

FOR SALE

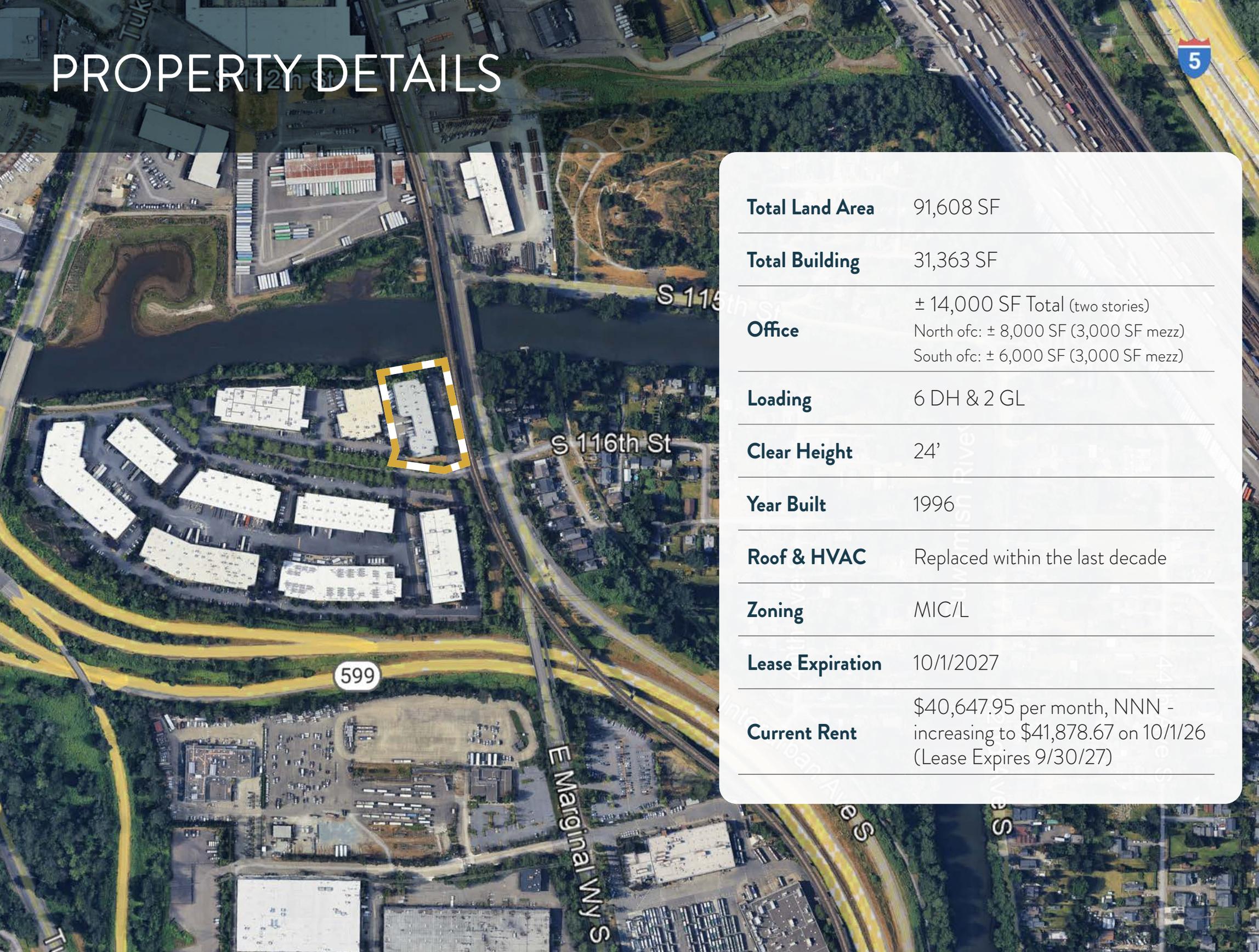
GATEWAY NORTH BUILDING 10

11521 E Marginal Way S, Tukwila

NEWMARK

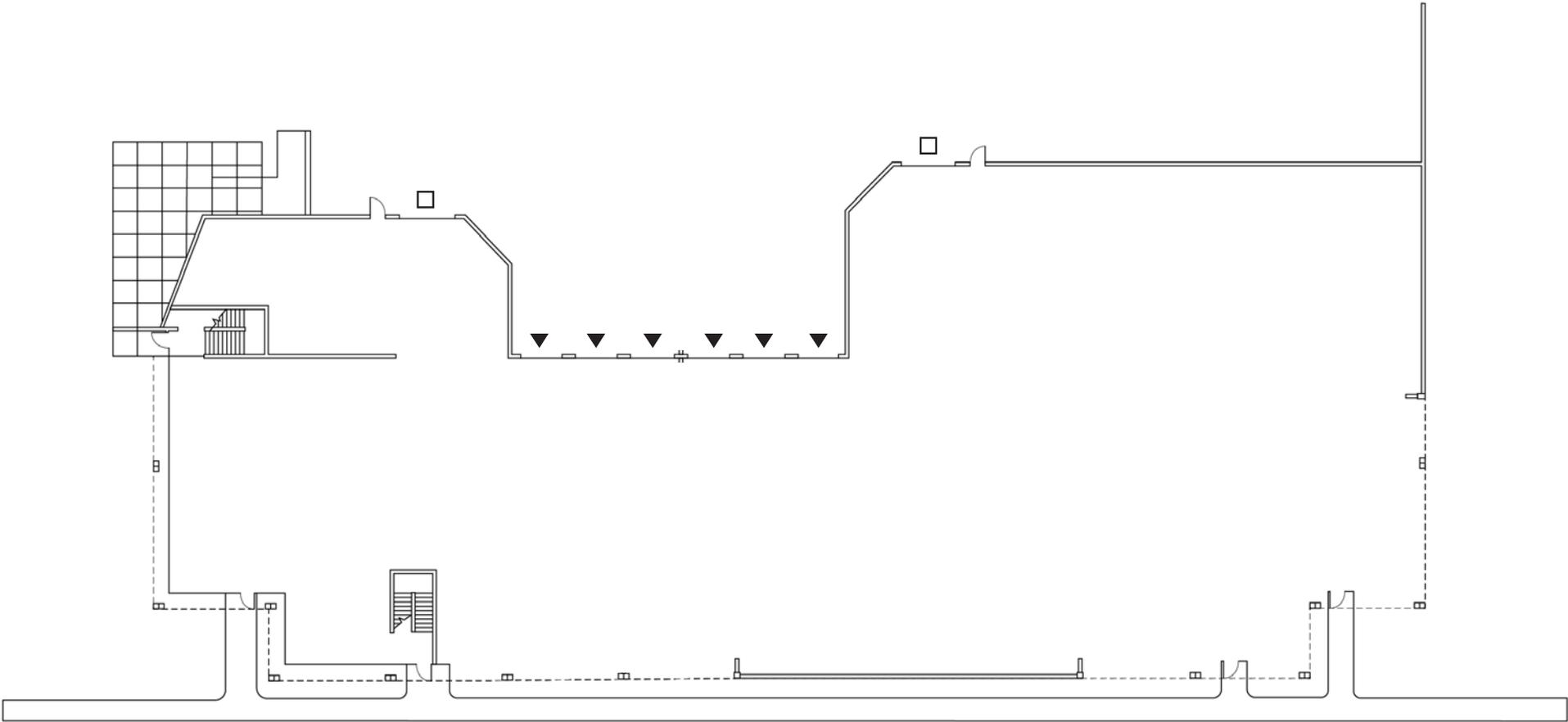
THAD MALLORY, SIOR
Vice Chairman
425-362-1410
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PROPERTY DETAILS



Total Land Area	91,608 SF
Total Building	31,363 SF
Office	± 14,000 SF Total (two stories) North ofc: ± 8,000 SF (3,000 SF mezz) South ofc: ± 6,000 SF (3,000 SF mezz)
Loading	6 DH & 2 GL
Clear Height	24'
Year Built	1996
Roof & HVAC	Replaced within the last decade
Zoning	MIC/L
Lease Expiration	10/1/2027
Current Rent	\$40,647.95 per month, NNN - increasing to \$41,878.67 on 10/1/26 (Lease Expires 9/30/27)

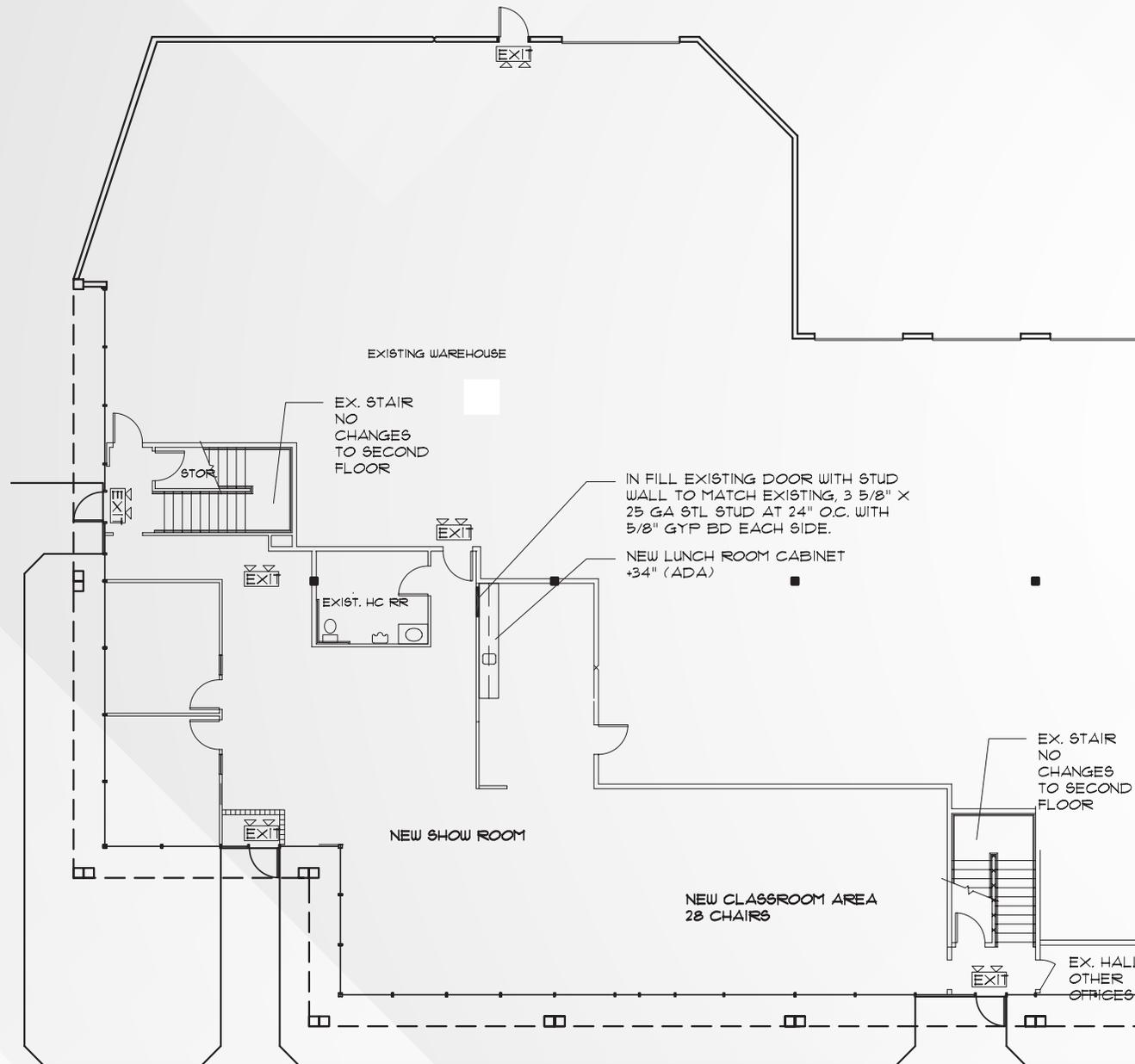
BUILDING SHELL FLOOR PLAN



▲ DOCK HIGH
□ GRADE LEVEL

FLOOR PLAN - SOUTH OFFICE | 1ST FLOOR

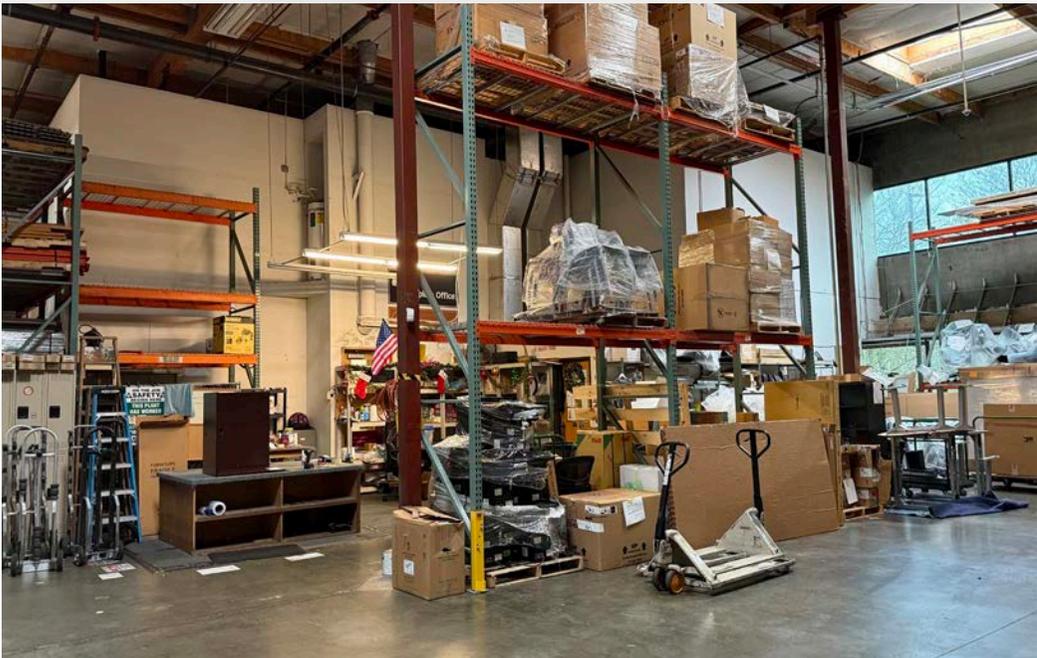
(NO PLANS FOR MEZZ OFFICE)



PHOTOS



PHOTOS



REGIONAL AERIAL

Drive Times

SEATTLE INT'L AIRPORT
10 Minutes

PORT OF SEATTLE
20 Minutes

DOWNTOWN BELLEVUE
25 Minutes

EASY ACCESS
I-5, I-405, SR 99, SR 167



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 Complete Office

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