

131 Andover Park E Tukwila, WA

9,374 SF
FOR LEASE/SALE

MIKE HEMPHILL

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131 Andover Park E Tukwila, WA

BUILDING HIGHLIGHTS

SHOWROOM/FLEX/OFFICE LOCATION, LOCATION, LOCATION!

**High visibility corner on block east of
Westfield Southcenter**

9,374 RSF Total Building Size:

2,464 RSF retail/showroom
2,700 RSF office/tech space
3,300 RSF flex warehouse service bays - 20' clear height
910 RSF mezzanine storage

**Strategic location with immediate access to I-405
and I-5. Less than a block from LA Fitness, California
Pizza Kitchen, and Acme Bowling Center; across the
street from Lowe's.**

Outside building signage available

Site Size: 0.90 AC (39,375 SF)

Tremendous parking: 47 parking stalls

Daily traffic count of 24,000 vehicles

Rental rate: \$14,000/Mo + NNN

For Sale: \$3,200,000



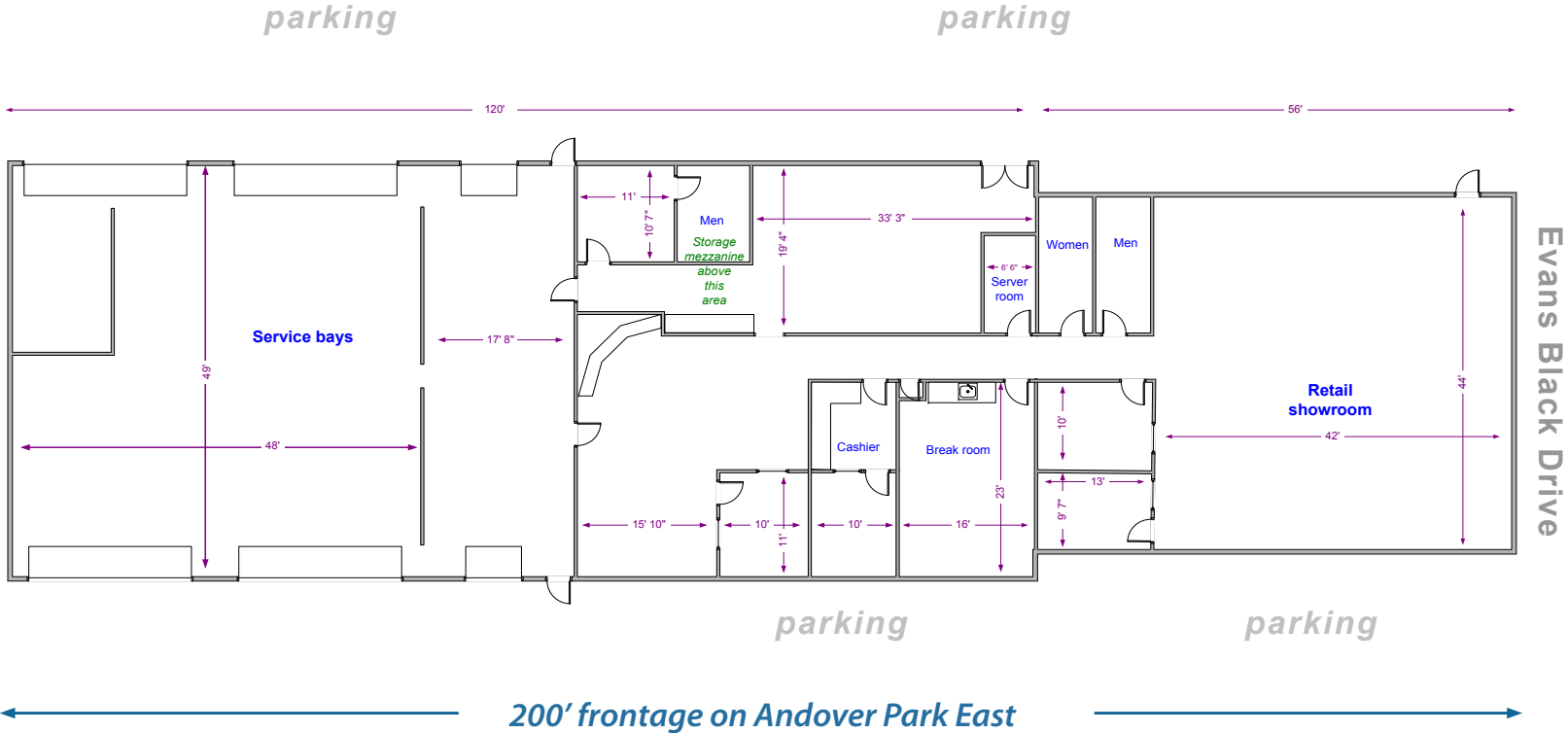
The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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FLOOR PLAN

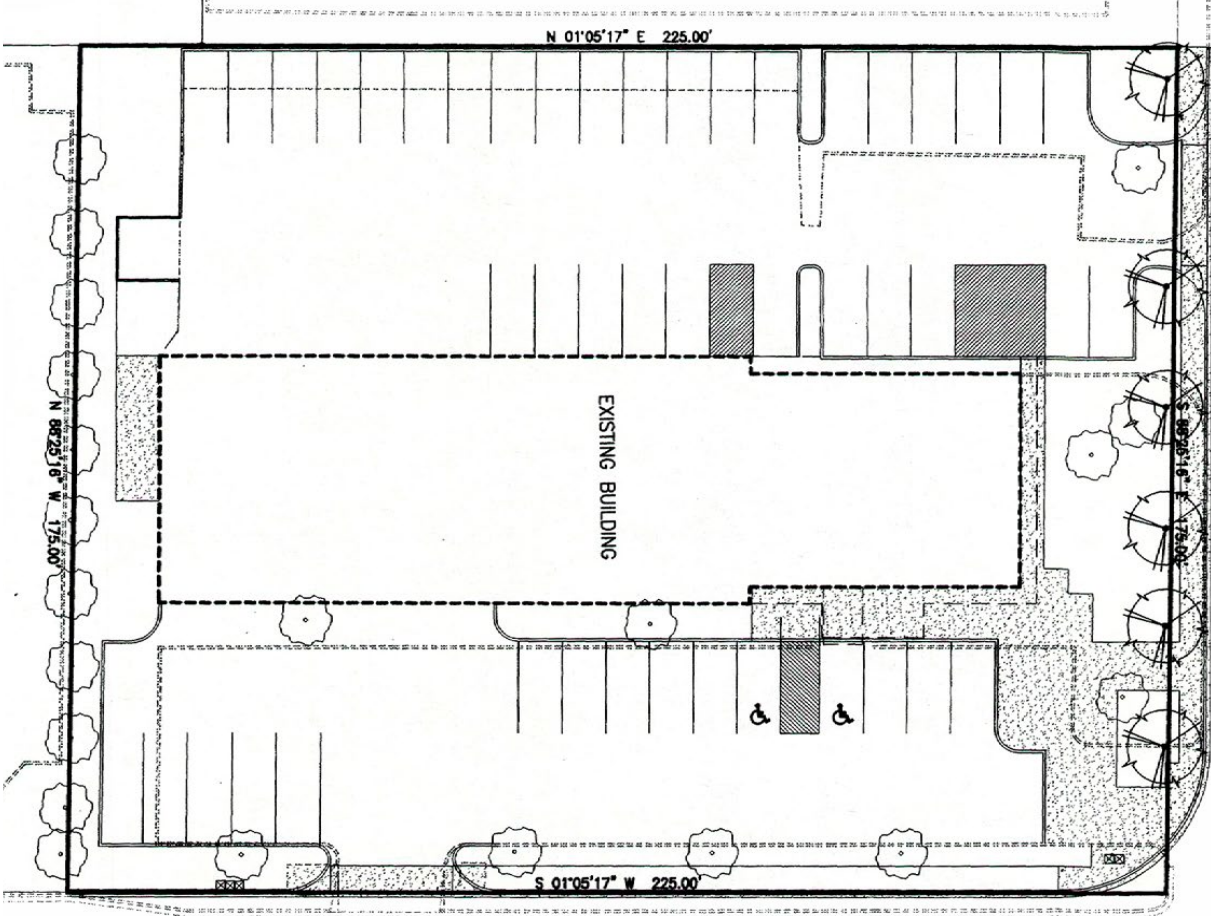


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SITE PLAN



EVANS BLACK DRIVE



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AMENITIES



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