

The Offices at Intergate Seattle

12401 E Marginal Way S, Tukwila, WA 98168



FOR LEASE

A 166,828 SF, Two-Building Office Campus Situated
on 12 Acres with Excellent Access to I-5 & I-405

For leasing information, contact

Thad Mallory | Evan Lugar | Gary Guenther | Jason Rosauer | Celeste Rietveld | 206.248.7300



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Two, 2-story buildings on a private 12-acre campus. Sidewalks, stairs & outdoor seating connect the buildings.

AVAILABLE	Each building is 83,414 SF for a total of 166,828 SF
ASKING RENTAL RATE	\$15.00 / SF, NNN (2017 Estimated NNNs: \$7.36)
CEILING HEIGHTS	10'
COLUMN SPACING	31' x 30'
PARKING	772 surface spots (4.63/1,000 SF)
AMENITIES	Spacious cafeteria and dining room in North Building; loading docks both at grade and truck bed height; generator back up; prox card entry system
FLOOR PLATE FLEXIBILITY	Ownership open to creative floor plans including ability to create high, clean R&D space
CAMPUS ENVIRONMENT	Ability to create a secured campus environment, with expansion capability



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The Offices at Intergate Seattle has excellent access via the Boeing Access Road to I-5, I-405, Highway 599, and Airport Way S.

LOCATION HIGHLIGHTS

Local access via Tukwila International Boulevard (Highway 99) and E Marginal Way S

Adjacency to data center campus

Proximity to affordable housing

7 minutes to Southcenter Shopping Mall - the largest shopping center in the Pacific Northwest with over 200 retailers

10 minutes to SeaTac International Airport, Light Rail station, and Boeing Field

12 minutes to Downtown Seattle

No B&O Tax in City of Tukwila

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Occupancy Cost Savings

AVERAGE SEATTLE CLASS "A" OFFICE BUILDING

Term	120 Months
RSF	83,414

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Term	120 Months
RSF	83,414

RENT SCHEDULE		DIFFERENTIAL / SAVINGS	
Average Effective Gross Rental Rate	\$47.00	\$23.00	\$24.00
Total Lease Cost	\$39,204,580	\$19,185,220	\$20,019,360
Average Annual Lease Cost	\$3,920,458	\$1,918,522	\$2,001,936
Average Monthly Lease Cost	\$326,705	\$159,877	\$166,828
Parking Ratio Cost	1.5:1,000 SF @ \$300 / Stall	4/1,000 SF no cost	
Total Parking Cost	\$1,980,000	\$0.00	\$1,980,000
Annual Parking Cost	\$198,000	\$0.00	\$198,000
Total Monthly Parking Cost	\$16,500	\$0.00	\$16,500
Total Cost	\$41,184,580	\$19,185,220	\$21,999,360
Total Cost / Year	\$4,118,458	\$1,918,522	\$2,199,936
Total Cost / Month	\$343,205	\$159,877	\$183,328
Headcount @ 150 SF / Employee	556	556	
Annual Cost Per Employee	\$7,861	\$3,451	\$4,410

OVER 50% COST SAVINGS VS. SEATTLE OFFICE PROPERTIES

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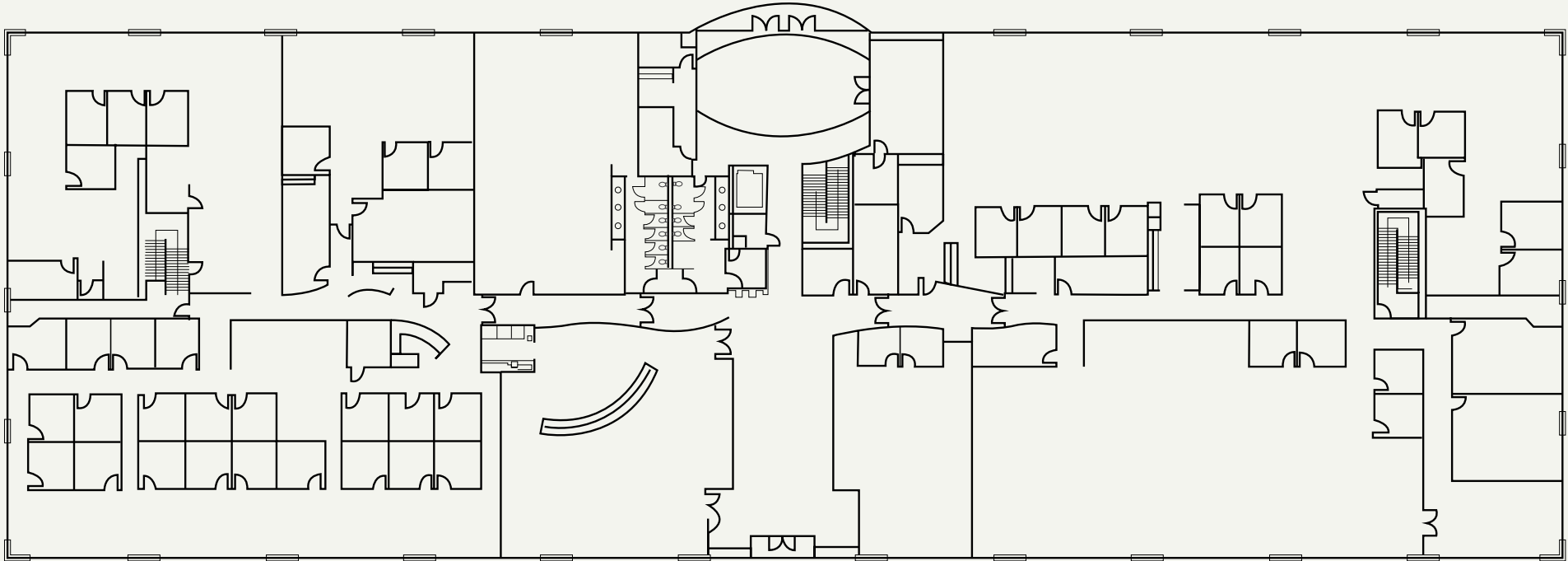
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Floor Plans

BUILDING A | FIRST FLOOR



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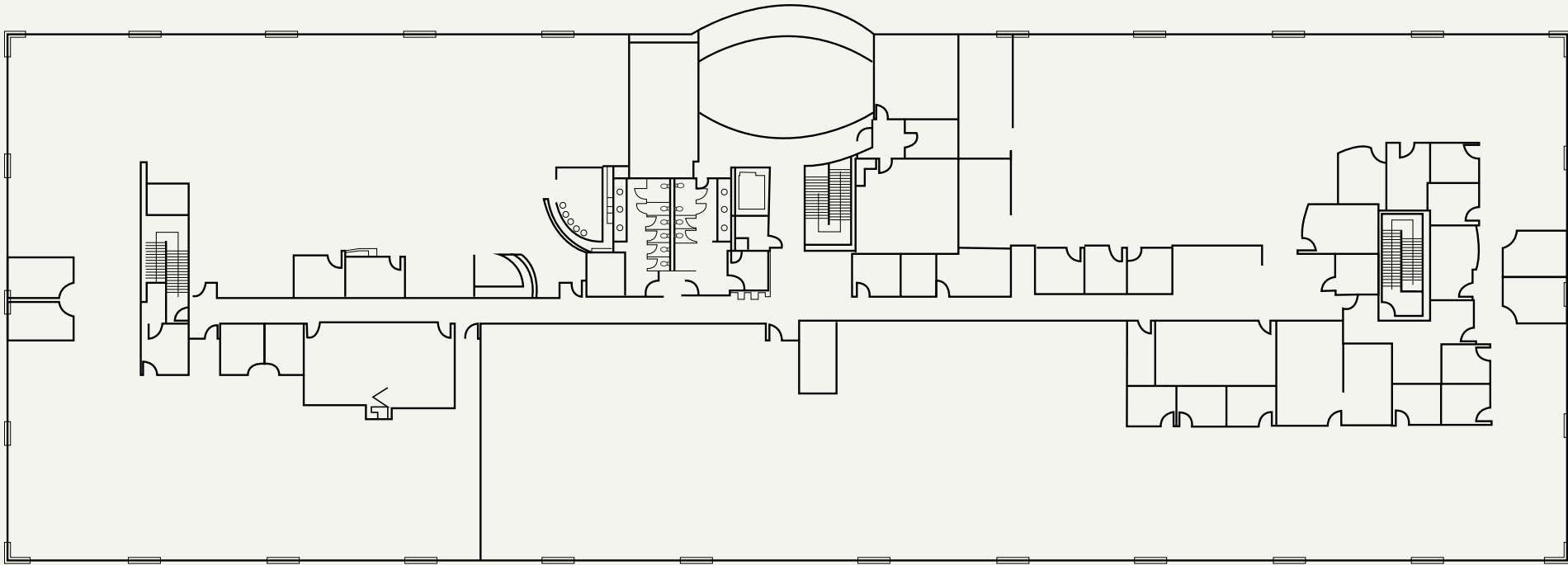
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Floor Plans

BUILDING A | SECOND FLOOR



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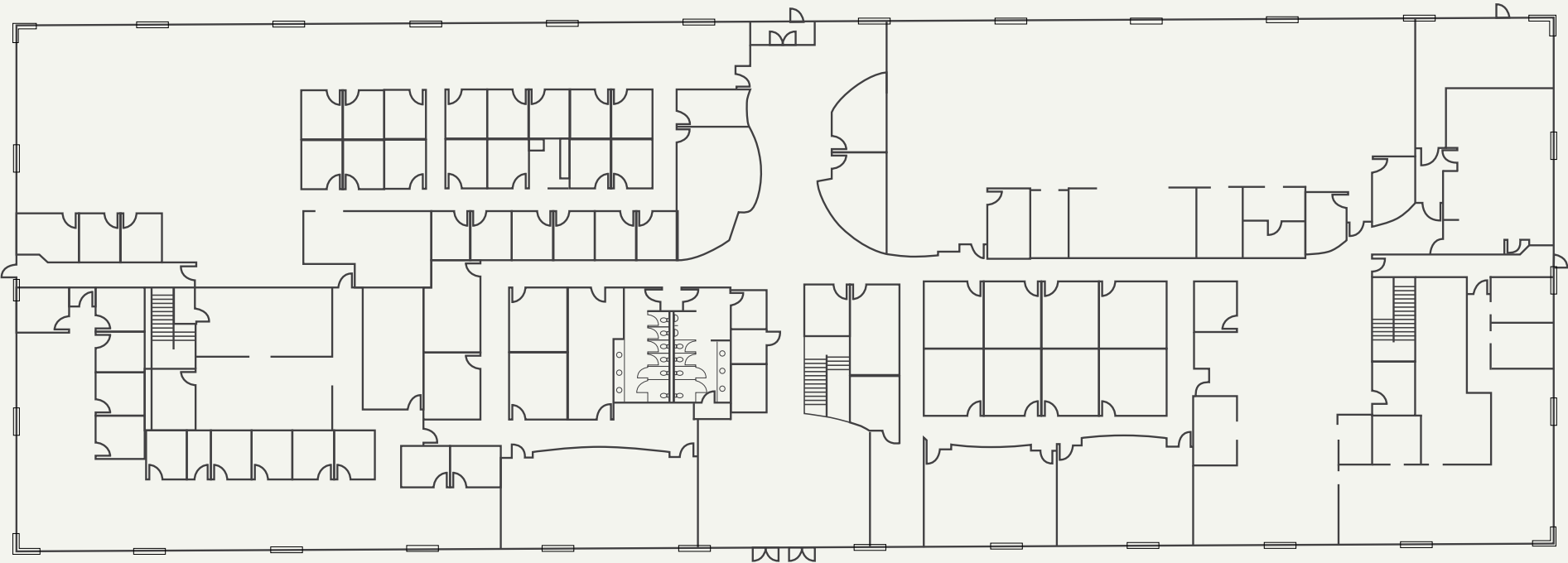
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BUILDING B | FIRST FLOOR



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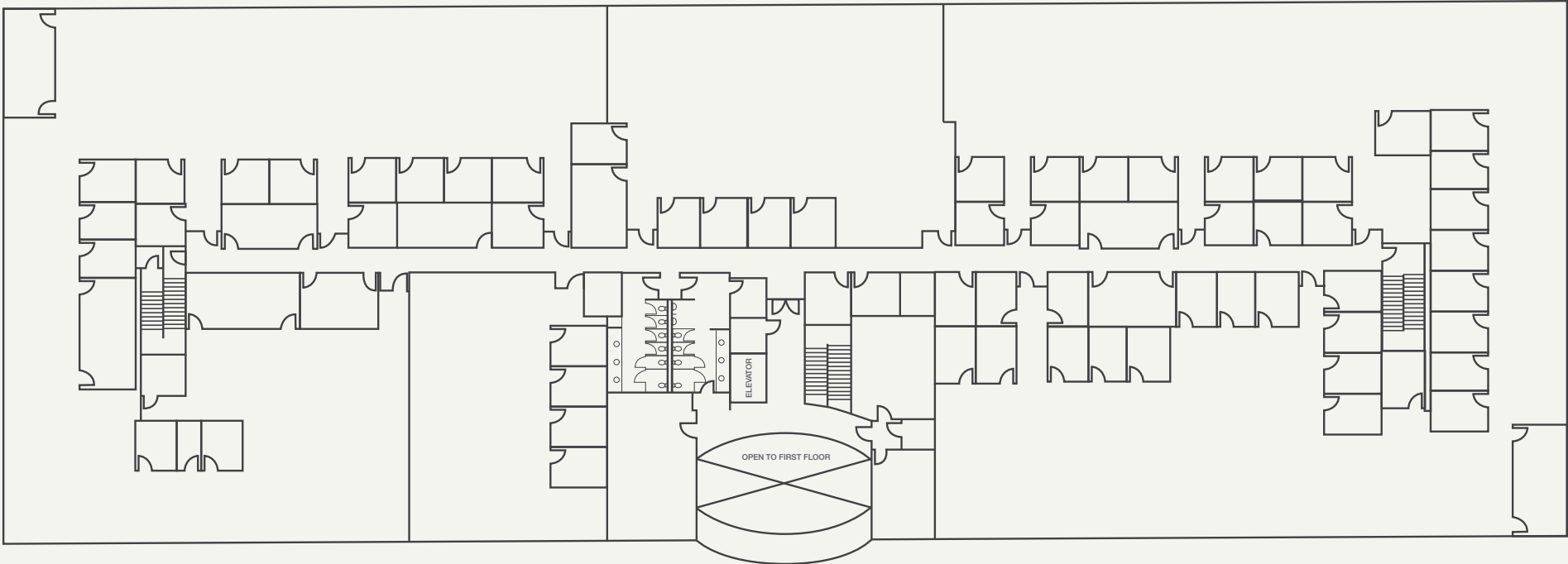
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