

# 131 Andover Park E Tukwila, WA

9,374 SF  
FOR LEASE/SALE

**MIKE HEMPHILL**

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# 131 Andover Park E Tukwila, WA

# BUILDING HIGHLIGHTS

## SHOWROOM/FLEX/OFFICE LOCATION, LOCATION, LOCATION!

**High visibility corner on block east of  
Westfield Southcenter**

### **9,374 RSF Total Building Size:**

2,464 RSF retail/showroom  
2,700 RSF office/tech space  
3,300 RSF flex warehouse service bays - 20' clear height  
910 RSF mezzanine storage

**Strategic location with immediate access to I-405  
and I-5. Less than a block from LA Fitness, California  
Pizza Kitchen, and Acme Bowling Center; across the  
street from Lowe's.**

**Outside building signage available**

**Site Size: 0.90 AC (39,375 SF)**

**Tremendous parking: 47 parking stalls**

**Daily traffic count of 24,000 vehicles**

**Rental rate: \$14,000/Mo + NNN**

**For Sale: \$3,200,000**



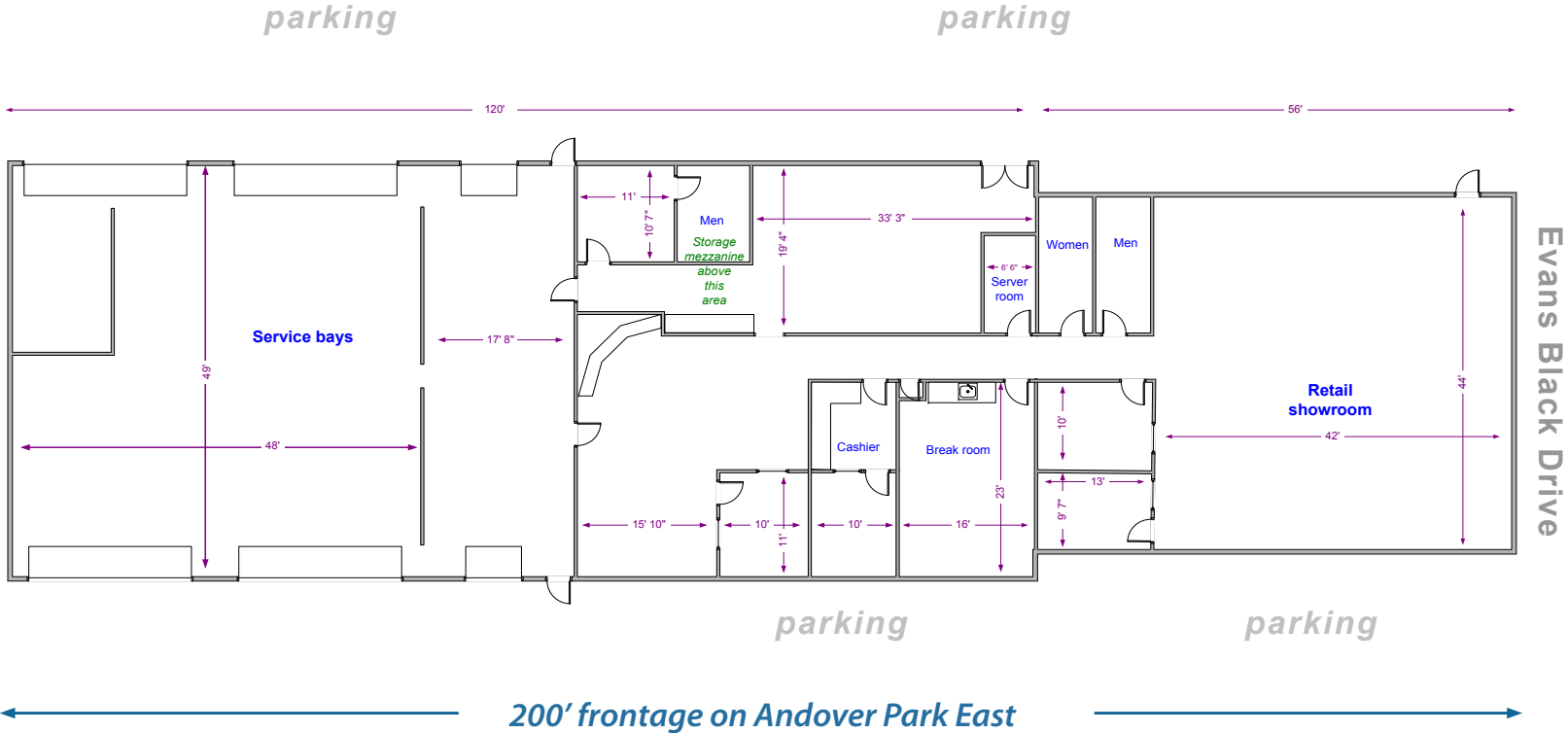
The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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# FLOOR PLAN

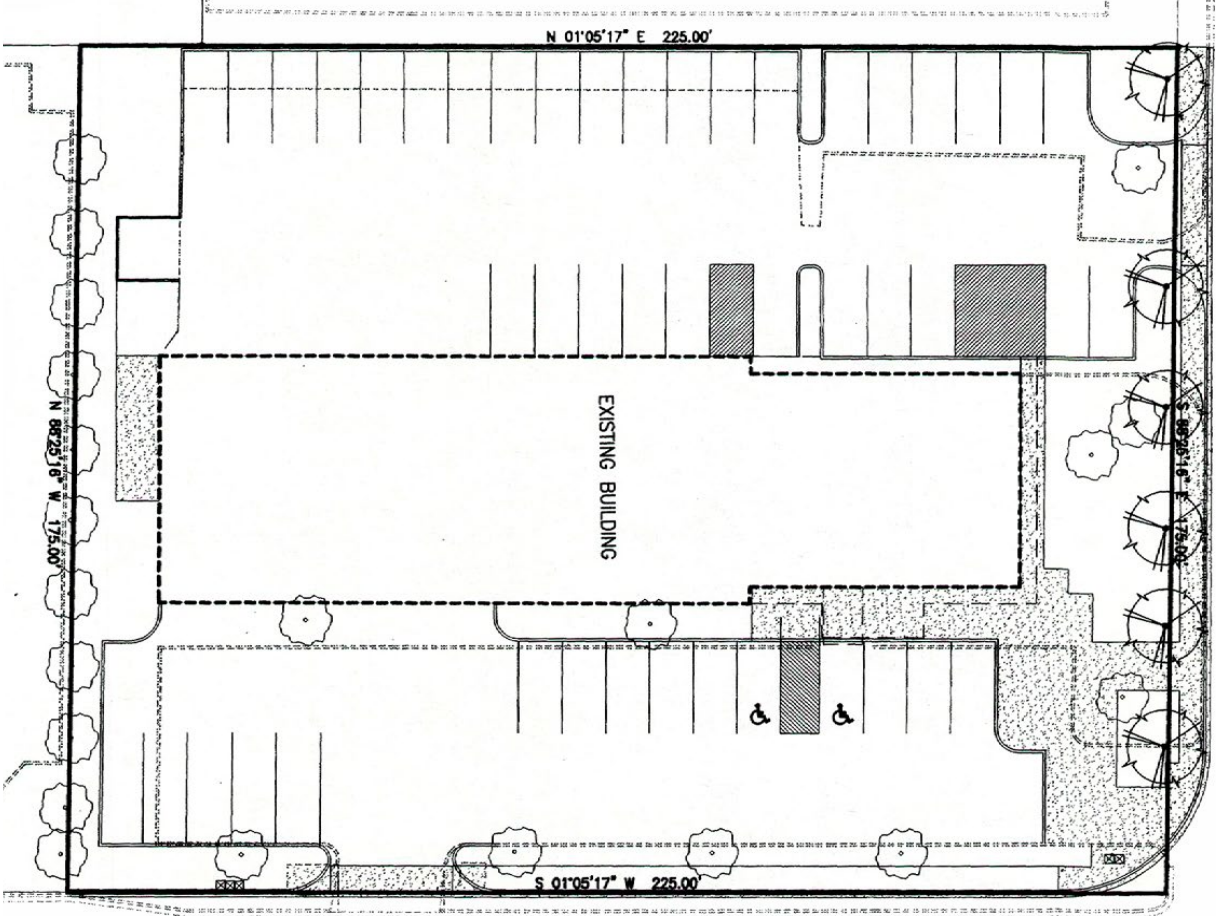


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# SITE PLAN



EVANS BLACK DRIVE



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## AMENITIES



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