



**SOUTHCENTER
BUILDING
LEASE**

Available

5
245,000 CPD

Southcenter Parkway - 28,520 CPD

PARKWAY SQUARE SHOPPING CENTER

16600 - 16890 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: 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

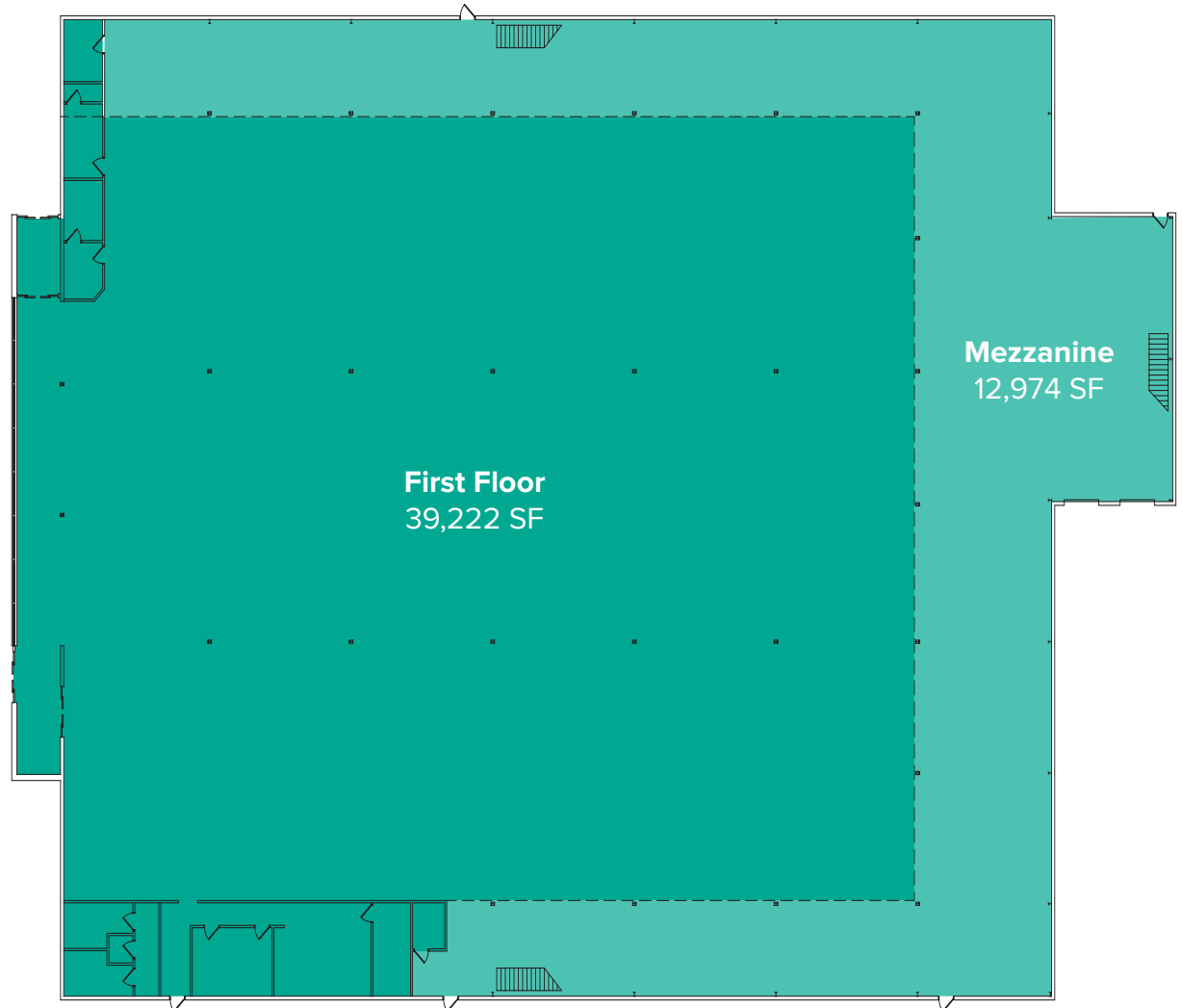


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

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



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP

