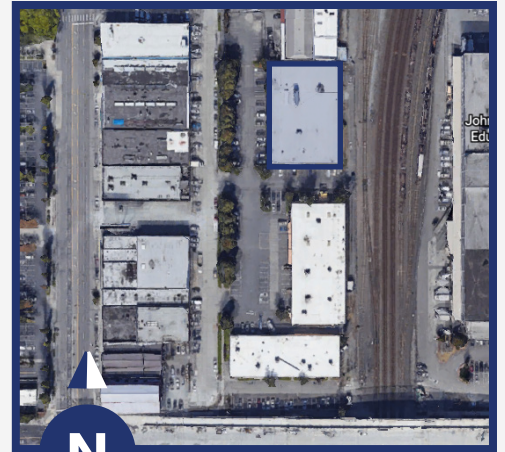
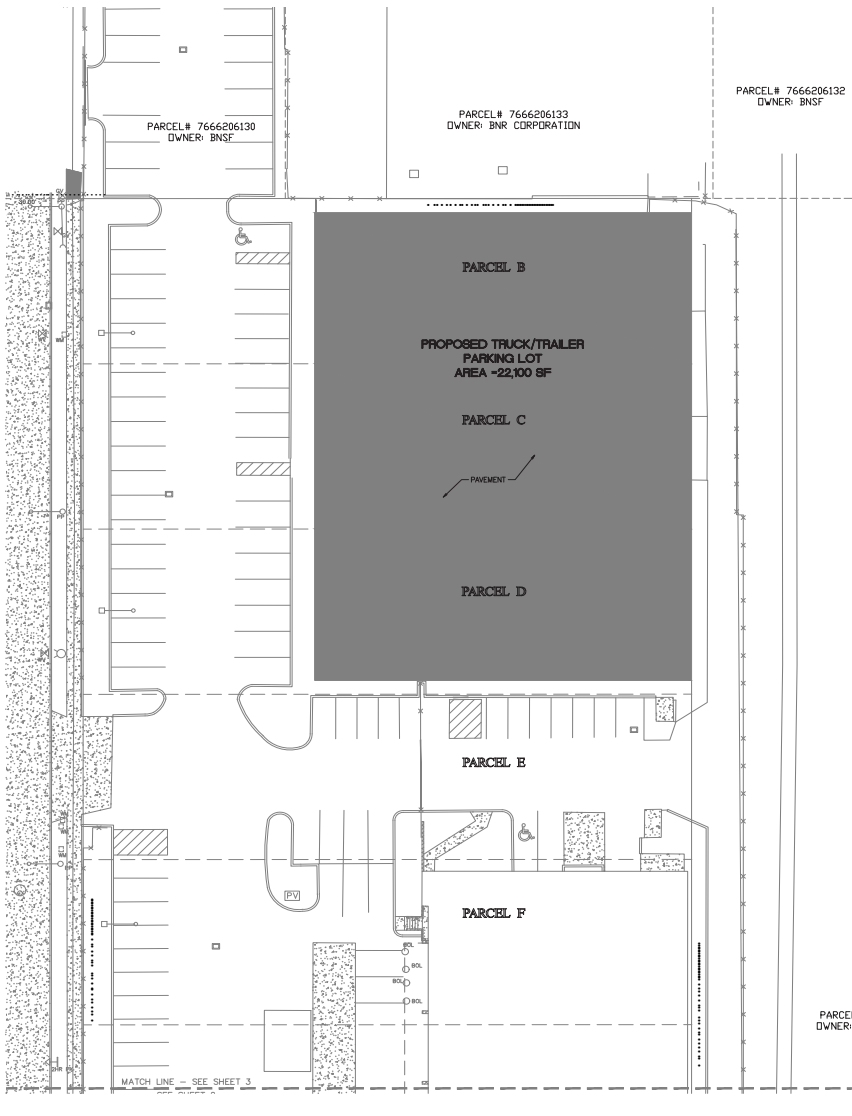
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Conceptual Yard Site

CONCEPTUAL SITE PLAN
FOR
SOUTH LANDER BUSINESS PARK
NW 1/4 OF THE SW 1/4 OF SEC. 8, TWP. 24N., RGE. 4E., W.M.
CITY OF SEATTLE, KING COUNTY, WA.



Building: 1
2454 OCCIDENTAL AVE S
SEATTLE, WA 98134

Total SF: 22,100 SF

POTENTIAL TO DEMO BUILDING 1 & PROVIDE SECURED,
OUTDOOR YARD/PARKING AREA DEPICTED ABOVE



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CENTURYLINK FIELD

T-MOBILE PARK

STARBUCKS HQ

Occidental
BUSINESS PARK

S LANDER ST

S LANDER ST



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