

THE OFFICES AT INTERGATE SEATTLE



12501 E MARGINAL WAY S, TUKWILA, WA 98168

NEWMARK

km Kidder
Mathews

THE OFFICES AT INTERGATE SEATTLE

Class "A" Office spaces on a private, 12-acre campus. Ideal for high tech, research & development, and life science tenants.

81,023 SF DIVISIBLE	5,904 SF	\$16.50
BUILDING A AVAILABLE	BUILDING B AVAILABLE	PSF, NNN EST. NNN'S: \$7.50
		
10' CEILING HEIGHT	GRADE AND DOCK-LEVEL LOADING	KEY CARD ENTRY SYSTEM
		
FLOOR PLAN FLEXIBILITY	NEW MERV-13 VIRUS FILTERING HVAC SYSTEMS	4.63/ 1,000 SF PARKING RATIO



The Benefits of Tukwila

EASY ACCESS to major highways & amenities

PROXIMITY to affordable housing

NO B&O Tax

NO Payroll tax

NO Head tax

 **SEATTLE**
10 Minute Drive

 **BELLEVUE**
20 Minute Drive

SODO

 **BOEING FIELD**
9 Minute Drive

MERCER ISLAND

SOUTHPARK

THE OFFICES AT INTERGATE SEATTLE



RENTON



LIGHT RAIL - TUKWILA INT'L BLVD STATION

TUKWILA



SEA TAC INT'L AIRPORT
10 Minute Drive



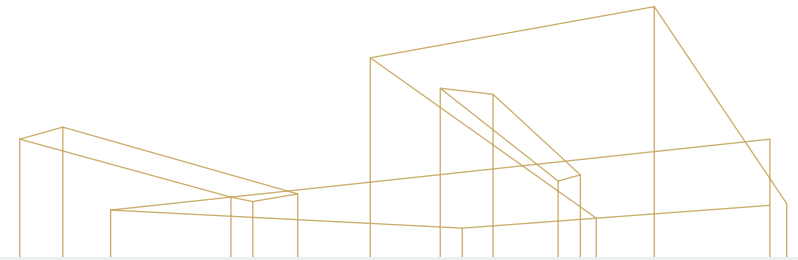
WESTFIELD SOUTHCENTER MALL
7 Minute Drive

405

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 **Kidder Mathews**

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More than 50% occupancy savings over comparable Seattle properties of the same term and square footage.

RENT SCHEDULE	SEATTLE PROPERTY	OFFICES AT INTERGATE SEATTLE	DIFFERENTIAL / SAVINGS
Average Effective Gross Rental Rate	\$50.00	\$25.00	\$25.00
Total Lease Cost	\$40,511,500	\$20,255,750	\$20,255,750
Average Annual Lease Cost	\$4,051,150	\$2,025,575	\$2,025,575
Average Monthly Lease Cost	\$337,596	\$168,798	\$168,798
PARKING			
Parking Ratio Cost	1.5 / 1,000 SF @ \$300 / stall	4 / 1,000 SF @ no cost	
Total Parking Cost	\$4,375,242	\$0.00	\$4,375,242
Annual Parking Cost	\$437,524	\$0.00	\$437,524
Total Monthly Parking Cost	\$36,460	\$0.00	\$36,460
TOTALS			
Total Cost	\$44,886,742	\$20,255,750	\$24,630,992
Total Cost / Year	\$4,488,674	\$2,025,575	\$2,463,099
Total Cost / Month	\$374,056	\$168,798	\$205,258
Annual Cost Per Employee	\$8,312	\$3,751	\$4,561

OCCUPANCY COST SAVINGS SHOWCASES AN EXAMPLE WITH THE FOLLOWING PARAMETERS: 81,023 RSF, 120 MONTH-LONGER TERM.

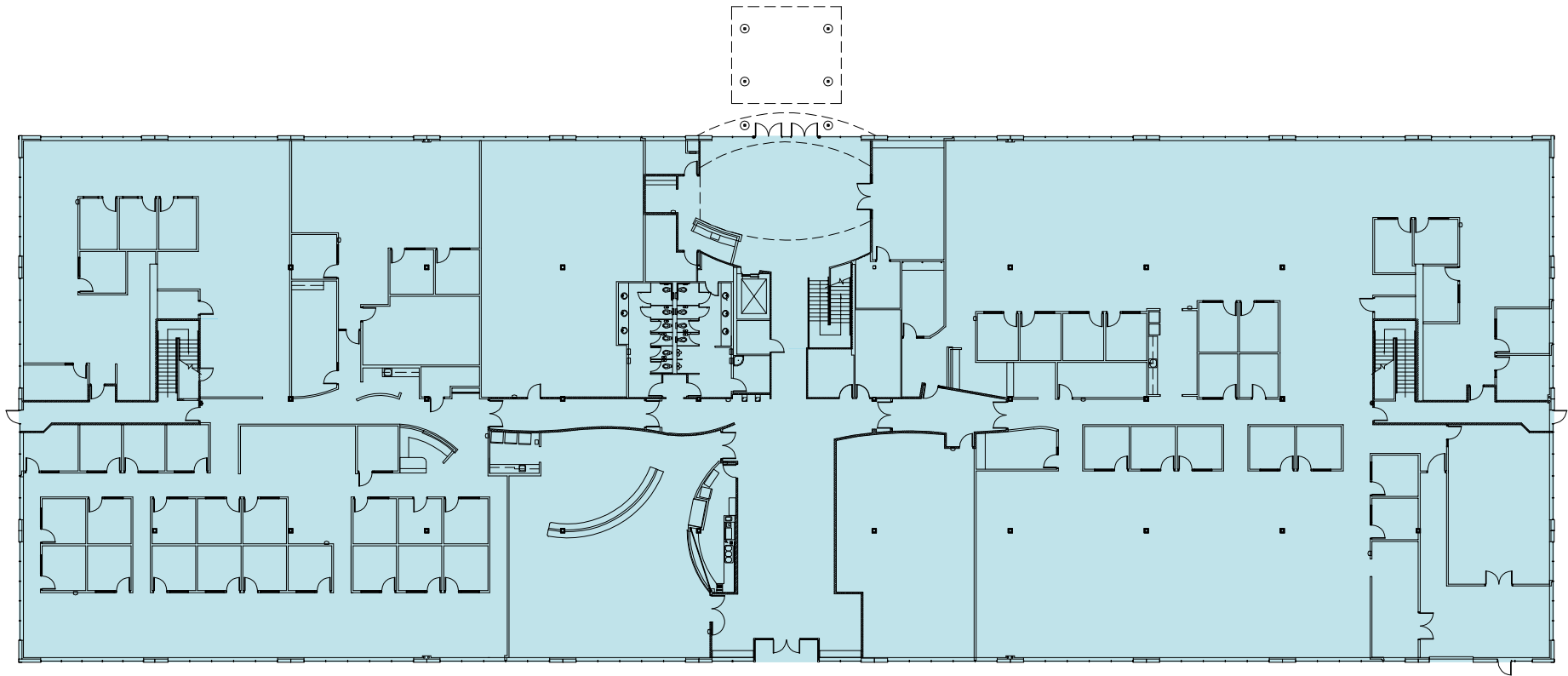
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THE OFFICES AT INTERGATE SEATTLE

First Floor - Building A

ENTIRE FLOOR AVAILABLE - 41,079 SF (DIVISIBLE)



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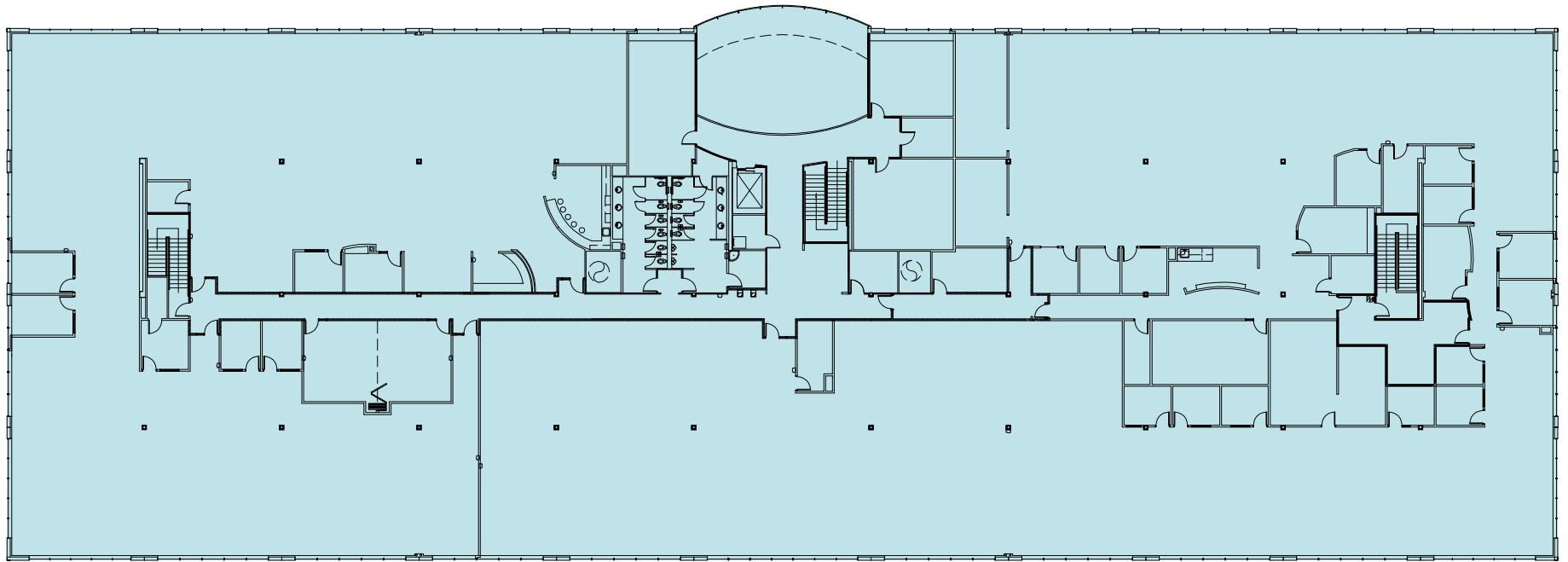
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THE OFFICES AT INTERGATE SEATTLE

Second Floor - Building A

ENTIRE FLOOR AVAILABLE - 39,944 SF (DIVISIBLE)



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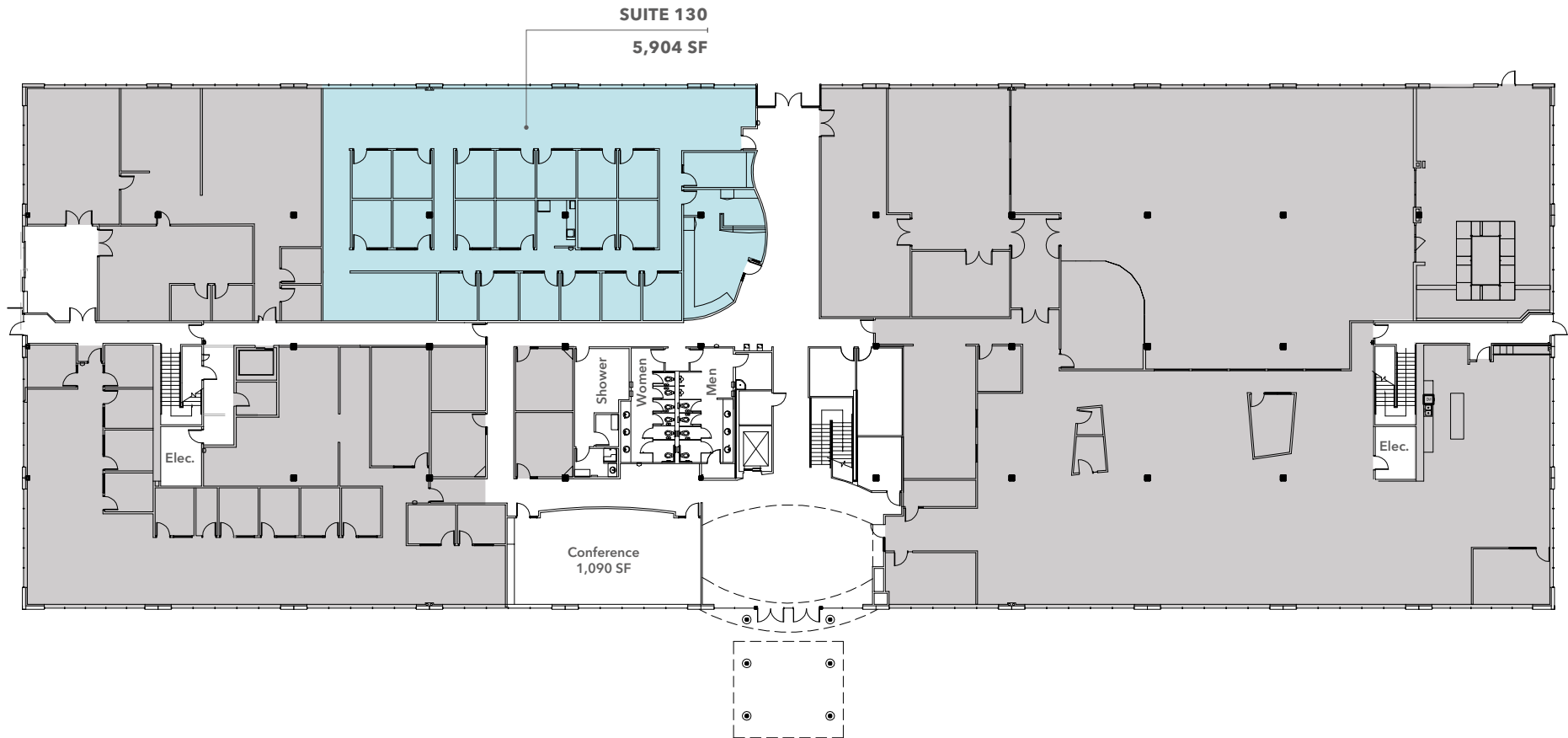
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THE OFFICES AT INTERGATE SEATTLE

First Floor - Building B



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For leasing information,
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