

# SEATTLE EXCHANGE

AT SOUTHCENTER

844 INDUSTRY DR  
BUILDING 20 | STE 844  
TUKWILA, WA

## FOR SUBLEASE

5% TO PROCURING



## PROPERTY HIGHLIGHTS

- 3,016 SF TOTAL
- OPTION 1: 2,423 SF OFFICE, 593 SF WAREHOUSE
- OPTION 2: 2,005 SF OFFICE, 1,011 SF WAREHOUSE
- INCLUDES SMALL OUTDOOR FENCED AREA
- \$5,802.78/MONTH, GROSS
- SUBLEASE THROUGH 7/31/25
- MINUTES FROM I-405, HWY-167, AND SEATAC AIRPORT
- CLOSE TO WESTFIELD SOUTHCENTER MALL AND AREA AMENITIES
- AVAILABLE NOW!

**SHANE MAHVI**  
(858) 442-0441  
smahvi@andoverco.com

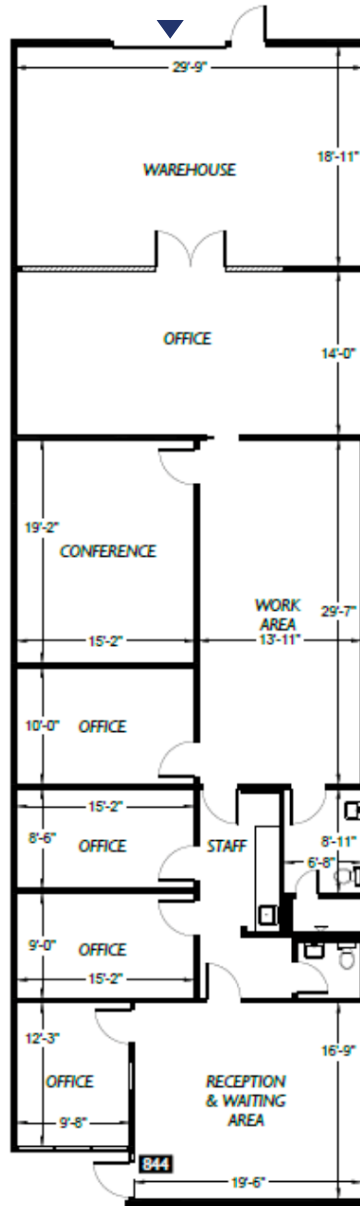
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 **THE ANDOVER  
COMPANY, INC.**  
CORFAC INTERNATIONAL

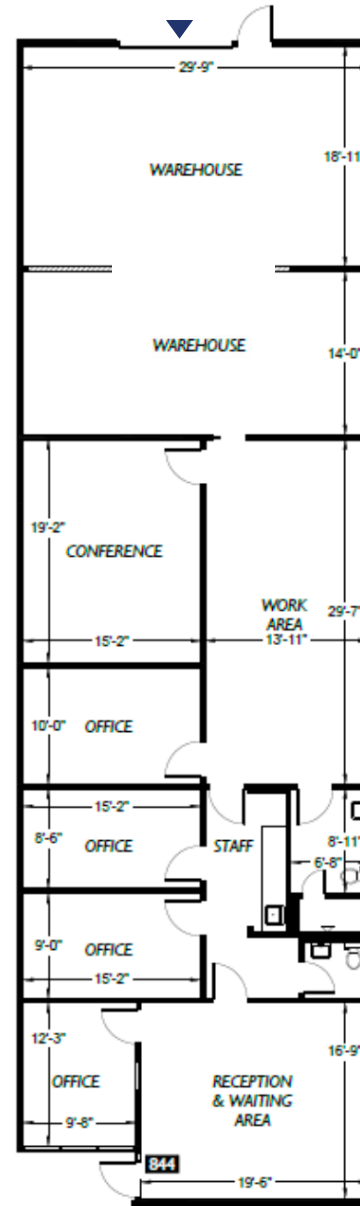
KEY:

▲ Grade level door

OPTION 1 - 3,016 SF TOTAL  
(2,423 SF OFFICE,  
593 SF WAREHOUSE)



OPTION 2 - 3,016 SF TOTAL  
(2,005 SF OFFICE,  
1,011 SF WAREHOUSE)







*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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