

1200 SOUTH 192ND STREET

SEATAC, WA 98148

OFFERING MEMORANDUM



MAX WHITE
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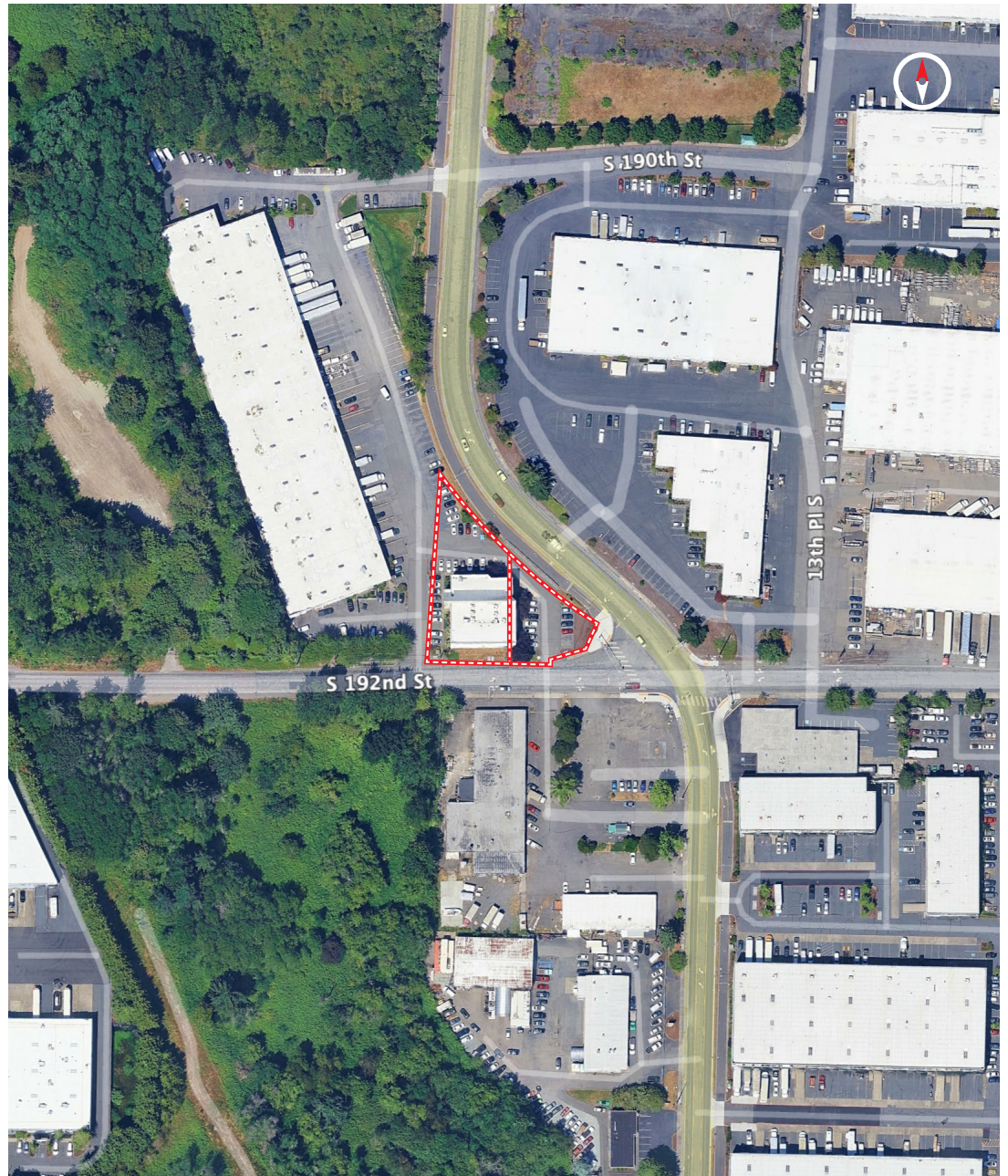
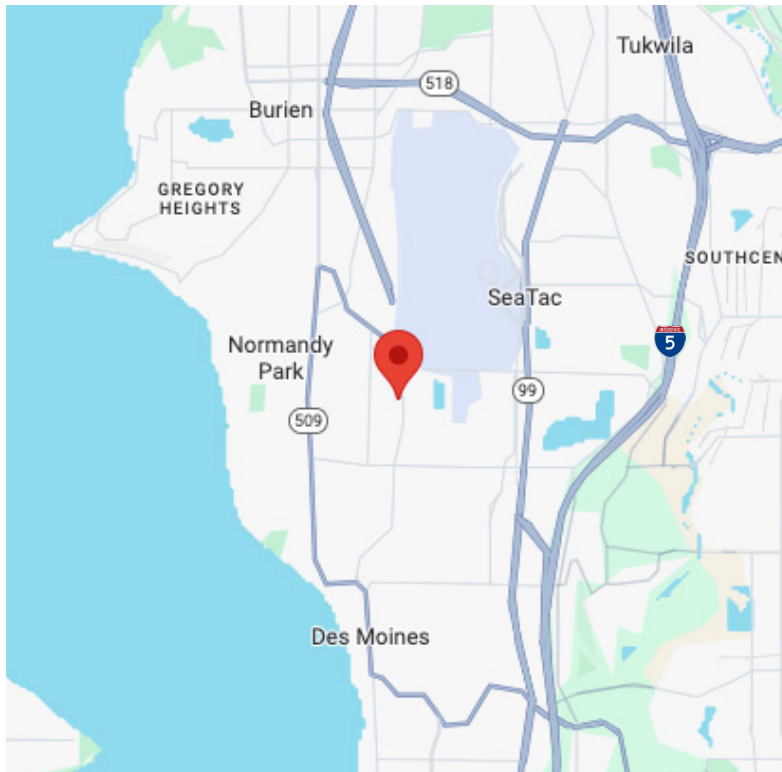
GARY WU
425.298.6188
garykellyright@outlook.com

All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

BUILDING BASICS

Site Address:	1200 S 192nd St - SeaTac, WA 98148
Ownership:	Wu Properties LLC
Tax Parcels:	322304-9218 & 322304-9041
Building Rentable SF:	19,180 RSF — Three (3) Story Building
Total Land Size:	0.57 Acres (24,829 SF)* Two (2) Tax Parcels
Year Built:	1983
Zoning:	CB
Parking:	Approximately 63 parking stalls

*Per King County Records



BUILDING HIGHLIGHTS

SALE PRICE

\$2,790,000 | Price PSF of \$145.46 on the building improvements

CAP RATE

Current cap rate is 9.00 (includes 3.00% Reserve)

RENT ROLL

Rent Roll is available upon request

SITE SIZE

19,180 RSF, three (3) story office building situated on 0.57 Acres (24,829 SF of Land)

OCCUPANCY

Building is currently 75% occupied by four (4) tenants
Entire 1st Floor and majority of 3rd Floor available to Owner/User on July 1, 2026

ACCESS

Blocks from Hwy-99, Hwy-509 and SeaTac Airport

NNN's

NNN's estimated at \$9.41 for 2026

HVAC

Building is served by multiple HVAC units which run off electricity

ZONING

The subject property is zoned CB

DRIVE-TIME

LOCATION	TIME
Downtown Seattle	26 Minutes
Burien	8 Minutes
Des Moines	5 Minutes
Kent	15 Minutes
Tukwila	10 Minutes
Federal Way	16 Minutes
Renton	16 Minutes
Auburn	21 Minutes



AERIAL PHOTO



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