

**FOR LEASE**

## **3100 BUILDING**

3100 S 176TH STREET, SEATAC, WA 98188



### **OFFERING SUMMARY**

Available SF:	1,375 – 4,792 SF
Lease Rate:	\$18.50 SF/yr (Full Service)
Lot Size:	66,211 SF
Year Built:	1967
Building Size:	24,211 SF
Renovated:	1985
Zoning:	CB-C
Market:	South Seattle
Submarket:	SeaTac

### **PROPERTY OVERVIEW**

Great office space in well located building. Ample parking and easy access. Well maintained property.

### **PROPERTY HIGHLIGHTS**

- READY FOR IMMEDIATE OCCUPANCY
- FREE PARKING – 4:1,000
- CLOSE TO MAJOR TRANSIT LINES & SEATAC AIRPORT
- EXCELLENT FREEWAY ACCESS



**DAVID HALL, CCIM, CPM CANDIDATE**

206.381.3883 x107

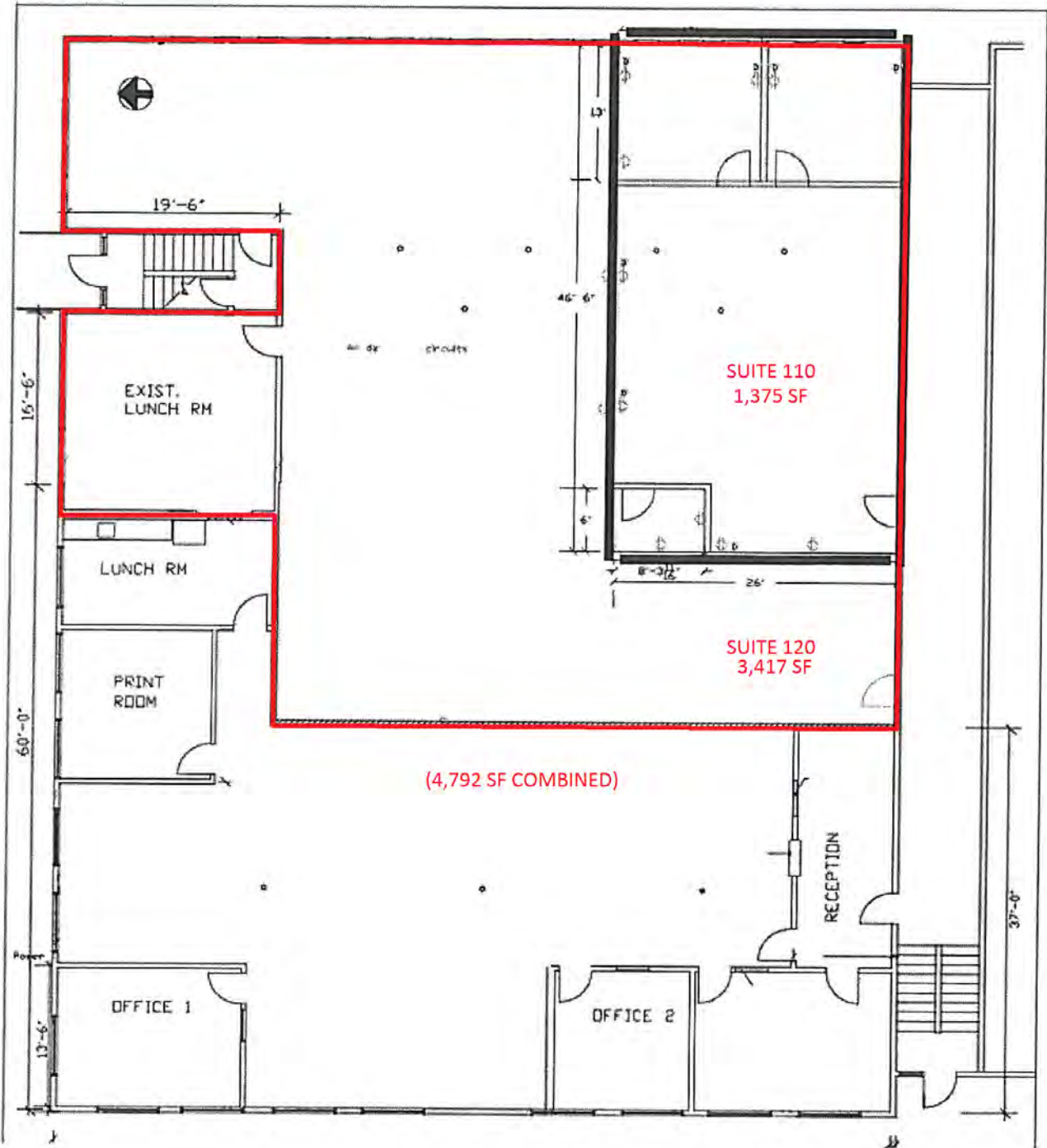
david@corecommercialproperties.com

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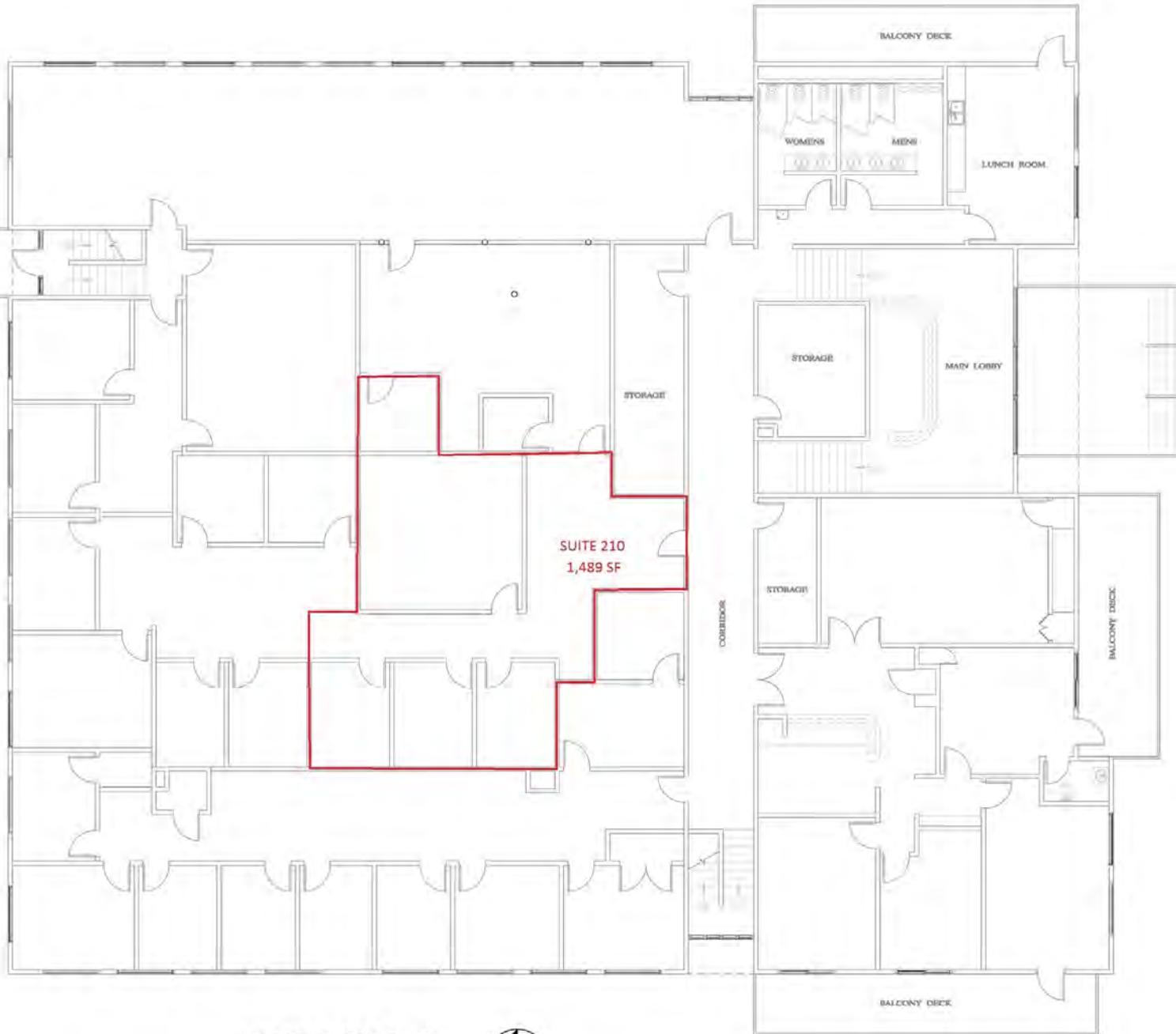
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UPPER FLOOR PLAN

Scale: 1/8"=1'-0"



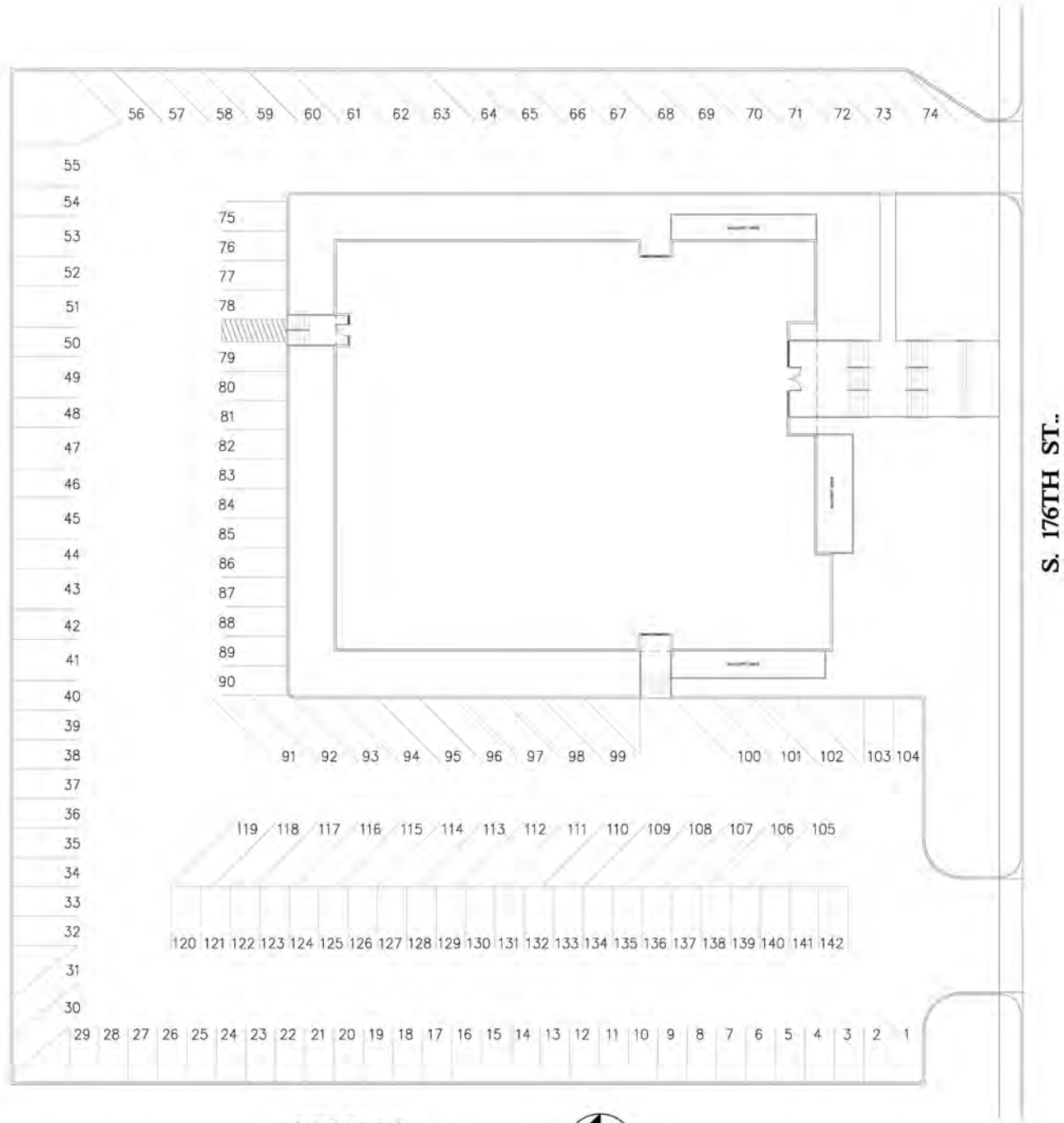
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### SITE PLAN

Scale: 1" = 20'-0"



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**HILTON  
CONFERENCE  
CENTER**

**SEATAC OFFICE  
CENTER**



Sky Bridge with direct access to Link Light Rail, Rapid Ride bus line and SeaTac Airport.



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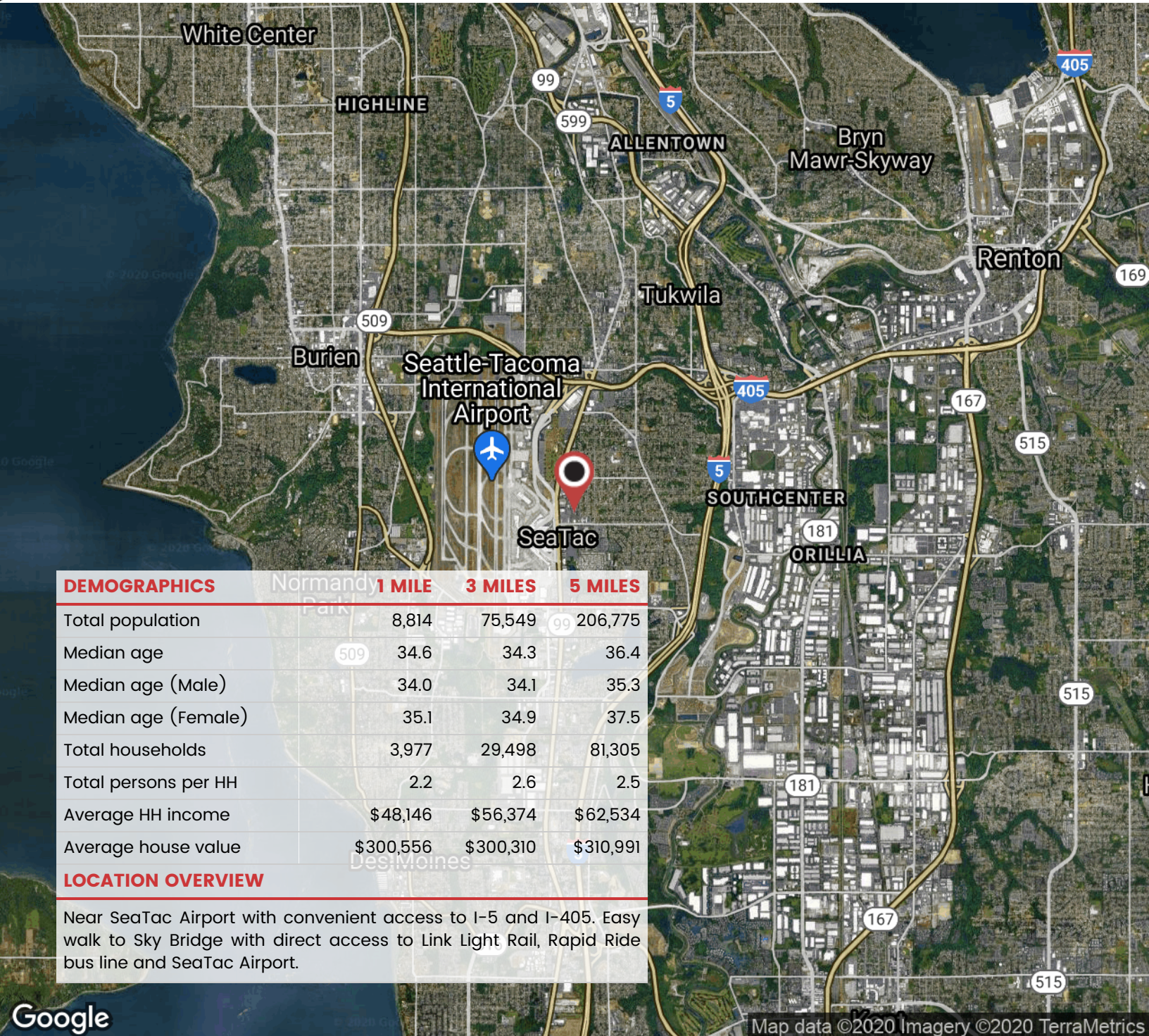
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,814	75,549	206,775
Median age	34.6	34.3	36.4
Median age (Male)	34.0	34.1	35.3
Median age (Female)	35.1	34.9	37.5
Total households	3,977	29,498	81,305
Total persons per HH	2.2	2.6	2.5
Average HH income	\$48,146	\$56,374	\$62,534
Average house value	\$300,556	\$300,310	\$310,991

**LOCATION OVERVIEW**

Near SeaTac Airport with convenient access to I-5 and I-405. Easy walk to Sky Bridge with direct access to Link Light Rail, Rapid Ride bus line and SeaTac Airport.



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