

Next to Lakewood Park, within New Green Building
White Center

2,955 SF Upstairs Office Available



CHI DUONG | MILLER HULL

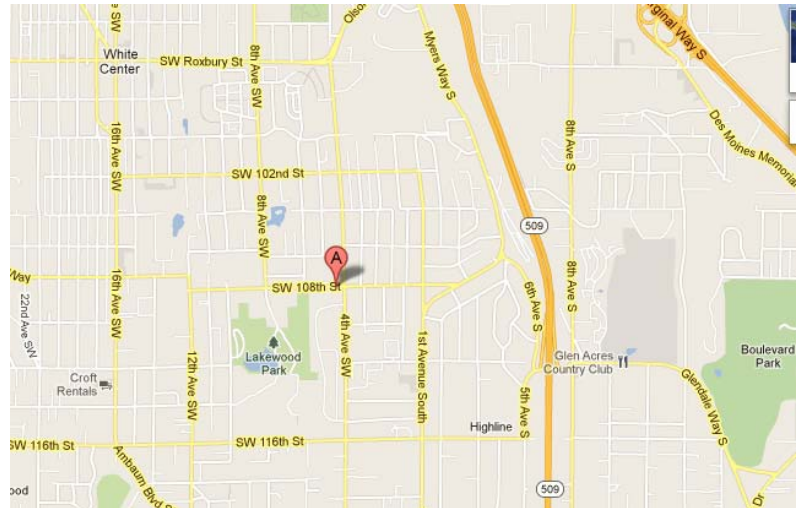
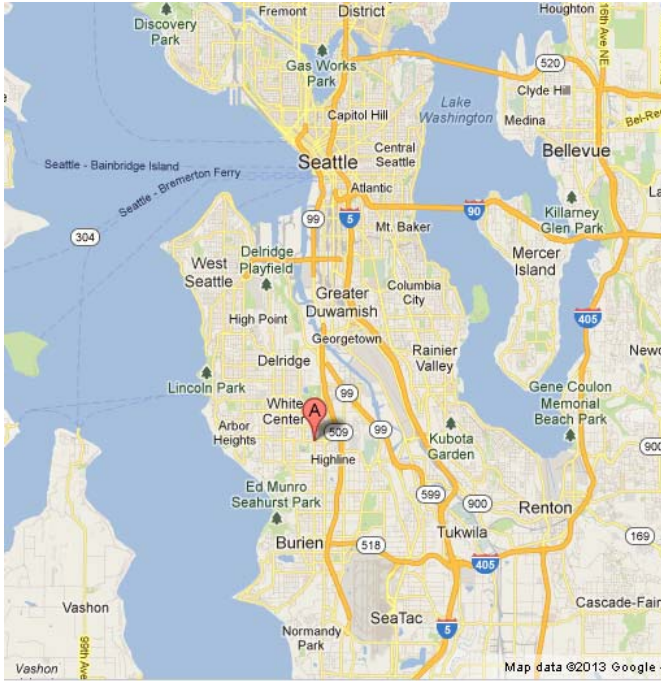
2012 GREEN Building
Open Floor Plan
Floor to Ceiling windows
Free Parking & Street

TAF Building
Space Available
 Fully wired with partition built-in
 Ready & Operational Immediately

LOCATION:

Located in the White Center Area of south Seattle, Washington, with main thoroughfares being accessed by SR-509, and 4th Ave SW, the property is located right on the east side of Lakewood Park.

10 minutes from Downtown Seattle via SR-99



PROPERTY AND BUILDING:



Street entry to property, free parking, 49 stalls total



Modern architecture with lots of windows

- Sales
- Investments
- Leasing

Presented by Stephan Bernard 206-963-9147



Main entry from parking, second floor



Entrance lobby, reception desk, second floor



Main staircase to all levels, with elevator to the right



Shared Board room, third floor

THIRD FLOOR OFFICE SPACE:

2,955 SF of open space and floor plan with large wall to ceiling windows and plenty of natural light, open ceiling, and built-in partitions (fully wired).

Common area bathroom on the same floor

Shared Conference room available on the same floor (see floor plan) to be scheduled in advance with receptionist



Plenty of natural light from floor to ceiling windows



Polished sealed cement floor, carpet tiles within built-in partitions, open ceiling, small break area.

THE PROPERTY – CONSTRUCTION COMPLETED IN 2012:

Built in 2012, this 24,500 SF green building is the house of TAF, a non-profit organization, who is housing the majority of the property over the 3 levels. Modern classrooms and offices have been design within this open floor plan new construction to accommodate TAF staff, and provide STEM education for students.

First Level:

Partially below ground due to slope terrain, providing access to the park, and the various bike and walking trails, with Catering Kitchen, and multi-purpose room for Parties and Special Event.

Second Level:

Main entry with lobby, elevator, and staircases, several classrooms, and server room.

Third floor:

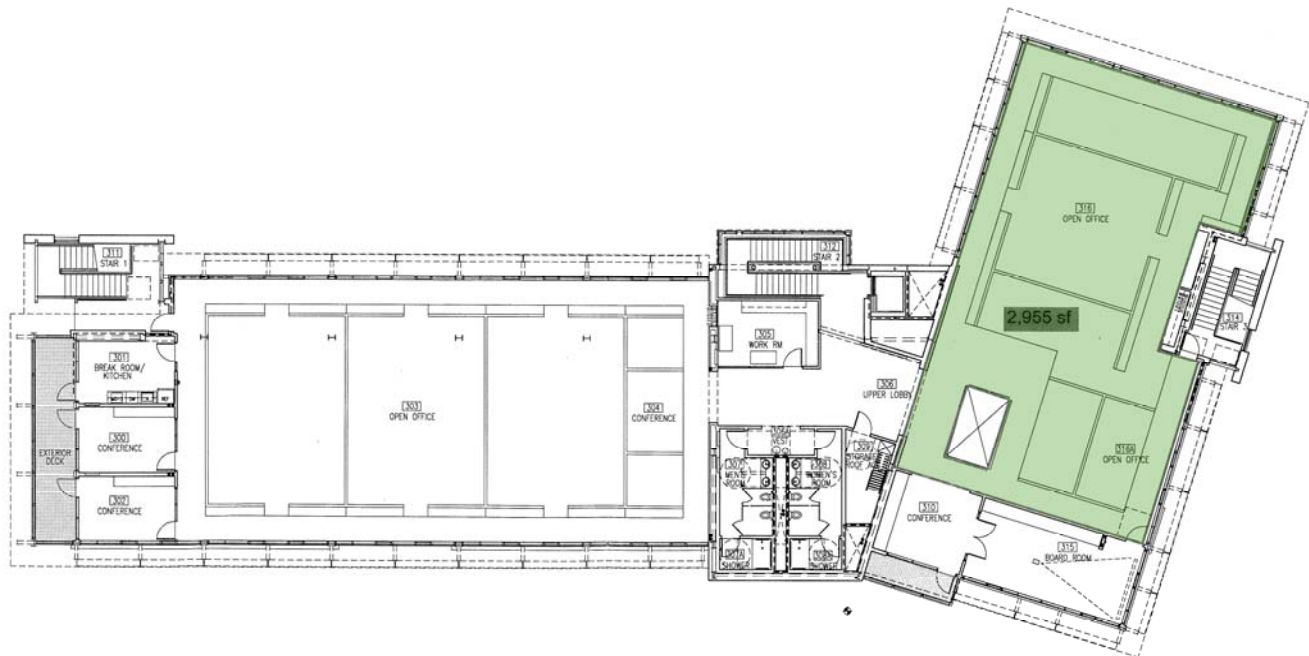
Administrative office space, no children allowed, common bathroom with showers, and shared office space as shown below within floor plan.



The building is ADA compliant and is wheelchair accessible with elevator to all 3 floors.

OFFICE FLOOR PLAN:

See green space available



OFFICE SPACE GROSS LEASE OPTION:

Leases proposed are Modified Gross Lease, including NN charges, water, electrical, sewer, and janitorial services. Tenant shall pay for their own internet server (to be installed within the server room), and other utilities such as phones, printer, etc...

Office Use

2,955 SF, not including shared common areas

2 to 5 years term + options negotiable

\$15.00/SF/Yr

(Lease Rates above depending on Financials and other Terms to be reviewed)

SPACE AVAILABLE IMMEDIATELY

SIMILAR OFFICE LEASE COMPS:

1200 N Westlake Ave, Suite 1006, Seattle, WA 98109 → 3,250 SF, started Jan. 2012 @ \$18.29/sf

12720 Gateway Dr, Bldg 7, Tukwila, WA 98168 → 4,344 SF, started Aug. 2012 @

6840-6842 Fort Dent Way, Suite 325, Tukwila, WA 98188 → 2,422 SF, started July 2012 @ \$25.00/sf

4025 Delridge Way SW, Suite 210, Seattle, WA 98106 → 3,810 sf, started Feb. 2013 @ \$22.50/sf

MORE OFFICE SPACE PHOTOS:

