

**SOUTH
LIND
SQUARE**

114,000 SF INDUSTRIAL/
FLEX PROJECT



**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

N

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

3,466 SF - 15,132 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG A SUITE 429	3,604 SF	3,604 SF	-	-	4 private offices 1 conference room - Large open work area and lunch room
BLDG A Suite 441 - Flex	15,132 SF (Divisible to 8,134 SF & 6,998 SF)	TBD	TBD	GL Loading	13 private offices 2 conference rooms - Large open work area and lunch room
BLDG A Suite 441 - Flex	8,134 SF	3,800 SF	4,334 SF	GL Loading	6 private offices 2 conference rooms 1 lunch room - Warehouse has 12'-14' clear height
BLDG A Suite 441 - Flex	6,998 SF	-	-	GL Loading	7 private offices - Workroom 1 conference room - Coffee bar

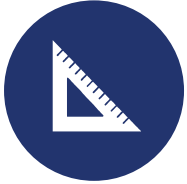
Contact brokers for rates.

AVAILABLE SPACES

3,466 SF

BLDG/SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	LOADING	COMMENTS
BLDG C SUITE 4178	3,466 SF	3,466 SF	-	-	• 3 private offices • 1 conference room • Kitchenette • Large open office space (former physical therapy space)

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



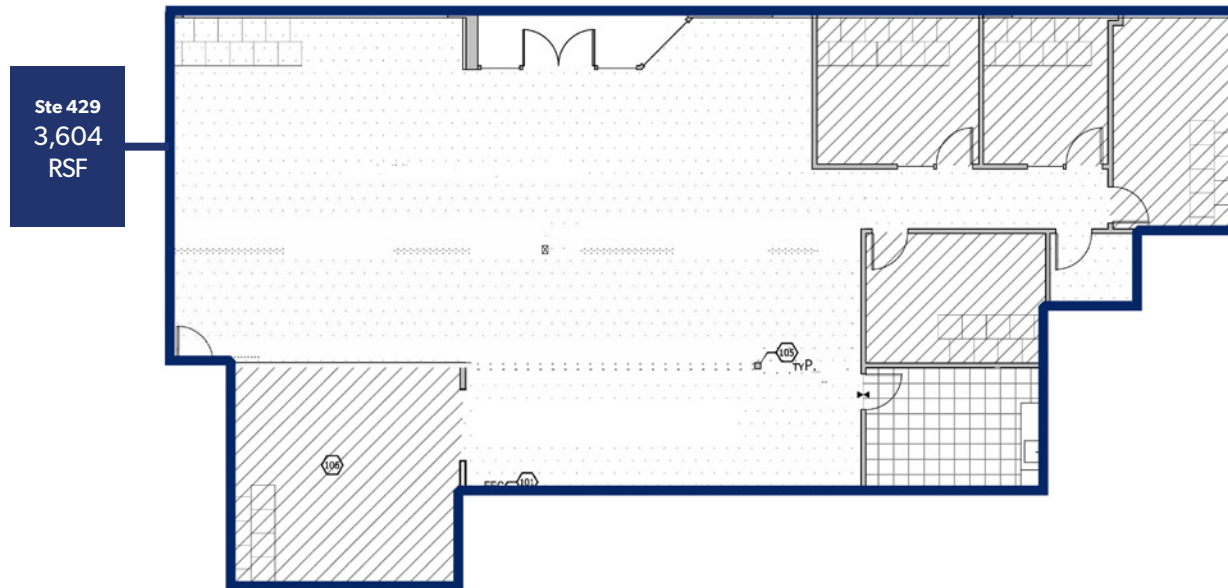
STATE-OF-THE-ART
TELECOMMUNICATION
SERVICE THROUGH
CENTURYLINK



BUILDING A

Suite 429

Total SF: 3,604 SF

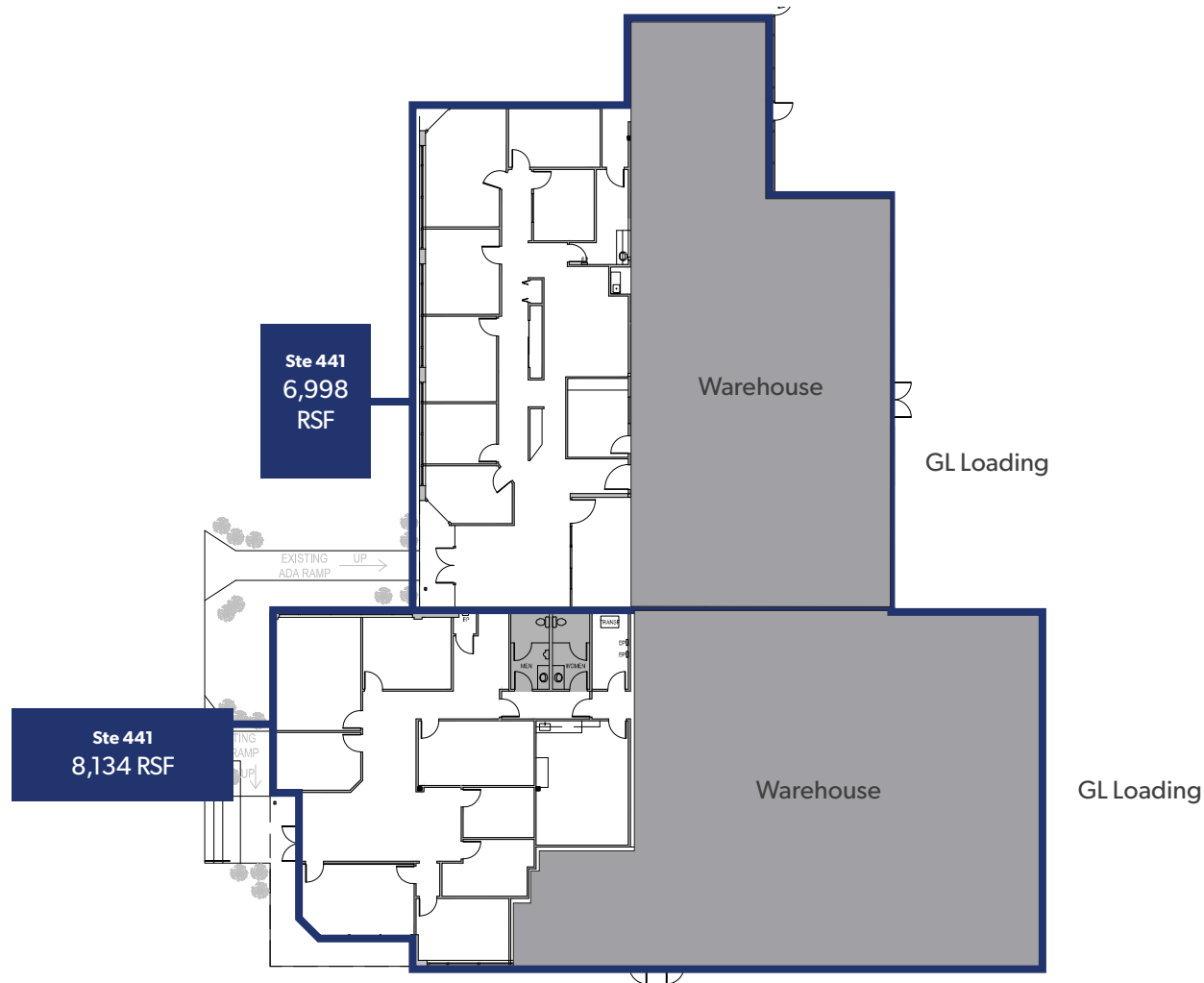


BUILDING A

Suite 441 - FLEX

Total SF: 15,132 SF

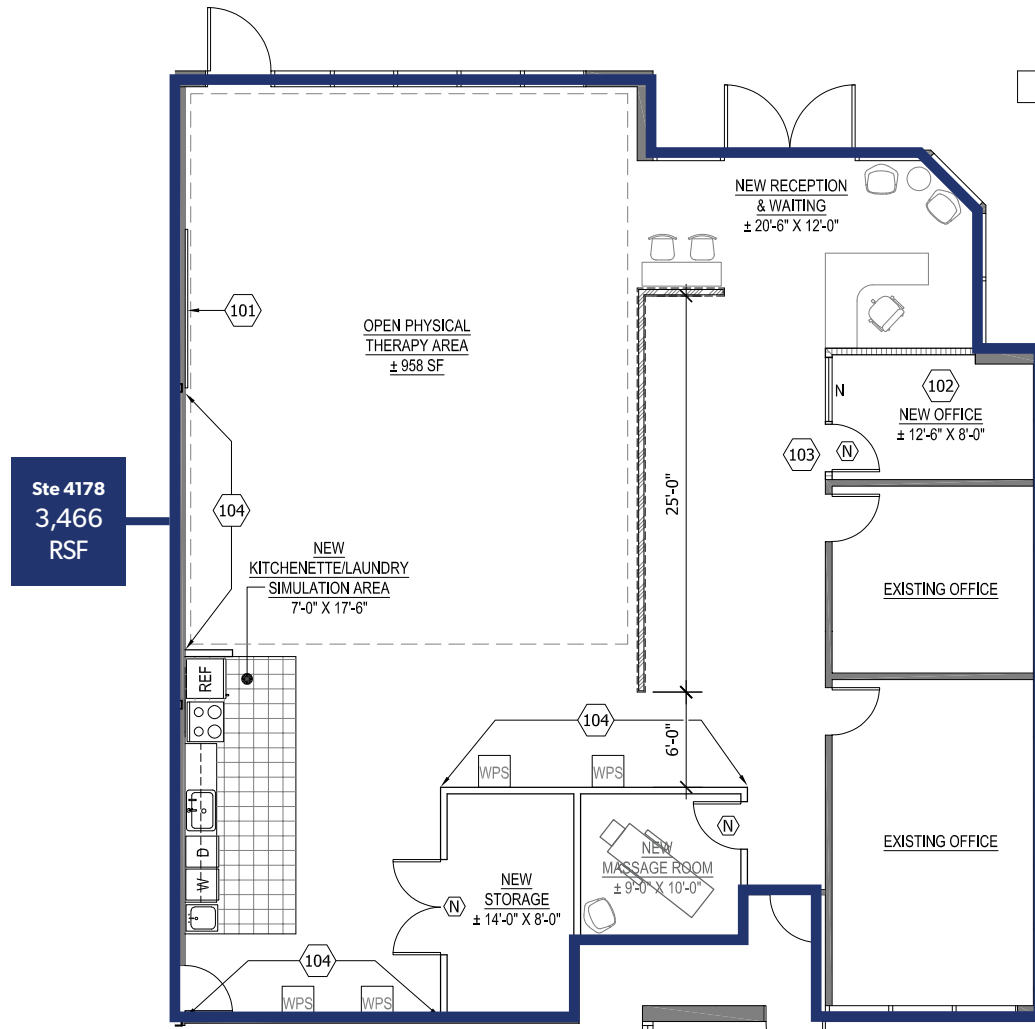
Divisible to 8,134 SF & 6,998 SF



BUILDING C

Suite 4178

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



BIRD'S EYE VIEW

N

SW 41ST ST

B

A

C

SEATTLE IKEA DIRECTLY ACROSS THE STREET

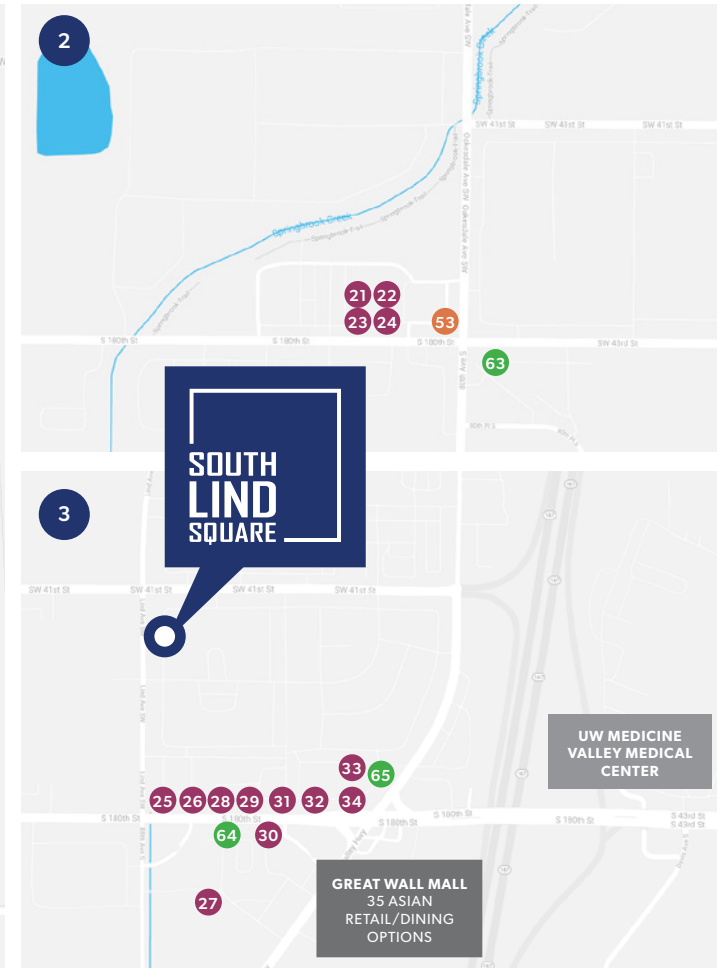
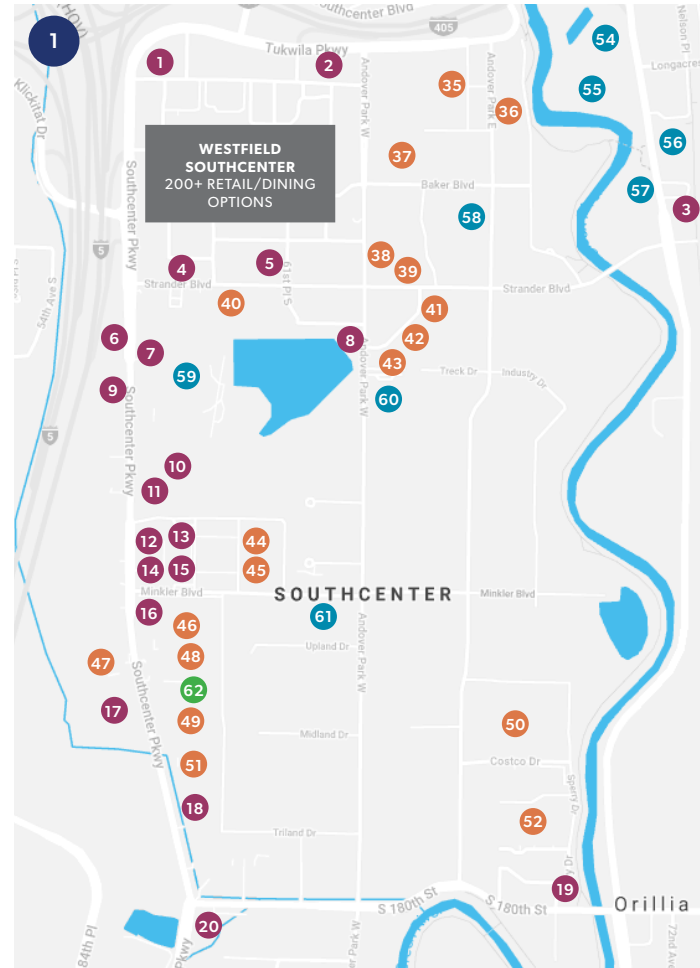


We hope you've got an appetite when your company locates in South Lind Square!

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

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

SOUTH
LIND
SQUARE

S 180TH ST

SOUTHBOUND EXIT

SR-167

UW MEDICINE
VALLEY MEDICAL
CENTER

E VALLEY HWY

NORTHBOUND EXIT

N





THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

JIM BISSET
(206) 769-3633
jbisset@andoverco.com

MIKE HEMPHILL
(206) 550-4176
mhemphill@andoverco.com

SHANE MAHVI
(206) 336-5338
smahvi@andoverco.com

SOUTH
LIND
SQUARE

114,000 SF FLEX/TECH
OFFICE PROJECT

