

**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 435	1,440	1,440	-	-	<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)	-	-	-	<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	1 GL Door	<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

2,777 SF - 12,218 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG B Suite 403, 405 + 407	12,218 SF	11,227 SF	991 SF	1 GL Door	<ul style="list-style-type: none">• 10 private offices• 2 conference rooms• 2 lunch rooms• open office area
BLDG B Suite 405 + 407	9,442 SF	4,408 SF	5,034 SF	2 GL Doors	<ul style="list-style-type: none">• Great flex space• Office has 4 private offices & break room• large open area
BLDG B Suite 407	6,649 SF	4,408 SF	2,241 SF	1 GL Door	<ul style="list-style-type: none">• Office has 4 private offices, break room & lunch room
BLDG B Suite 403 + 405	5,569 SF	5,569 SF	-	-	<ul style="list-style-type: none">• Office has 4 private offices, conference room, lunch room & large open office
BLDG B Suite 403	2,777 SF	2,777 SF	-	-	<ul style="list-style-type: none">• Office has 4 private offices, conference room, lunch room & open office area

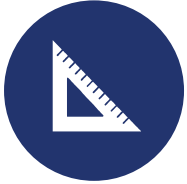
Contact brokers for rates.

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
BLDG C Suite 4174	2,642 SF	2,642 SF	-	-	<ul style="list-style-type: none">Office has reception area, 5 private offices and 2 private restrooms

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



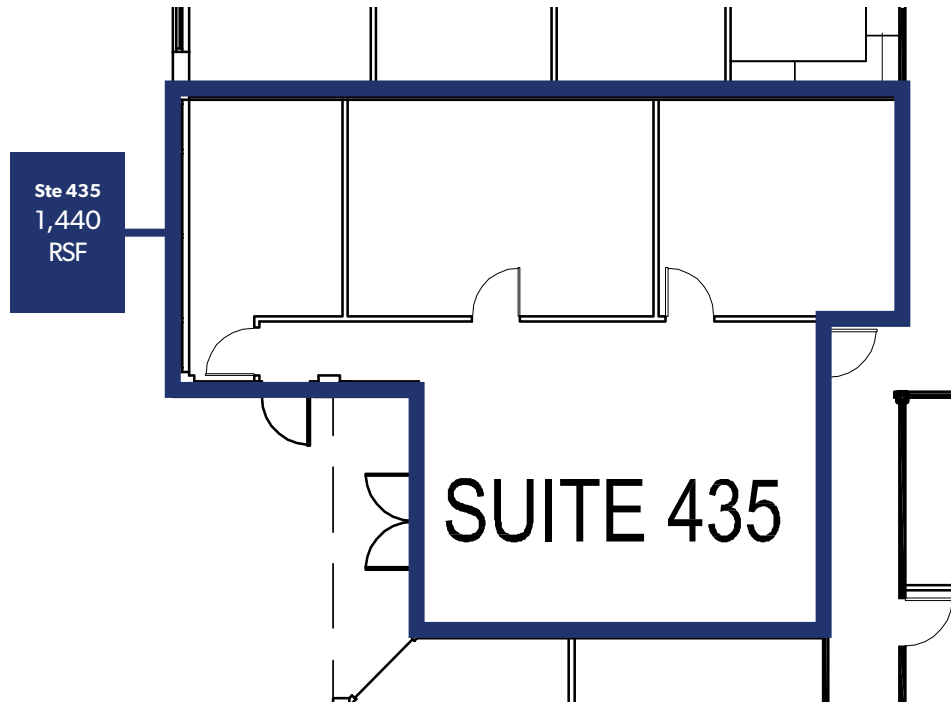
BUILDING A

Suite 435

Total SF: 1,440 SF

Office SF: 1,440 SF

Warehouse SF: -

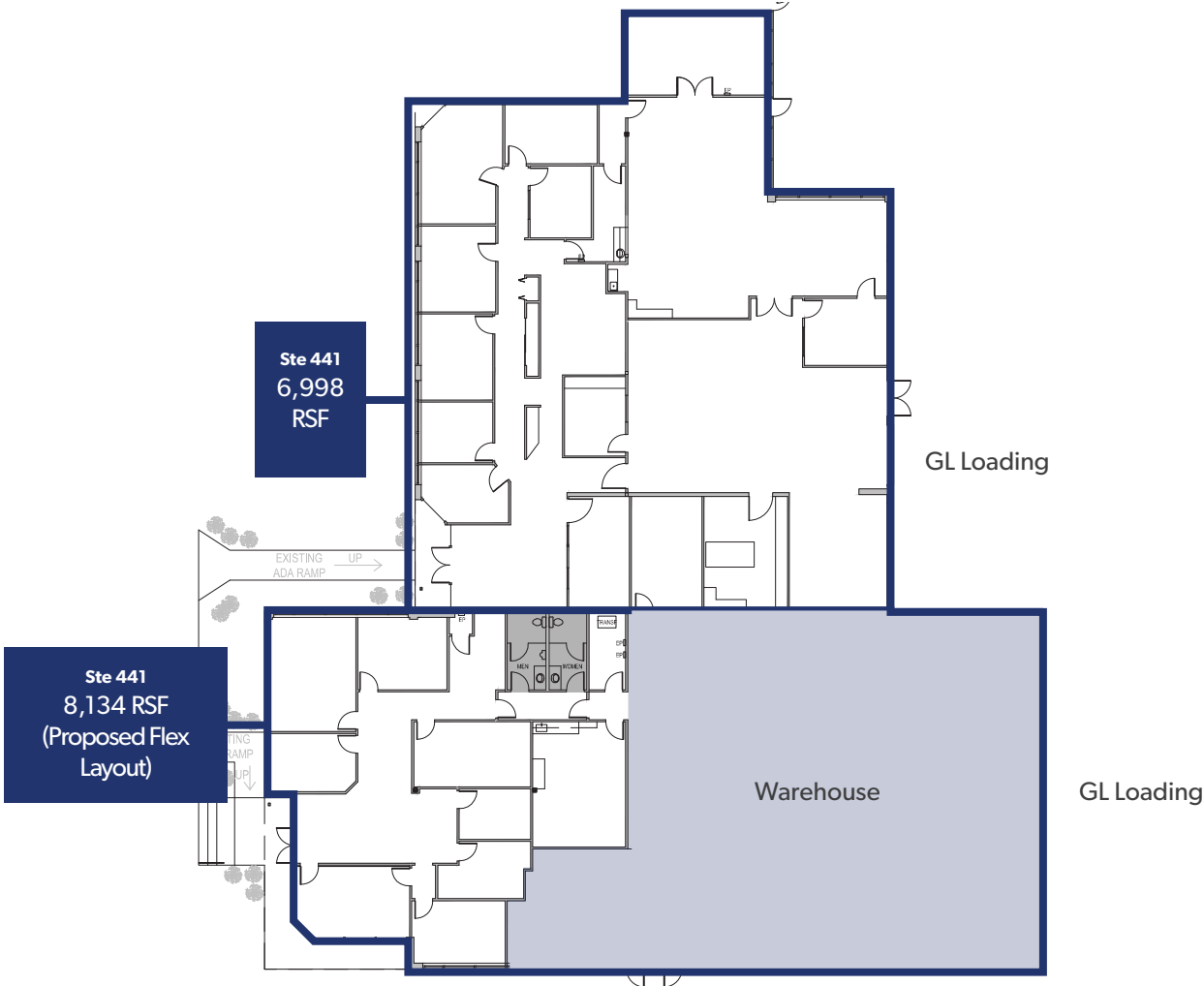


BUILDING A

Suite 441

Total SF: 15,132 SF

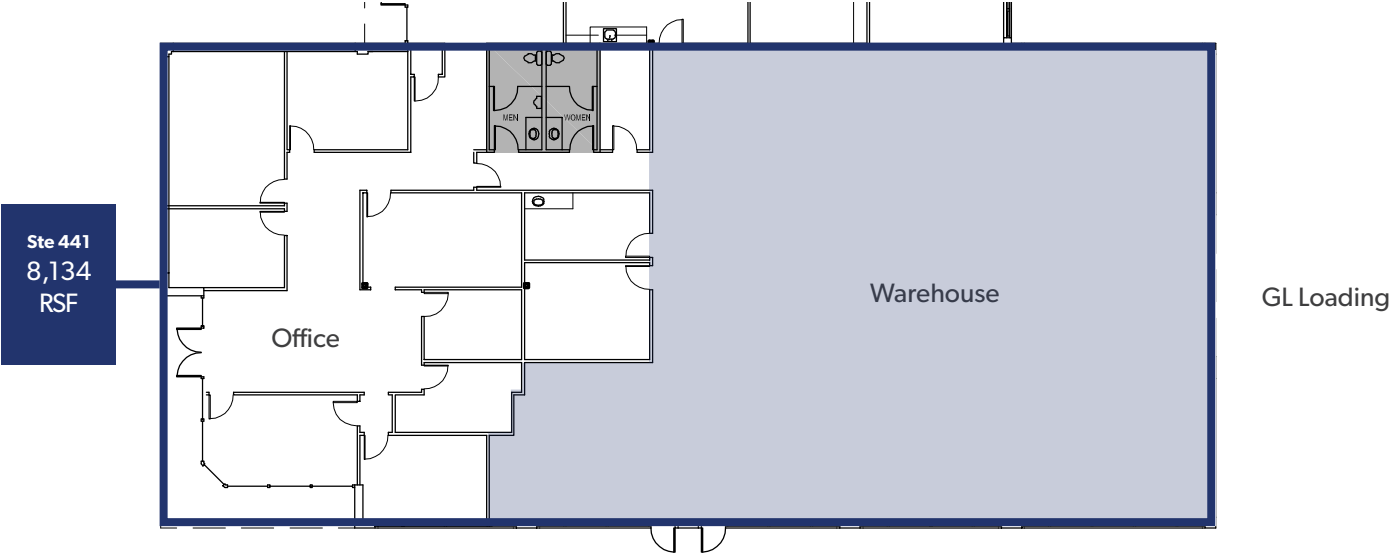
Divisible to 8,134 SF (Proposed Flex Layout) & 6,998 SF



BUILDING A

Suite 441 (Proposed Flex Layout)

Total SF: 8,134 SF
Office SF: 3,800 SF
Warehouse SF: 4,334 SF



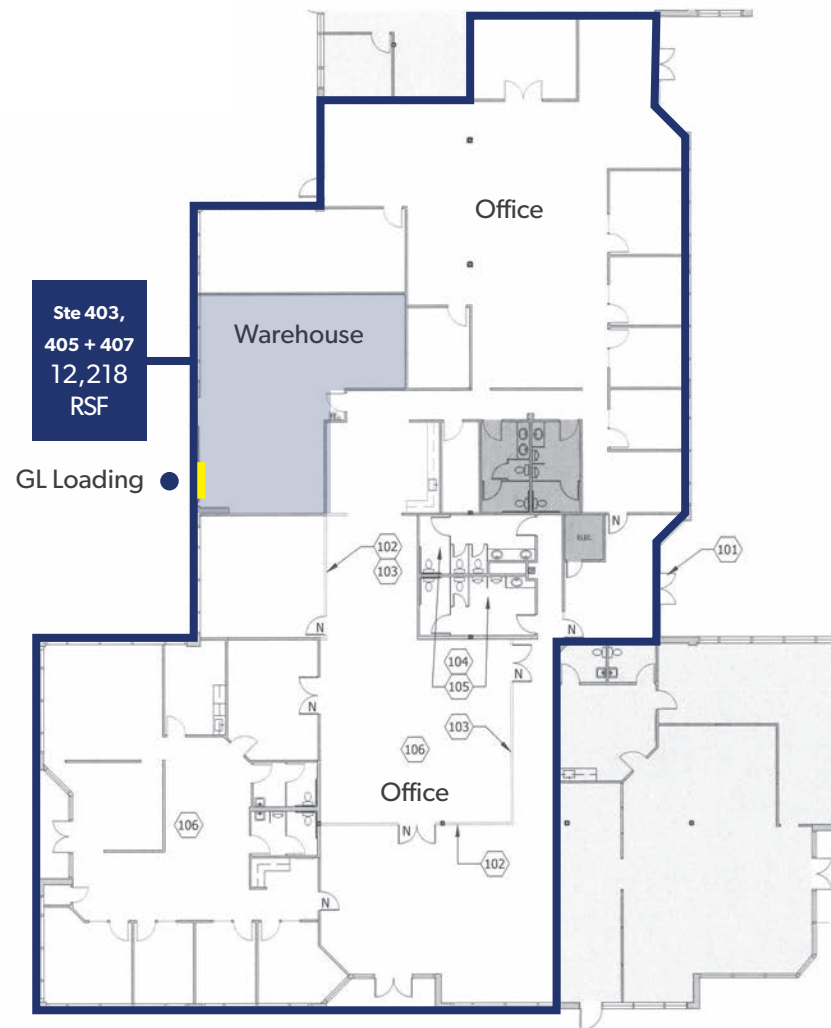
BUILDING B

Suite 403, 405 + 407

Total SF: 12,218 SF

Office SF: 11,227 SF

Warehouse SF: 991 SF



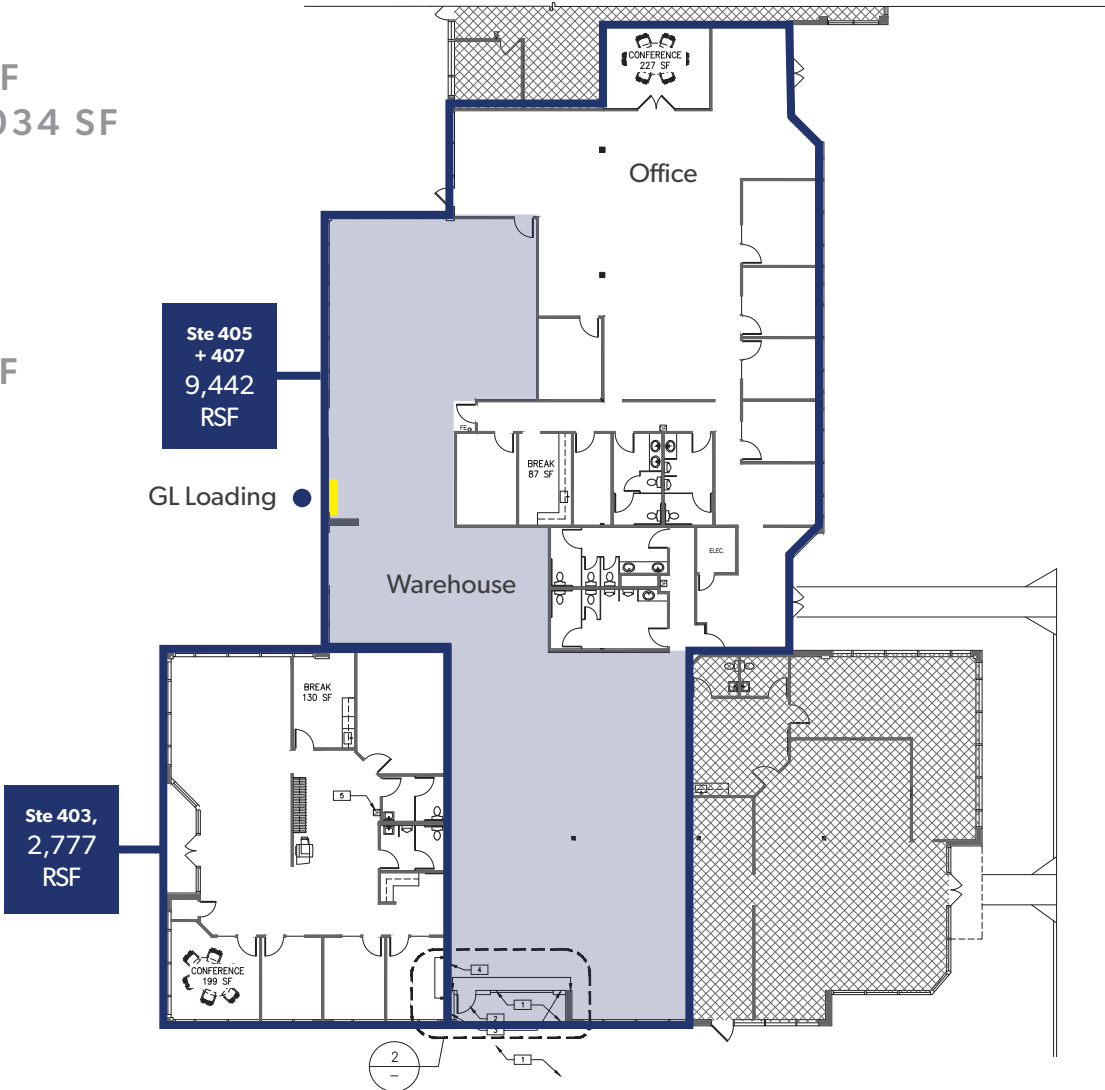
BUILDING B

Suite 405 + 407 (Proposed Flex Layout)

Total SF: 9,442 SF
Office SF: 4,408 SF
Warehouse SF: 5,034 SF

Suite 403

Total SF: 2,777 SF
Office SF: 2,777 SF



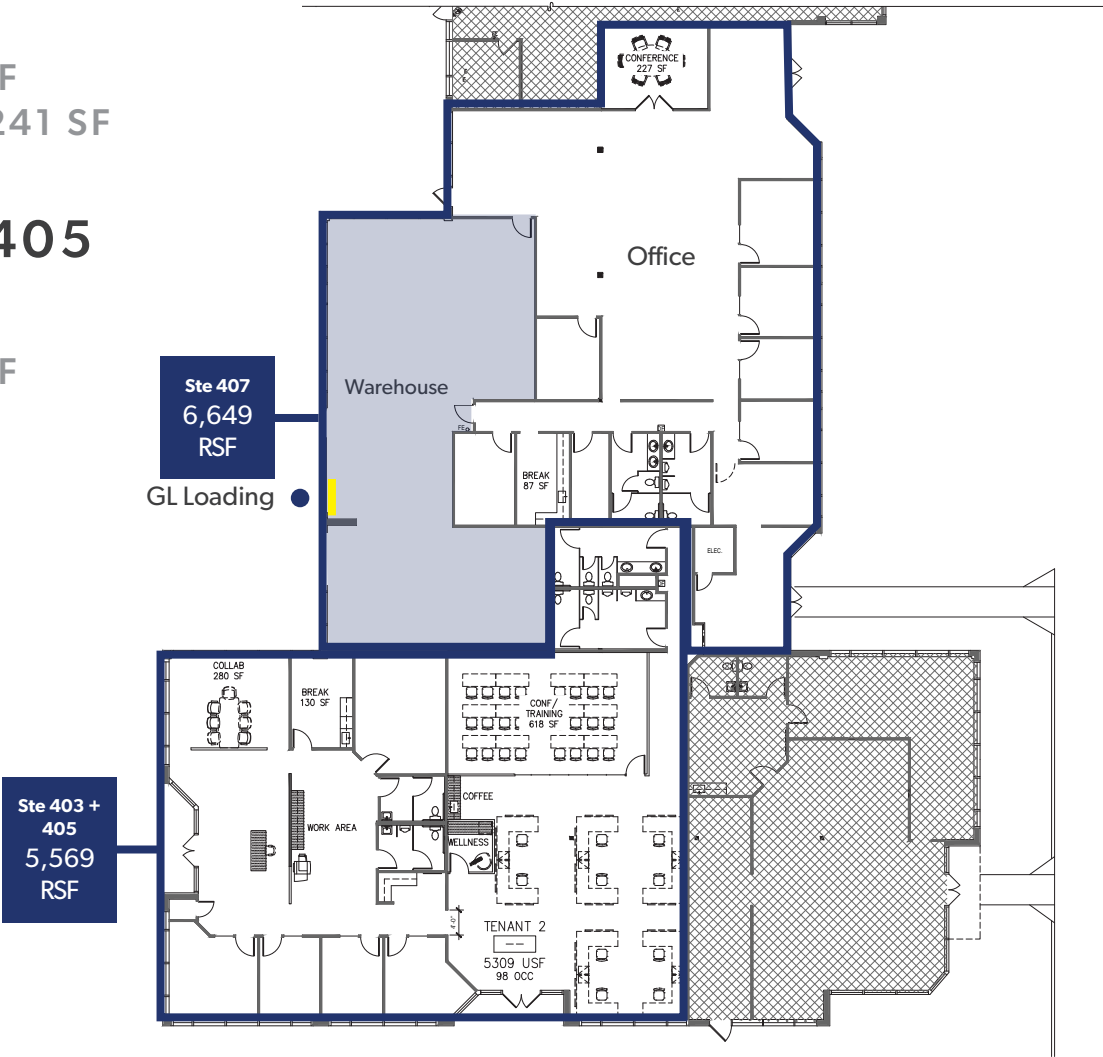
BUILDING B

Suite 407 (Proposed Flex Layout)

Total SF: 6,649 SF
Office SF: 4,408 SF
Warehouse SF: 2,241 SF

Suite 403 + 405

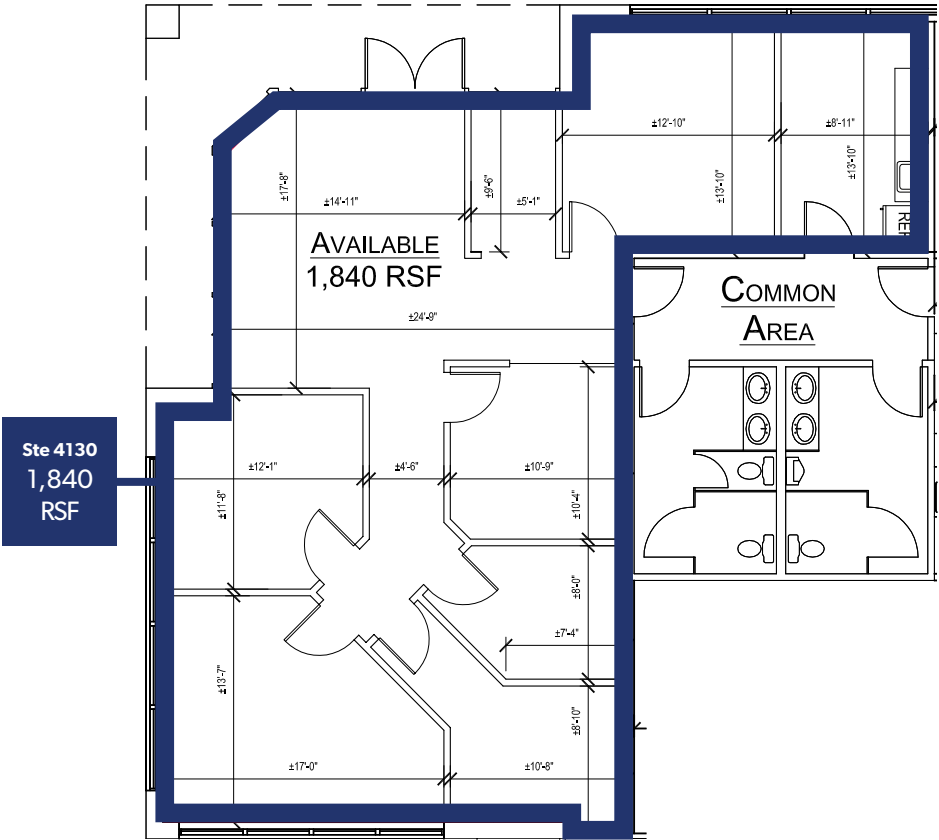
Total SF: 5,569 SF
Office SF: 5,569 SF



BUILDING C

Suite 4130

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

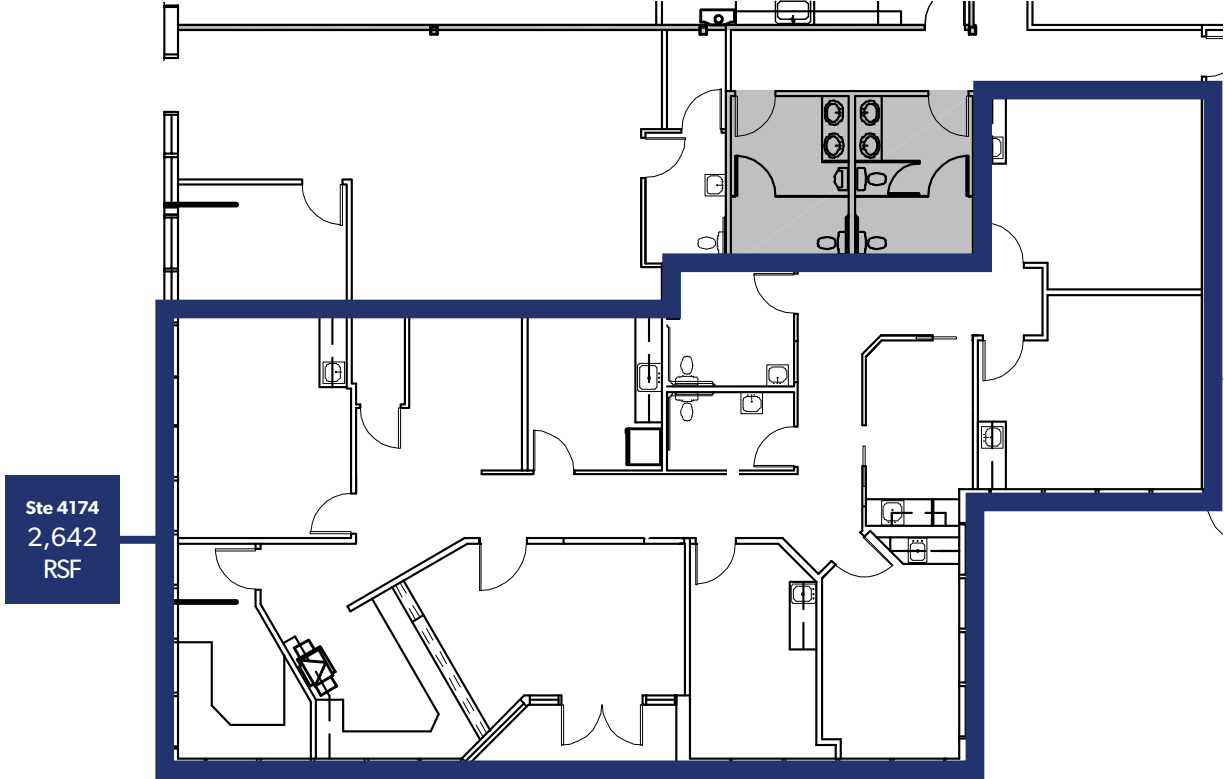


BUILDING C

Suite 4174

Total SF: 2,642 SF

Office SF: 2,642 SF



BIRD'S EYE VIEW

N

SW 41ST ST

B

A

C

SEATTLE IKEA DIRECTLY ACROSS THE STREET

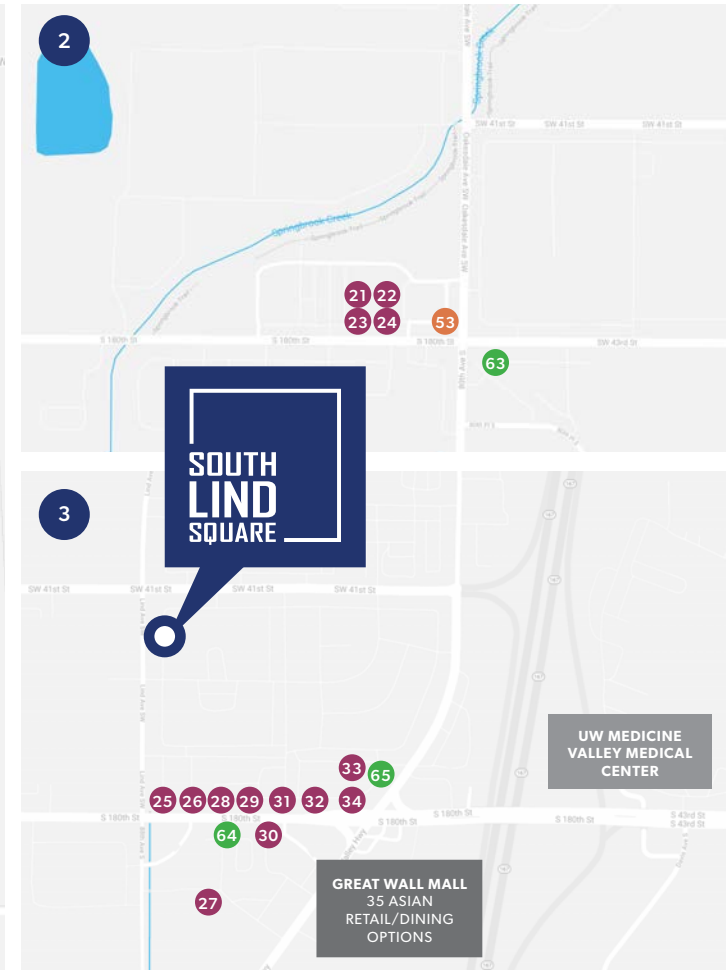
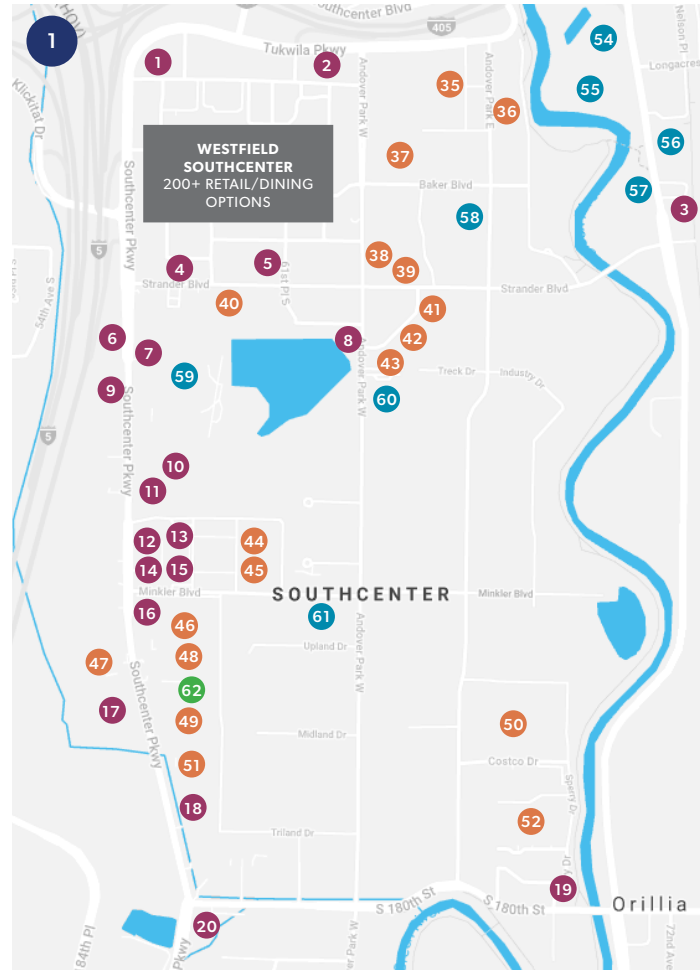


We hope you've got an appetite when your company locates in South Lind Square!

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

30. Jack in the Box

- 31. Round Table Pizza
- 32. Aloha Grill
- 33. Little China
- 34. Himalayan Cafe

RETAIL/SERVICES

- 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

47. JoAnn Fabrics

- 48. Michael's
- 49. Old Navy
- 50. Costco
- 51. Ross
- 52. Home Depot
- 53. 7-Eleven
- 54. Hampton Inn

HOTELS

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
- 62. Starbucks

COFFEE/CAFES

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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114,000 SF FLEX/TECH
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