

SOUTHCENTER BUILDING LEASE



PARKWAY SQUARE SHOPPING CENTER

16700 Southcenter Parkway | Tukwila, WA

Jack Rosen

425.289.2221

jack@rosenharbottle.com

Brian Stewart

425.289.2222

brians@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



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: Value Village, Max's, Miyabi Sushi, Bai Tong Thai, Half-Priced Books, and Armed Forces
- 28,520+ cars per day on Southcenter Parkway
- Neighboring Retailers: Target, Kohl's, Nordstrom Rack, Best Buy, Dick's Sporting Goods, BevMo!, Lam's Seafood Market, Homegoods, and Ashley's Furniture Homestore
- Abundant parking

DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|----------|----------|
| 2022 Population | 3,514 | 70,249 | 288,879 |
| 2027 Population Projection | 3,726 | 73,975 | 304,990 |
| 2022 Avg. HH Income | \$128,391 | \$91,141 | \$95,854 |

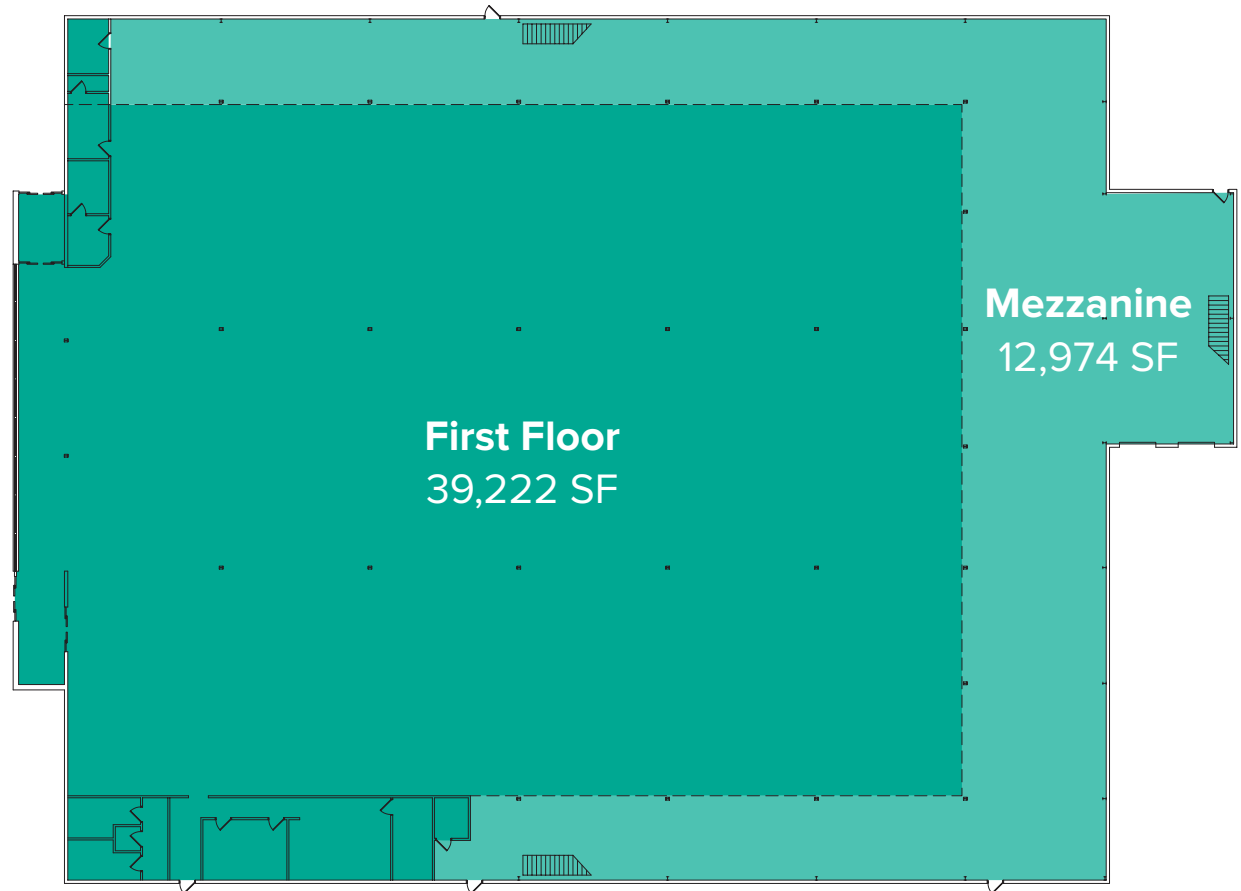


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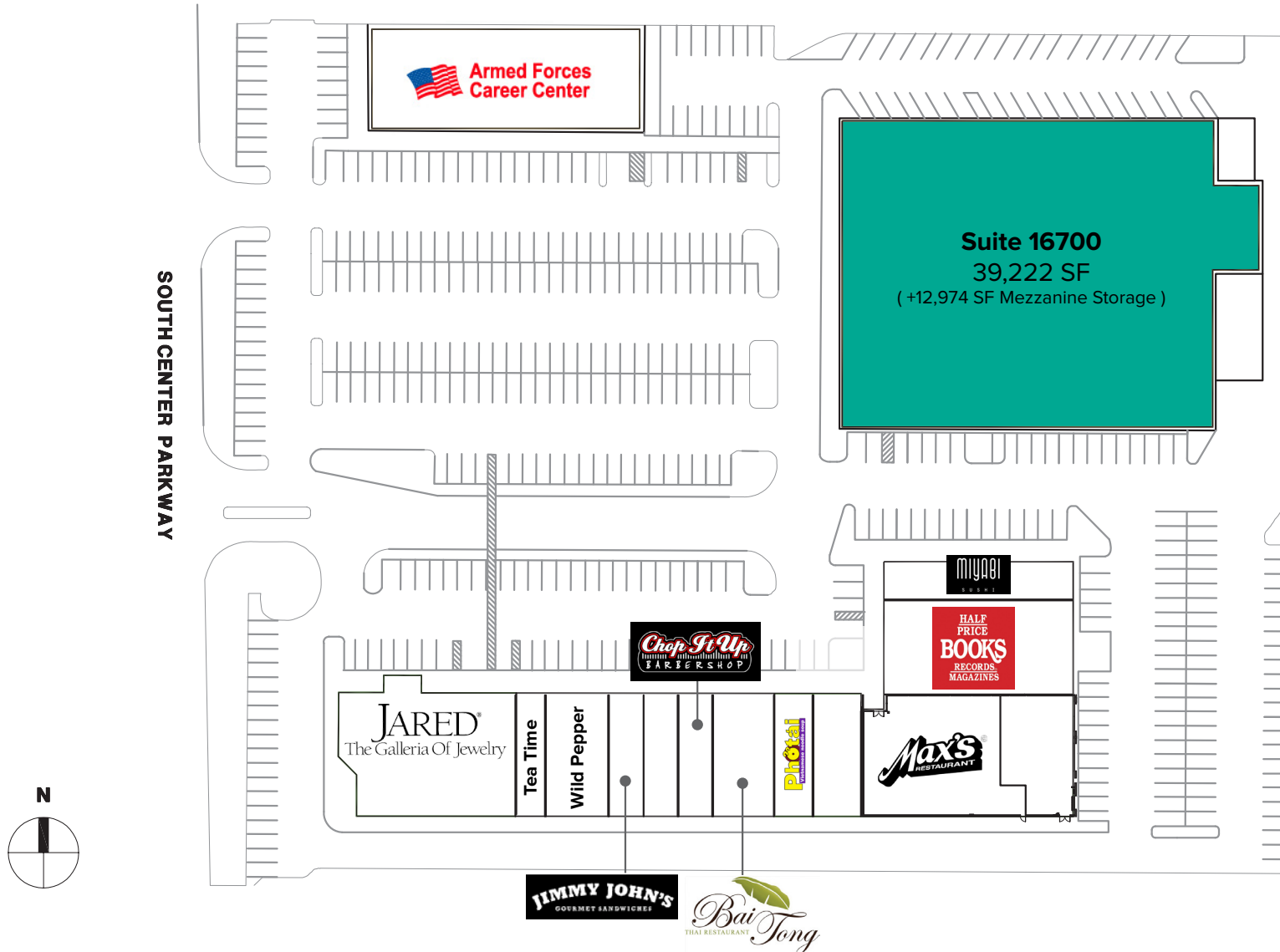
SUITE 16700 FLOOR PLAN

FEATURES:

- Available 1/1/2024
- Total SF: 52,196 SF
 - Retail Floor: 39,222 SF
 - Mezzanine Storage: 12,974 SF
- Call agents for rates
- Mezzanine storage has 400 lb capacity freight elevator
- Dock-High loading door
- Grade-Level loading door
- Strong signage visibility on Southcenter Parkway



SITE PLAN



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LOCATION MAP

