## km Kidder Mathews

## **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



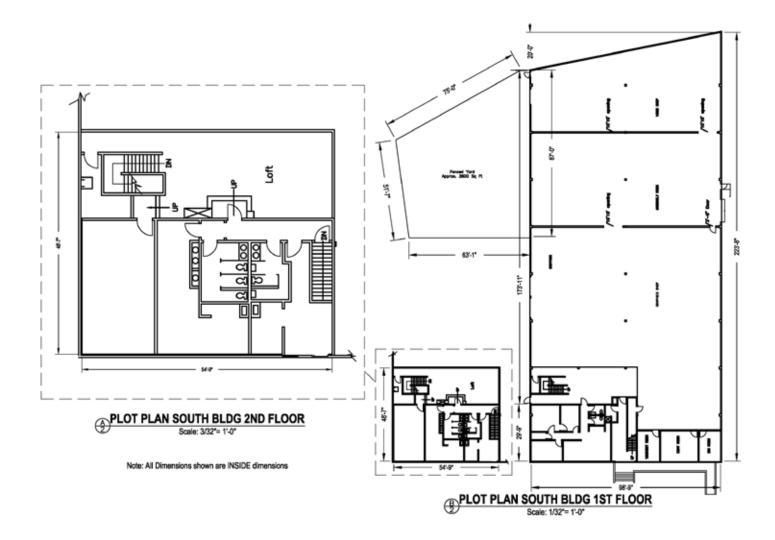
# MADRONA BUILDING View of the second s

## Contact

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## Madrona Building



### Contact

#### Christopher J. Corr, SIOR 206.248.7324 ccorr@kiddermathews.com

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