

FOR LEASE | SUITE 210 | 3,934 SF

IN AWARD WINNING ENERGY EFFICIENT BUILDING

52nd Ave Office Building | 15200 52nd Ave S, Tukwila, WA 98188



PROPERTY HIGHLIGHTS

Selected by the USGBC as one of the most efficient office renovations in the United States

97 out of 100 EnergyStar Rating

Produces 25% facility energy via rooftop solar

Zero incandescent lighting
(all high efficiency LED or fluorescent)

Large battery emergency backup power

Daylight and occupancy controlled lighting

High efficiency heating and cooling heatpump

FOR MORE INFORMATION
CONTACT

CHASE SILVER
425.326.0766
csilver@orioncp.com

1218 Third Ave // Suite 2200
Seattle, WA 98101
www.orioncp.com

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COMMERCIAL PARTNERS

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SPACE HIGHLIGHTS

Suite 210: 3,934 SF (Lower Level)

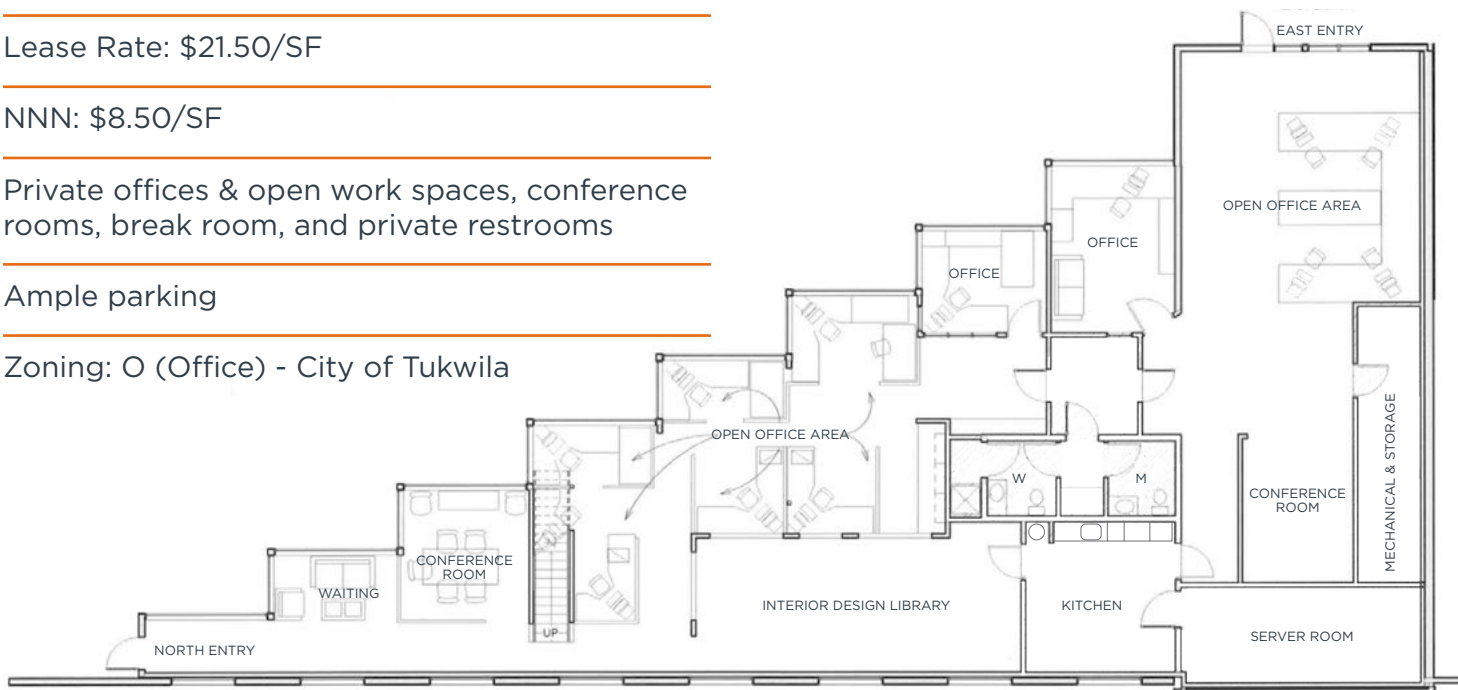
Lease Rate: \$21.50/SF

NNN: \$8.50/SF

Private offices & open work spaces, conference rooms, break room, and private restrooms

Ample parking

Zoning: O (Office) - City of Tukwila



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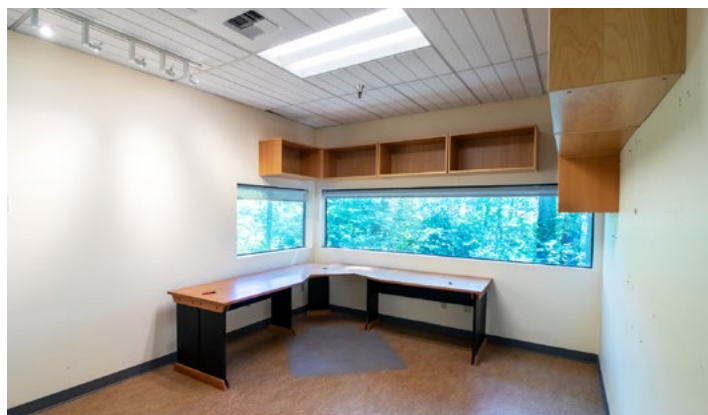
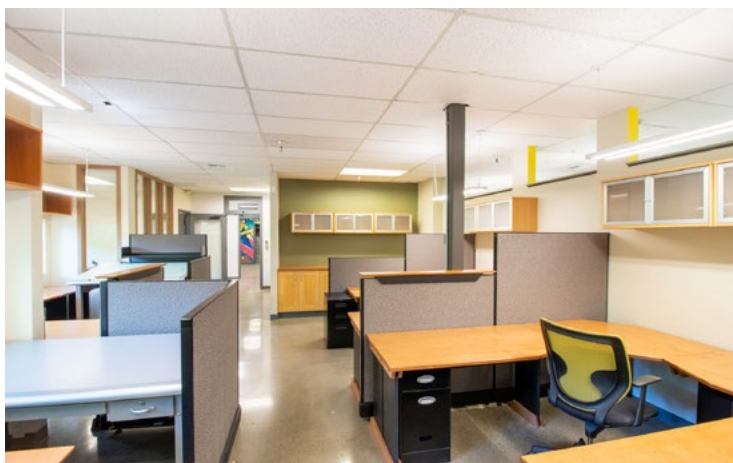
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ABOUT TUKWILA

Since 1908, Tukwila has been a transportation powerhouse, serving as the Northwest's central hub. Imagine: easy access to major highways (I-5 and I-405), Sea-Tac International Airport practically next door, the Tukwila Light Rail Station at your fingertips, and a network of trucking routes, public transportation, and nearby seaports keeping your commerce flowing. This seamless connectivity makes Tukwila a prime location for businesses of all sizes.

But Tukwila is more than just a transportation giant. It's a thriving business center with a friendly climate that attracts over 45,000 professionals daily. Whether you're a national brand or a local gem, Tukwila offers a welcoming environment for your venture to flourish.

Need a retail fix? Westfield Southcenter Mall, a popular destination with over 100,000 daily visitors, is your neighbor.

Beyond the mall, Tukwila boasts a diverse collection of national and local businesses, ensuring you'll find everything you need.

Innovation takes flight in Tukwila. As part of the Seattle region's global aerospace and advanced manufacturing hub, Tukwila is home to industry leaders like Boeing and LeoStella satellites. Here, cutting-edge ideas take shape and propel businesses to new heights.

And the success stories don't stop there. Tukwila is proud to be the global headquarters for a range of established companies, including BECU, Continental Mills, Odin Brewing Company, Pop Gourmet Foods, Red Dot Corporation, Sabey Corporation, and Seattle Chocolates.

Tukwila: Where businesses connect, commerce thrives, and innovation takes flight.



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