



BENAROYA SOUTH HILL BUSINESS + TECHNOLOGY CENTER



To view our website:

SOUTHILLBUSINESSANDTECHNOLOGYCENTER.COM



New First
Generation
Space: All New
Infrastructure
New HVAC Built
to Latest Codes



Large Flexible
Floor Plates &
Exceptionally
High Ceilings



2-Story Building
127,137 SF
Available Now;
Expandable to
700,000 SF

SEATTLE METRO AREA
TWO-STORY OFFICE BUILDING:
NEW FIRST GENERATION SPACE
127,137 SF AVAILABLE NOW

CBRE

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Benaroya



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TENANT SPACE
WEST OFFICE BUILDING

FEATURES

- New first generation space with new energy efficient HVAC built to latest 2020 mechanical codes deliver fresh outside air changes and the latest in employee health and comfort
- New two-story Class A office building: 127,137 – 700,000 sf available now
- Large flexible floor plans: divisible to 15,000 sf
- \$18.00/SF + \$9.35/SF NNN
- Tenant improvements designed to your specifications and latest guidelines
- World-class infrastructure in place including robust global connectivity with 7 fiber providers on-site
- All new windows, lighting, ceiling, bathrooms
- 4/1,000 SF parking ratio; additional parking available
- Winning location: Easy access to and from the Seattle metro area
- Exceptional 15-17 foot open ceiling and 9-10 foot window heights, outstanding natural light
- 86-acre park-like campus provides plentiful open space and fresh outside air for employees
- Abundant neighborhood amenities including food & drink, retail stores, parks, fitness, and medical facilities
- On-site food trucks
- No B&O tax
- Affordable housing
- Regional growth center = abundant, skilled workforce
- Room to grow: Additional land available for expandability
- Quick TI permitting and occupancy
- Strong ownership: The Benaroya Company

86-ACRE PARK LIKE CAMPUS



ROBUST FIBER INFRASTRUCTURE

EXCEPTIONAL + EXPANDABLE FREE PARKING





BRADLEY LAKE PARK

- Direct on-site gated access to 59 acre park
- One mile paved trail loop for walking & running - dog friendly



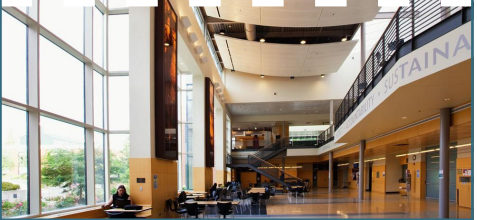
SOUTH HILL BUSINESS + TECHNOLOGY CENTER

- New first generation space and green campus setting delivers healthier environment for employees
- Easy to avoid crowded elevators, with option to walk one flight of stairs; or lease first floor space



PIERCE COLLEGE SHBTC TENANT SERVICES

- Customized work-force training available for high-demand jobs
- Fitness & child care centers, library, cafeteria and auditorium



SURROUNDING AREA



**BENAROYA SOUTH HILL
BUSINESS + TECHNOLOGY CENTER**

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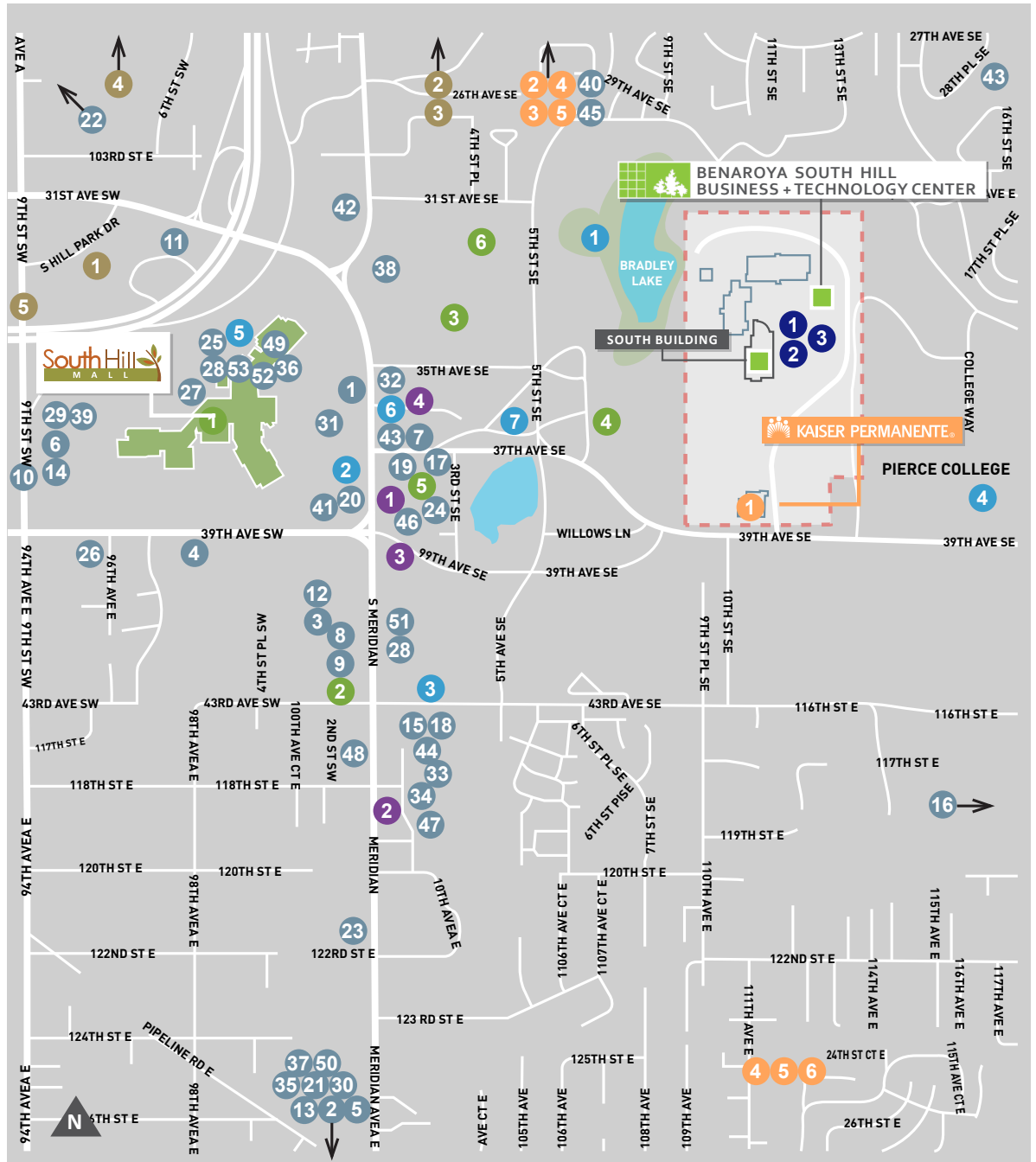
AMENITIES MAP

FOOD & DRINK

On-Site Food Trucks

1. South Beach Cuisine & Espresso
2. Stacks Burgers
3. Lumpia World

1. A&W Hamburgers
2. Amante Pizza & Pasta
3. Applebee's
4. Arby's
5. Ayothaya Thai
6. Bangkok Thai
7. Baskin Robbins
8. BJ's Restaurant
9. Black Angus
10. Burger King
11. Cheers
12. Chili Thai Restaurant
13. Chinese Gourmet Express
14. Denny's
15. Dickey's BBQ Pit
16. Domino's Pizza
17. Famous Dave's
18. Forever Sushi
19. Herfy's Burger & Shake
20. I Love Sushi & Teriyaki
21. Iron Chef Japanese Steak
22. It's Pho U
23. Jack in the Box
24. Karma Indian Cuisine Keg
25. Steakhouse & Bar
26. KFC
27. Ma's Place Restaurant
28. New China Buffet
29. Okee Dokee Grill
30. Old Country Buffet
31. Olive Garden
32. Outback Steakhouse
33. Papa John's Pizza
34. Papa Murphy's Take & Bake
35. Pho the Best
36. Pizza Hut
37. Quizno's Subs
38. Ram Restaurant & Brewery
39. Red Robin
40. Rio Blanco
41. Sakura Buffet
42. Sbarro
43. Shanghai Mongolian Grill
44. Shari's Restaurant
45. Shilla Teriyaki
46. Skippers
47. Starbucks
48. Taqueria Los Amigos
49. The Rock Wood Fired Pizza
50. Trapper's Sushi
51. Wendy's
52. Zita Pizzeria
53. Lotus Grill
54. Little Caesars Pizza
55. Prime Steak & Gyros
56. Subway
57. Tortas Locas
58. Wok This Way
59. Oki Japan
60. Honey Baked Ham
61. Panera Bread



MEDICAL FACILITIES

1. Kaiser Permanente
2. MultiCare Good Samaritan Hospital
3. MultiCare Good Samaritan Med Bldg
4. MultiCare Orthopedic and Sports
5. MultiCare Women's Clinic
6. Sunrise Medical Campus

RETAIL

1. South Hill Mall - 116 Stores
2. Best Buy
3. Home Depot
4. Lowes
5. Petco
6. Walmart

HOTELS

1. Best Western
2. Fairfield Inn and Suites
3. Hampton Inn & Suites
4. Hedman House
5. Holiday Inn Express

PARKS & RECREATION




1. Bradley Lake Park
2. Little Gym
3. Mel Korum YMCA
4. Pierce College
5. Regal South Hill Cinemas
6. Wiggleworks Kids
7. 24 Hour Fitness

FINANCIAL INSTITUTIONS

1. BECU
2. Bank of America
3. Harborstone Credit Union
4. Umpqua Bank



REGIONAL TRANSPORTATION

-  Driving Distance
-  Sounder Train
-  Pierce Transit Bus



WINNING LOCATION

EASY ACCESS IN AND OUT

South Hill Business + Technology Center is ideally situated with easy arterial and freeway access to Seattle, Tacoma, Bellevue, Seattle-Tacoma International Airport and other destinations. Excellent transit options include fast Sounder Train service, van pools and bus connections with a stop in front of the Campus.