

**SOUTH
LIND
SQUARE**

114,000 SF INDUSTRIAL/
FLEX PROJECT

4130-4180



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

AERIAL VIEW FACING EAST



UW MEDICINE | VALLEY MEDICAL CENTER

SR-167

S 180TH ST

SOUTH
LIND
SQUARE

SOUTH LIND SQUARE | THE ANDOVER COMPANY, INC.

LIND AVE SW

SOUTHCENTER MALL | 3 MILES

SEATAC INTERNATIONAL AIRPORT | 7.5 MILES

LIND AVE SW

SOUTH
LIND
SQUARE

AERIAL VIEW FACING WEST



INFORMATION SHEET

Project Size	114,000 SF Industrial /Flex Project	
Location	Lind Ave SW and SW 41 st St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.	
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
Operating Expenses	The expenses in operation, maintenance and repair of the Building and Common Areas are highly competitive because of the efficient systems in place. Tenant is responsible for its separately metered electricity/gas and janitorial service.	
HVAC and Janitorial	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.	
Transit	South Lind Square has Metro bus stops (Route 906) in front of the property. The Tukwila Station, where the Sounder and all Rapid Rides pass through, is two (2) miles away.	
Current Tenants Include	South West Plumbing, Hanger Clinic, and Norco Medical	
Distance To	UW Medicine Valley Medical Center	0.7 mile
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	2 miles
	Kent	5 miles
	SeaTac International Airport	7 miles
	Bellevue	14 miles
	Seattle	16 miles
	Tacoma	24 miles



AVAILABLE SPACES

1,440 SF - 15,132 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG A Suite 429	3,604 SF	3,604 SF	-	-	<ul style="list-style-type: none"> • 4 private offices • 1 conference room • Large open work area and lunch room
BLDG A Suite 435	1,440	1,440 SF	-	-	<ul style="list-style-type: none"> • 3 private offices • Open area • Reception
BLDG A Suite 441	15,132 SF (Divisible to 8,134 SF & 6,998 SF)	TBD	TBD	GL Loading	<ul style="list-style-type: none"> • 6 private offices • 2 conference rooms • Large open work area and lunch room
BLDG A Suite 441 (Proposed Flex Layout)	8,134 SF	3,800 SF	4,334 SF	GL Loading	<ul style="list-style-type: none"> • 6 private offices • 2 conference rooms • 1 lunch room • Warehouse has 12' - 14' clear height

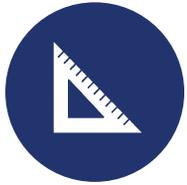
Contact brokers for rates.

AVAILABLE SPACES

1,840 SF - 3,466 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C Suite 4178	3,466 SF	3,466 SF	-	-	<ul style="list-style-type: none">Office has 3 private offices, conference room, kitchenette, and large open office area (former physical therapy space)
BLDG C Suite 4130	1,840 SF	1,840 SF	-	-	<ul style="list-style-type: none">Office has 5 private offices, conference room, shared lunch room & open office area

Contact brokers for rates.



114,000 SF
INDUSTRIAL/
FLEX PROJECT



IMMEDIATE
ACCESS TO
HWY-167; 5 MIN
TO I-405



5 MINUTES
AWAY FROM UW
MEDICINE | VALLEY
MEDICAL CENTER



2 MILES AWAY FROM
TUKWILA STATION
(AMTRAK, SOUNDER
TRAIN; RAPIDRIDE)



METRO BUS
STOPS (ROUTE
906) IN FRONT OF
PROPERTY



3 MILES
AWAY FROM
SOUTHCENTER
MALL



COMPLETE 24/7
CONTROL OF
ROOFTOP HVAC
UNITS SPECIFIC TO
EACH SUITE



TENANT CHOOSES
OWN JANITORIAL
SERVICE



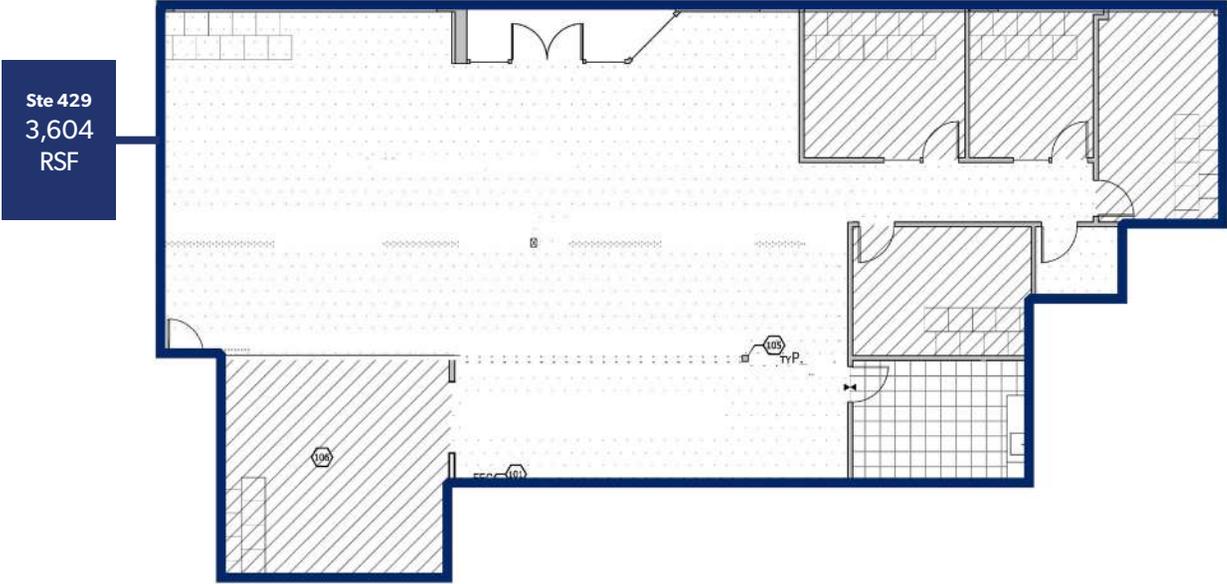
STATE-OF-THE-ART
TELECOMMUNICATION
SERVICE THROUGH
CENTURYLINK



BUILDING A

Suite 429

Total SF: 3,604 SF



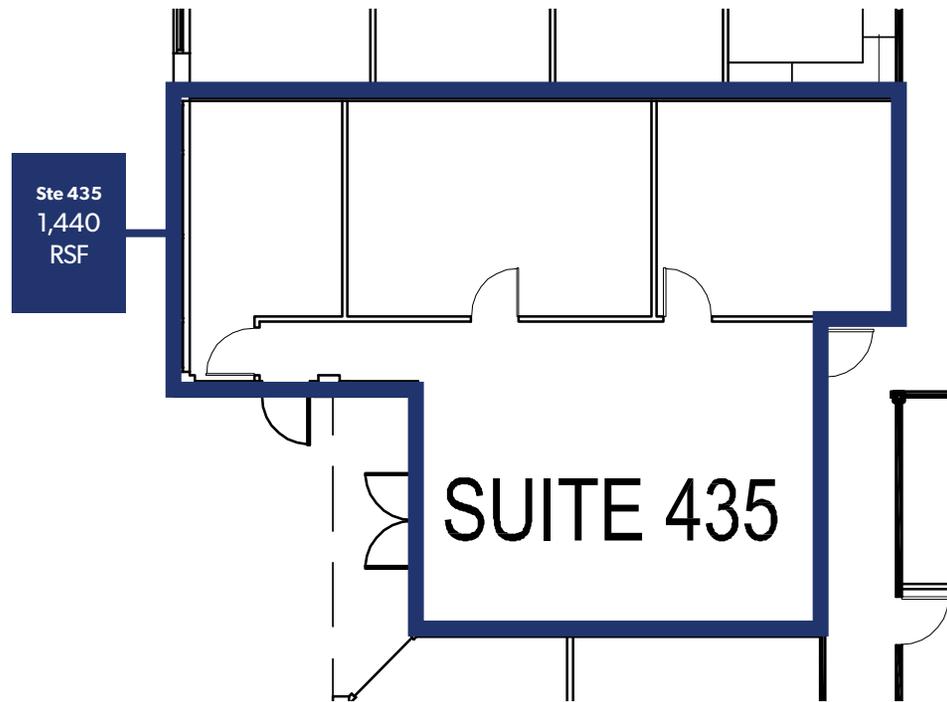
BUILDING A

Suite 435

Total SF: 1,440 SF

Office SF: 1,440 SF

Warehouse SF: -

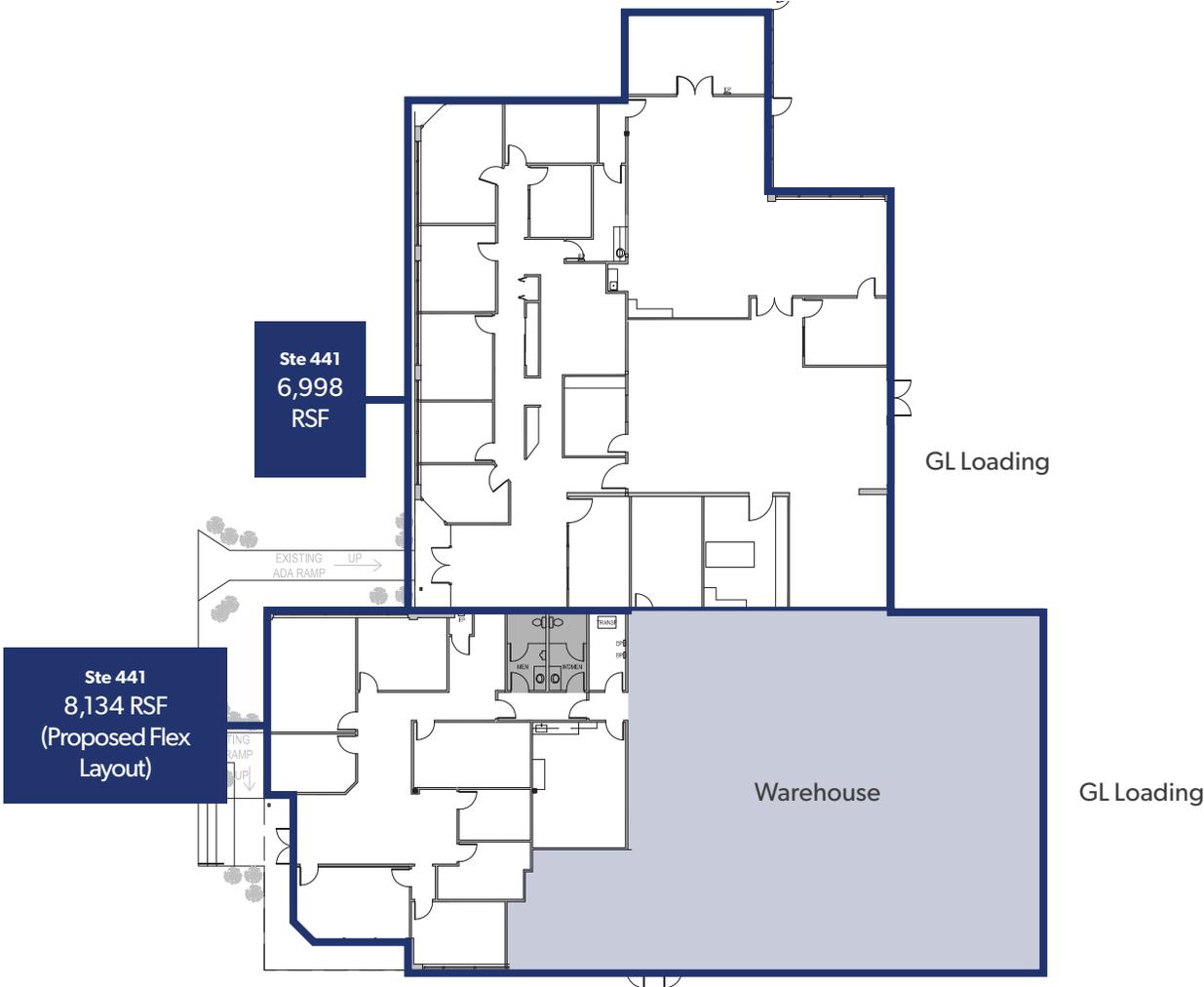


BUILDING A

Suite 441

Total SF: 15,132 SF

Divisible to 8,134 SF (Proposed Flex Layout) & 6,998 SF



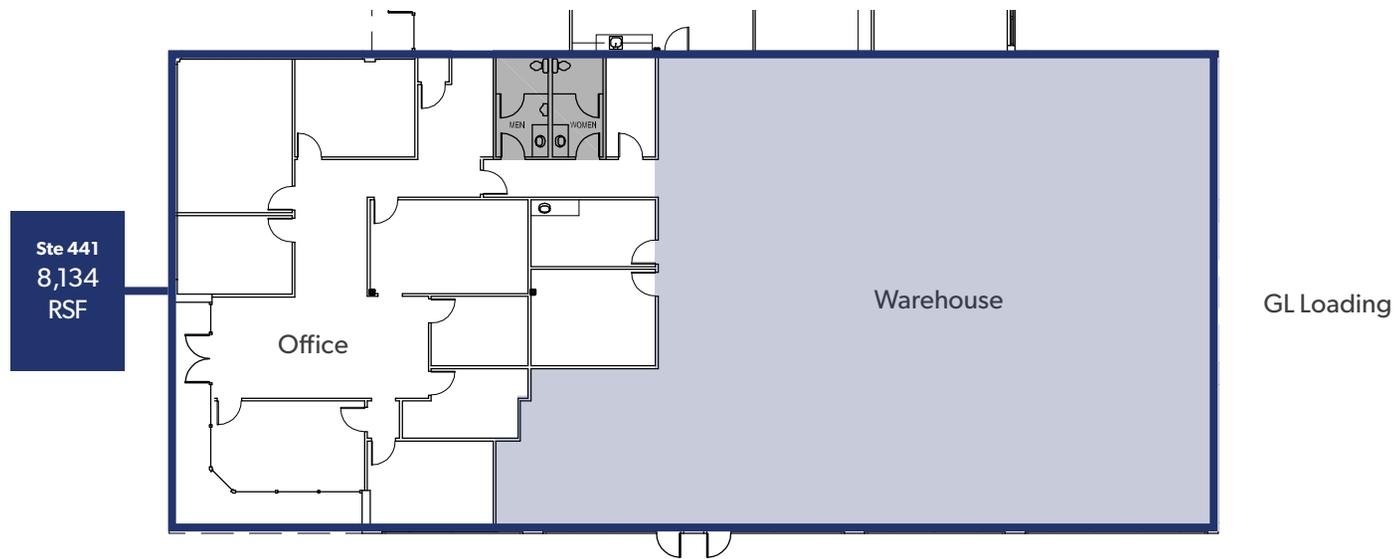
BUILDING A

Suite 441 (Proposed Flex Layout)

Total SF: 8,134 SF

Office SF: 3,800 SF

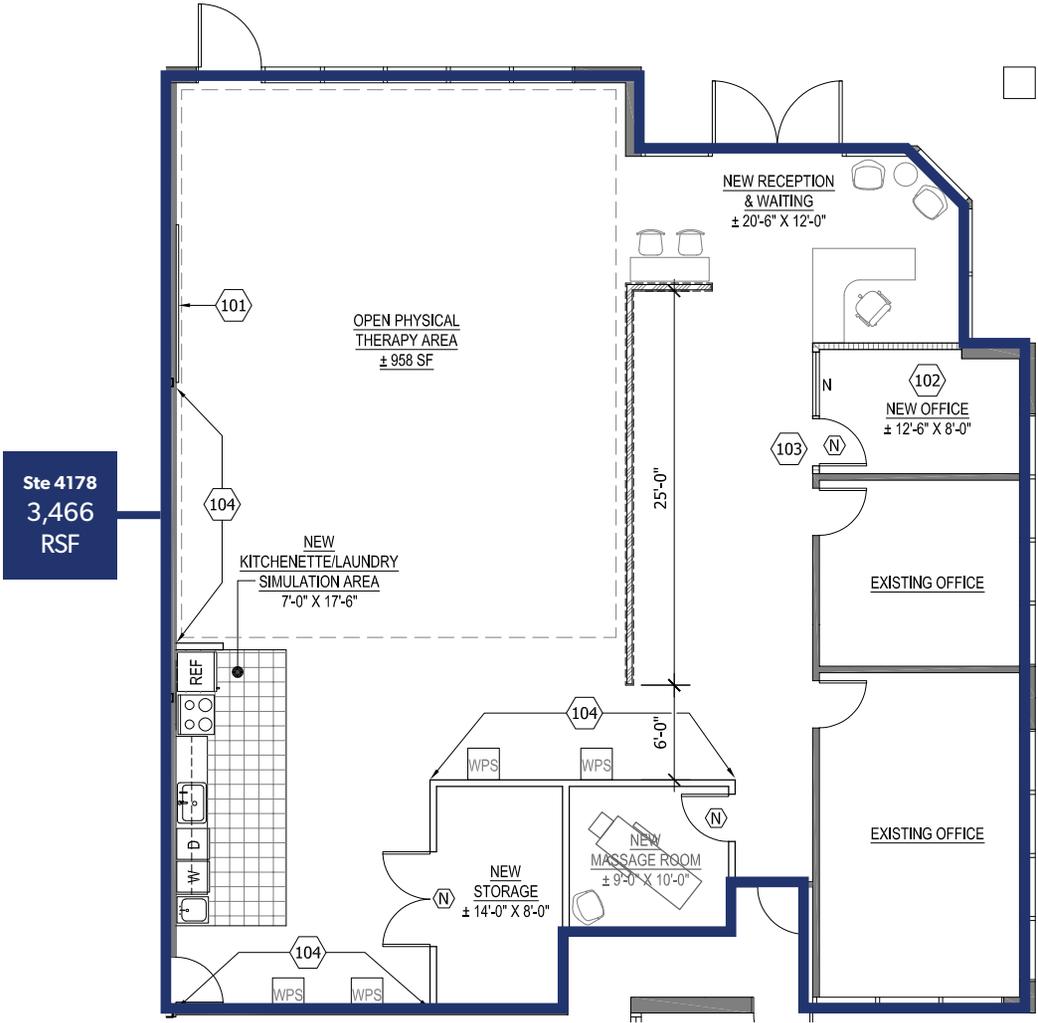
Warehouse SF: 4,334 SF



BUILDING C

Suite 4178

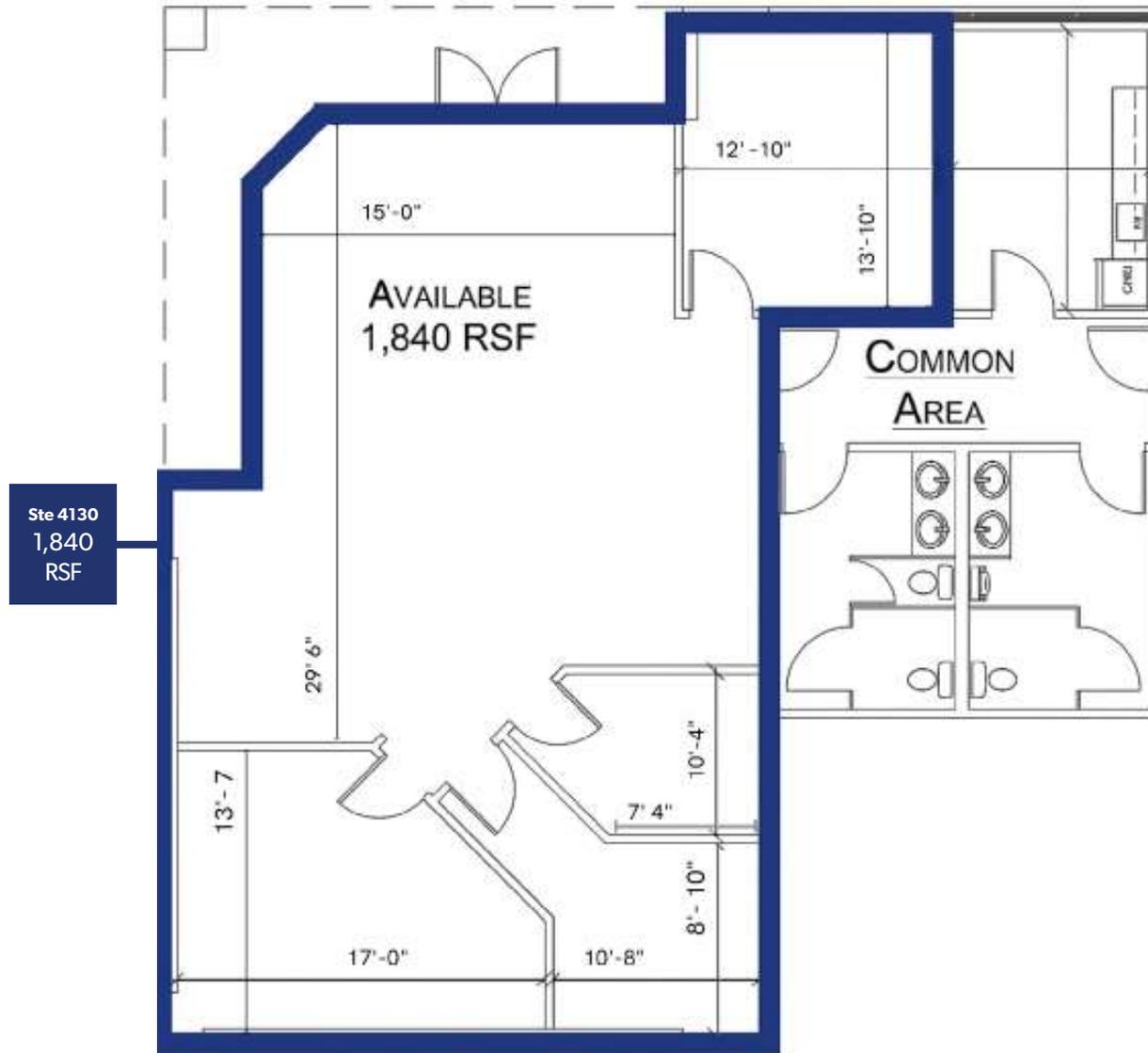
Total SF: 3,466 SF
Office SF: 3,466 SF



BUILDING C

Suite 4130

Total SF: 1,840 SF
Office SF: 1,840 SF



BIRD'S EYE VIEW



SW 41ST ST

B

A

C

LIND AVE SW

SEATTLE IKEA DIRECTLY ACROSS THE STREET

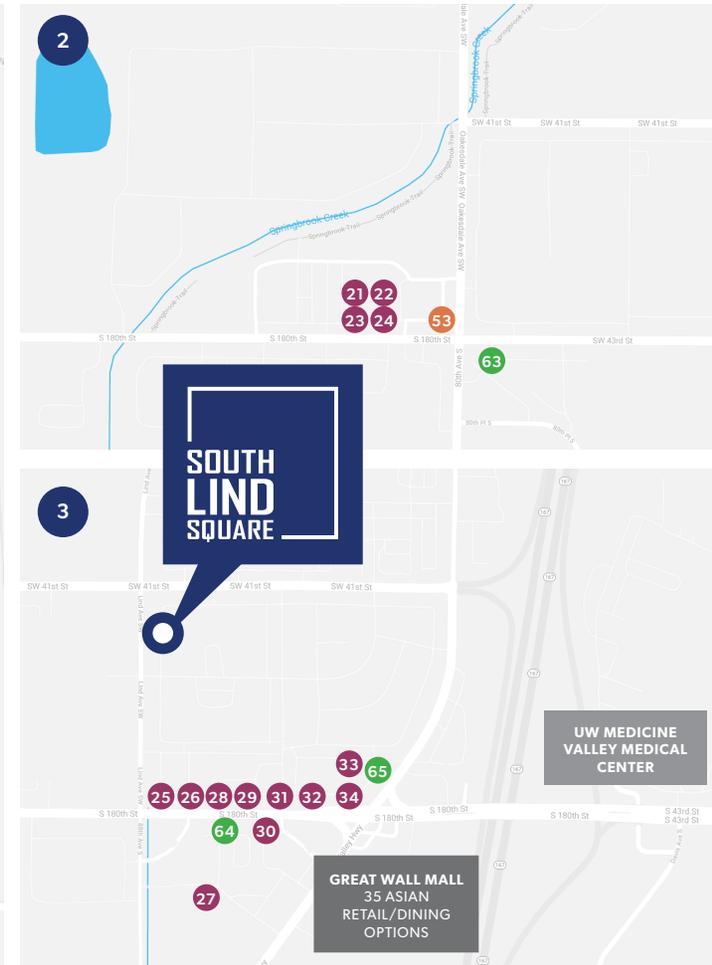
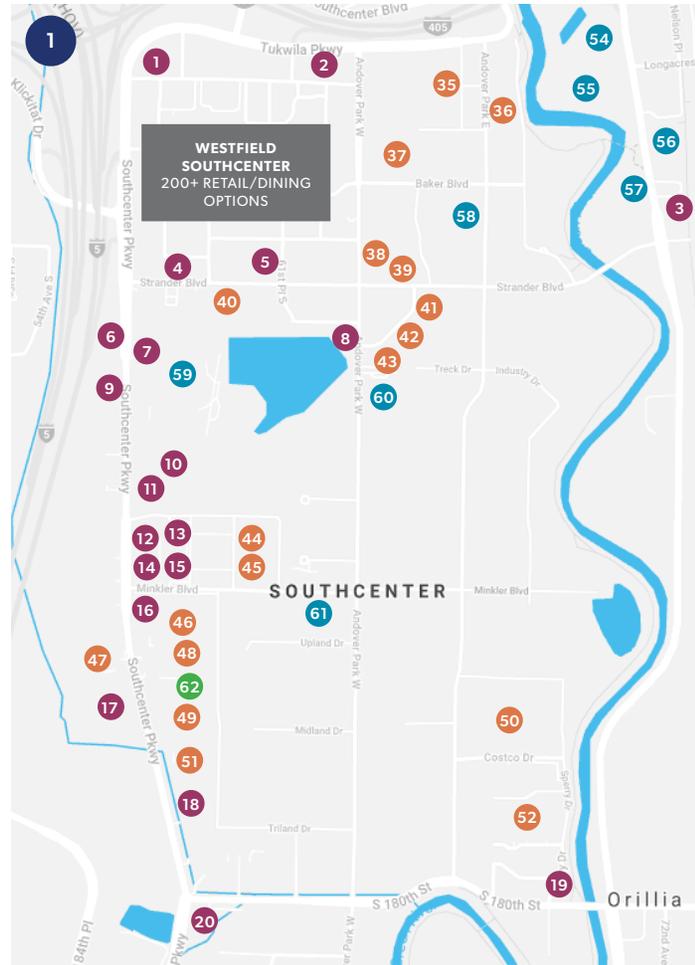


We hope you've got an appetite when your company locates in South Lind Square!

Next door to South Lind Square is the new 399,000 SF Seattle IKEA store with a large Swedish restaurant/cafe open to the public. Enjoy a delicious taste of Sweden in the restaurant and explore IKEA's Food Market for take-home meals and treats!



AREA AMENITIES



DINING

- 1. Bahama Breeze
- 2. Buffalo Wild Wings
- 3. Wendy's
- 4. The Cheesecake Factory
- 5. Olive Garden
- 6. McDonald's
- 7. Outback Steakhouse
- 8. Burger King
- 9. Sizzler's
- 10. Miyabi Sushi
- 11. Bai Tong
- 12. Ihop
- 13. Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- 16. Red Robin
- 17. Chick-Fli-A
- 18. Applebee's
- 19. Taco Time
- 20. Claim Jumper
- 21. Subway
- 22. Pizza Addict
- 23. Yummy Kitchen
- 24. Mai Thai & Pho
- 25. Jimmy John's
- 26. Sushi Today
- 27. Jersey Mike's
- 28. Taco Del Ray
- 29. Herfy's Burgers

RETAIL/SERVICES

- 30. Jack in the Box
- 31. Round Table Pizza
- 32. Aloha Grill
- 33. Little China
- 34. Himalayan Cafe
- 35. Lowe's
- 36. FedEx
- 37. LA Fitness
- 38. REI
- 39. Bed Bath & Beyond
- 40. Target
- 41. Barnes & Noble
- 42. Office Depot
- 43. Total Wine & More
- 44. Kohl's
- 45. Nordstrom Rack
- 46. Best Buy

HOTELS

- 54. Hampton Inn
- 55. Extended Stay America
- 56. Courtyard by Marriott
- 57. Residence Inn
- 58. Hotel Interurban
- 59. DoubleTree Suites by Hilton
- 60. Courtyard by Marriott
- 61. Home2 Suites by Hilton

COFFEE/CAFES

- 62. Starbucks
- 63. Chestnut Cafe
- 64. Starbucks
- 65. Everest Tea & Coffee

SOUTH LIND SQUARE & SURROUNDING AREA



LIND AVE SW

SW 41ST ST

SOUTHBOUND EXIT

UW MEDICINE
VALLEY MEDICAL
CENTER

SOUTH
LIND
SQUARE

SR-167

S 180TH ST

E VALLEY HWY

NORTHBOUND EXIT







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SOUTH
LIND
SQUARE

114,000 SF FLEX/TECH
OFFICE PROJECT