

**SOUTHCENTER
BUILDING
LEASE**

Available

5
245,000 CPD

Southcenter Parkway - 28,520 CPD

PARKWAY SQUARE SHOPPING CENTER

16600 - 16890 Southcenter Parkway | Tukwila, WA

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HIGH-EXPOSURE STAND-ALONE BUILDING

39,222 SF Available
+ 12,974 SF Mezzanine Storage

PROPERTY FEATURES:

- Prominent Signage on Southcenter Parkway
- Immediate access to I-5 & I-405
- One block away from Westfield-Southcenter Mall
- Tenants Include: Jared Jewelers, Jimmy John's, Max's, Miyabi Sushi, and Bai Tong Thai
- 28,520+ cars per day on Southcenter Parkway
- Neighboring Retailers: Target, Kohl's, Nordstrom Rack, Best Buy, Dick's Sporting Goods, BevMo!, & Ashley's Furniture Homestore
- Abundant parking

DEMOGRAPHICS:

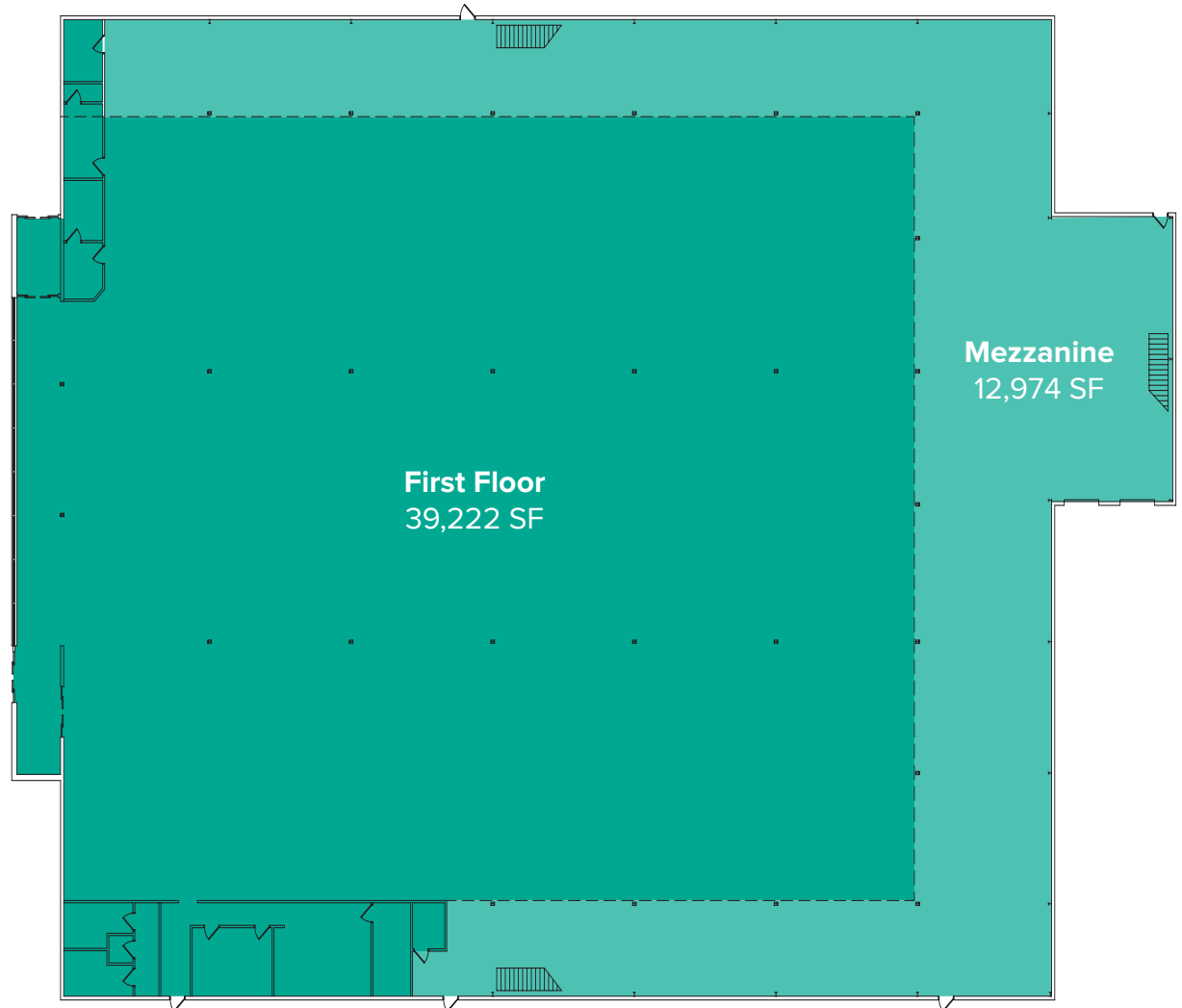
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 6,169 | 70,063 | 288,133 |
| Avg. HH Income | \$91,382 | \$81,997 | \$87,888 |
| Daytime Population | 15,571 | 103,719 | 247,090 |



SUITE 16700 FLOOR PLAN

FEATURES:

- Total SF: 52,196 SF
- Retail Floor: 39,222 SF
- Mezzanine Storage: 12,974 SF
- Call agents for rates
- Mezzanine storage has 4,000 lb capacity freight elevator
- Dock-High loading door
- Grade-Level loading door
- Strong signage visibility on Southcenter Parkway



SITE PLAN



LOCATION MAP

