

**FLEX
LEASE**



MILITARY ROAD S BUILDING

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OFFICE/WAREHOUSE/FLEX SPACE IN SOUTH SEATTLE

3,601 SF - 8,778 SF Available

Office Rate: \$0.80/SF NNN

Warehouse Rate: \$0.70/SF NNN

FEATURES:

- Air Conditioning Throughout
- Visibility to I-5
- 3-Phase Power
- Grade-Level Loading
- Ample Parking
- Storage Available

IDEAL USES

- Server Farm
- Tech Startups
- Data Center
- Light Industrial

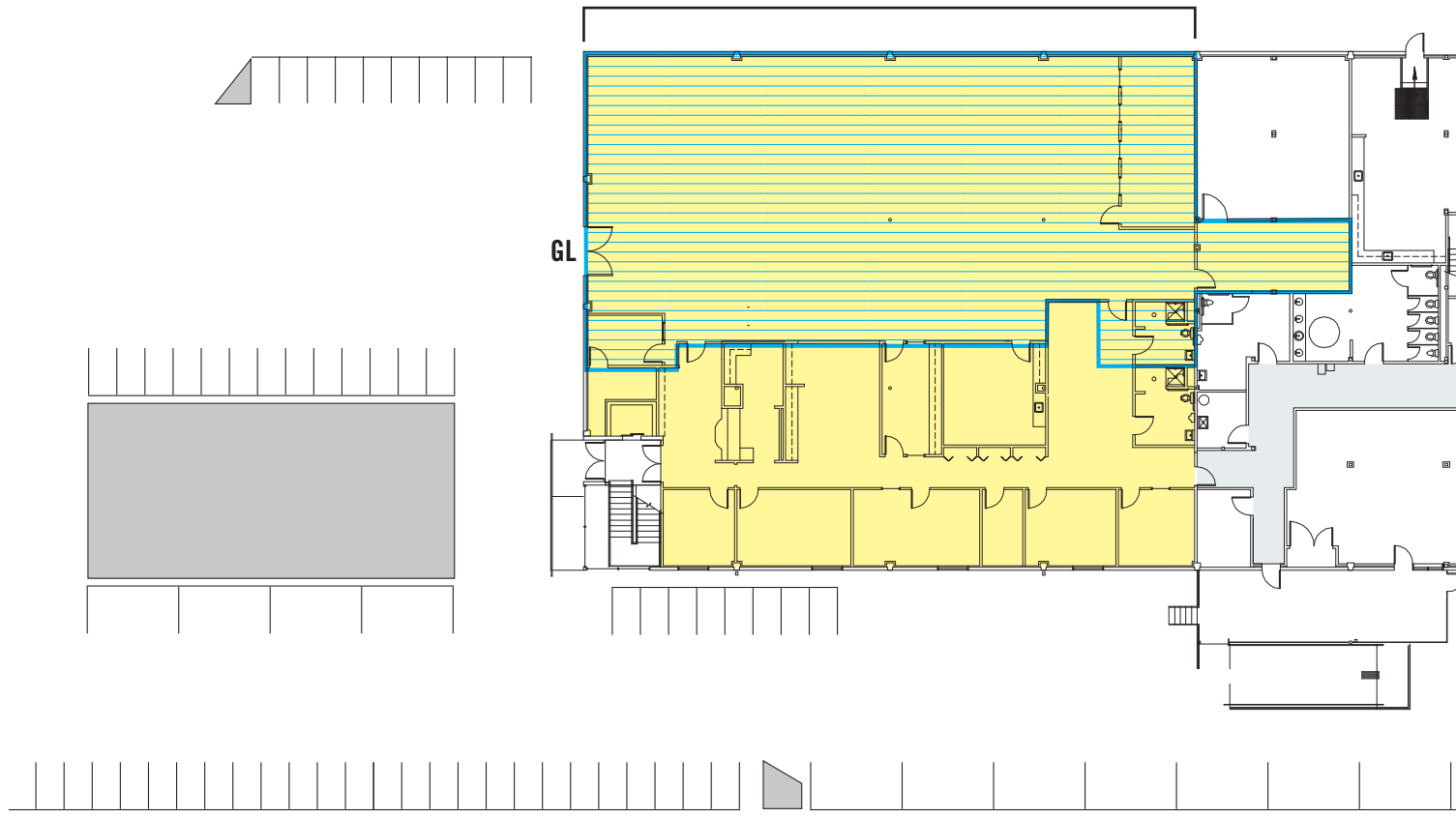
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SITE PLAN

SUITE 150 - Total SF: 8,778 SF

3,601 SF Office

5,177 SF Warehouse



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LOCATION MAP



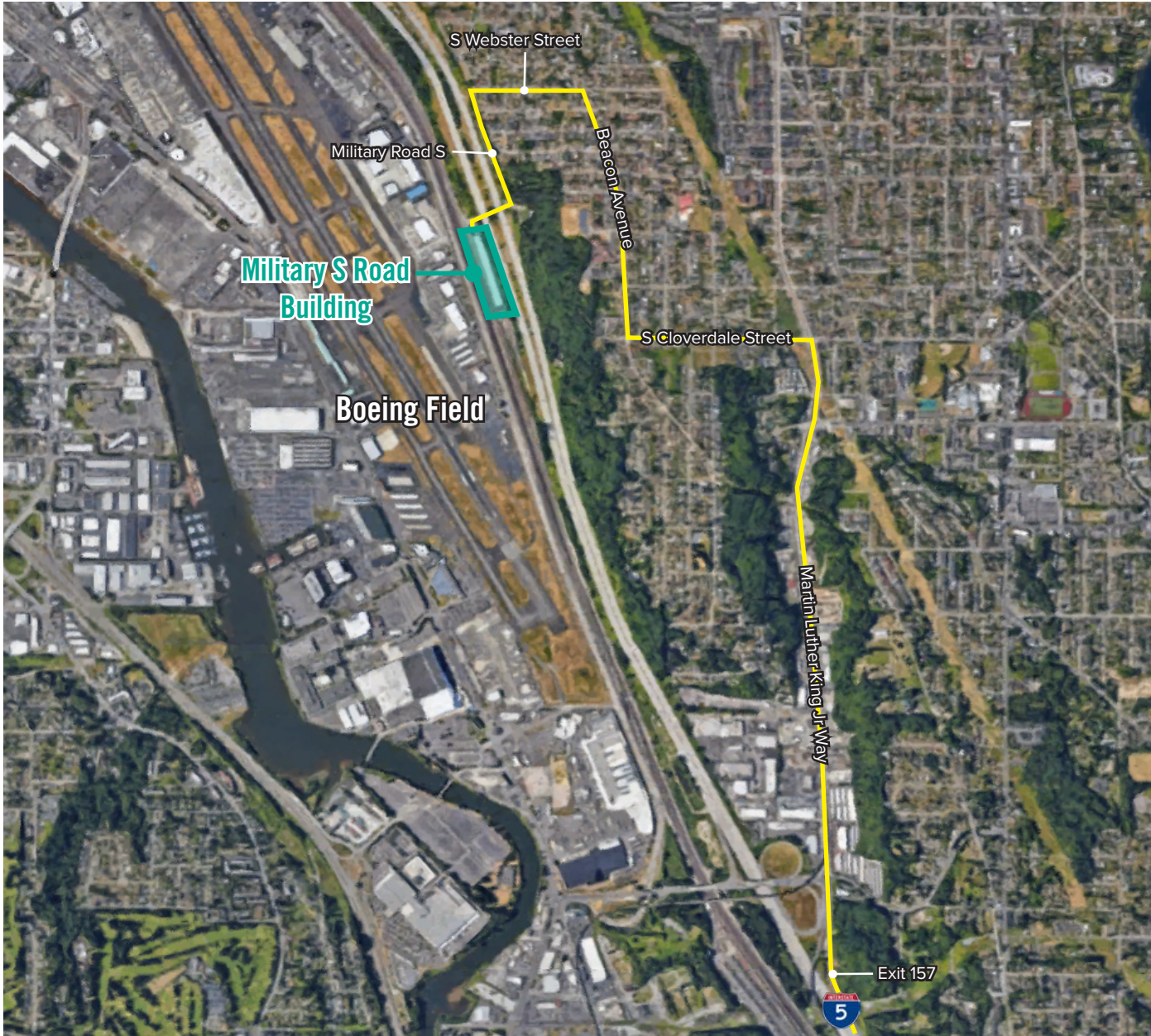
LOCATION MAP



DIRECTION FROM I-5 NORTH

- Take exit 161 for Albro Place toward Swift Ave
- Left on S Albro Place
- Right on Swift Ave S
- Continue onto S Myrtle Street
- Right onto Beacon Ave S
- Right onto Webster St
- Continue onto 29th Ave S
- Continue onto Military Road S
- Military Road S Building is located on the Left

LOCATION MAP



DIRECTION FROM I-5 SOUTH

- Take exit 157 for Martin Luther King Jr Way S
- Left onto S Cloverdale Street
- Right onto Beacon Avenue S
- Left onto S Webster Road
- Continue onto Military Road S
- Continue onto S Rose Street
- Military Road S Building is located on the Left