

Investment Offering

Madrona Building



18475 Olympic Avenue
South, Tukwila, WA

Single-tenant net leased
investment offering

\$2,900,000.00

6.8 capitalization rate

NOI of \$198,000.00

24,750 SF total

3,833 SF office

5 year lease in place with bumps
and extensions

Coupon clipper

Super location

Tremendous quality



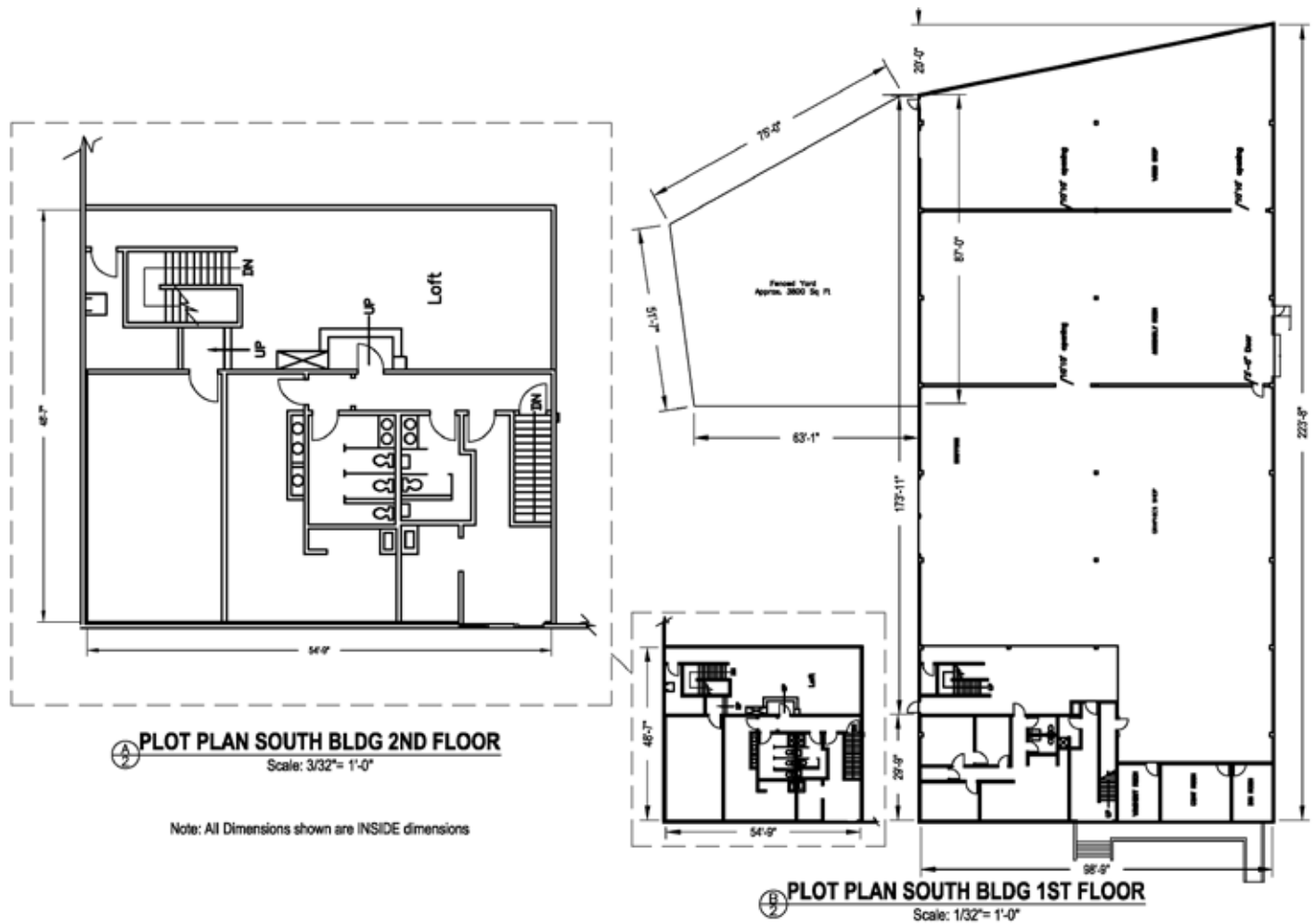
Location



Contact

Christopher J. Corr, SIOR
Senior Vice President
206.248.7324
ccorr@kiddermathews.com

Madrona Building



Contact

Christopher J. Corr, SIOR

206.248.7324

ccorr@kiddermathews.com