

For Lease

Premier Office Park in the Heart of Southcenter



Southcenter Corporate Square 545-655 Andover Park W, Tukwila, WA

- 1,056 - 20,791 contiguous SF available throughout 11 buildings
- Two full buildings available (6 & 9), totaling 40,795 SF
- On-site amenities include a fitness facility, 50 person Wi-Fi enabled conference room & coffee/food service
- Modern, high-end building standard finishes
- Exterior building signage available
- No business & occupancy tax
- Convenient access to I-5, I-405 & SR-167
- Minutes to Downtown Seattle, SeaTac Airport & Southcenter Mall
- **COMCAST BUSINESS** service available
- Lease rate: \$22.00 PSF, full service

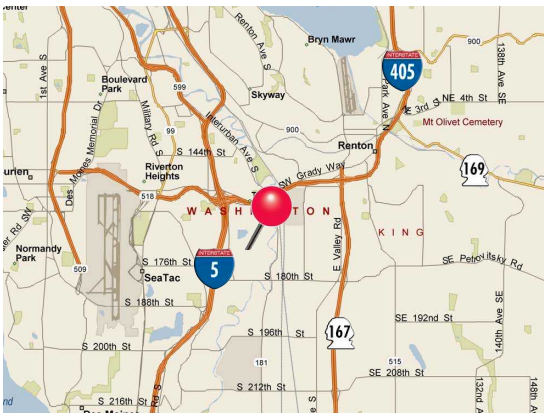
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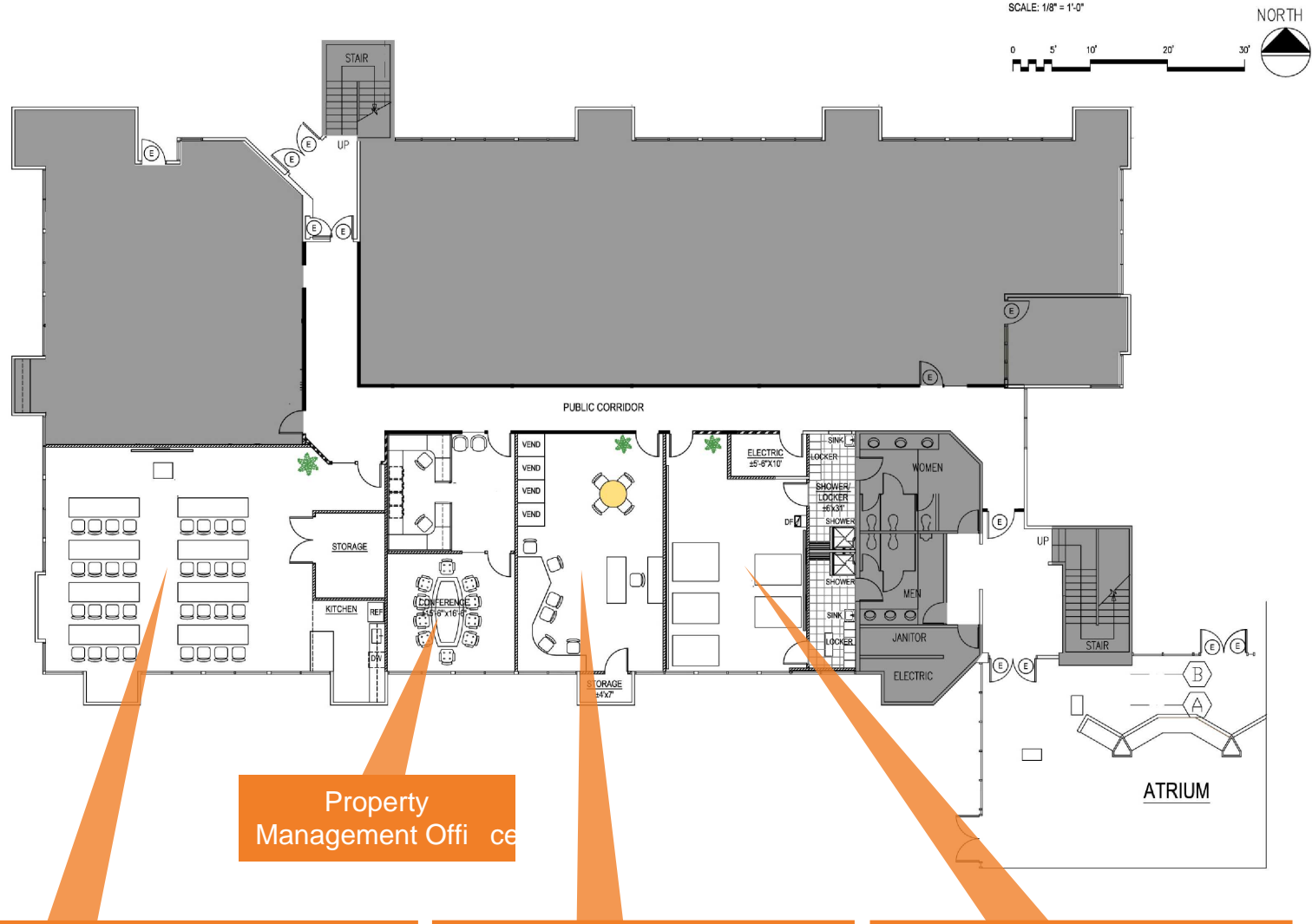
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On-Site Project Amenities

Located in Building 8



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Southcenter Corporate Square
545-655 Andover Park W, Tukwila

Westfield Southcenter Mall



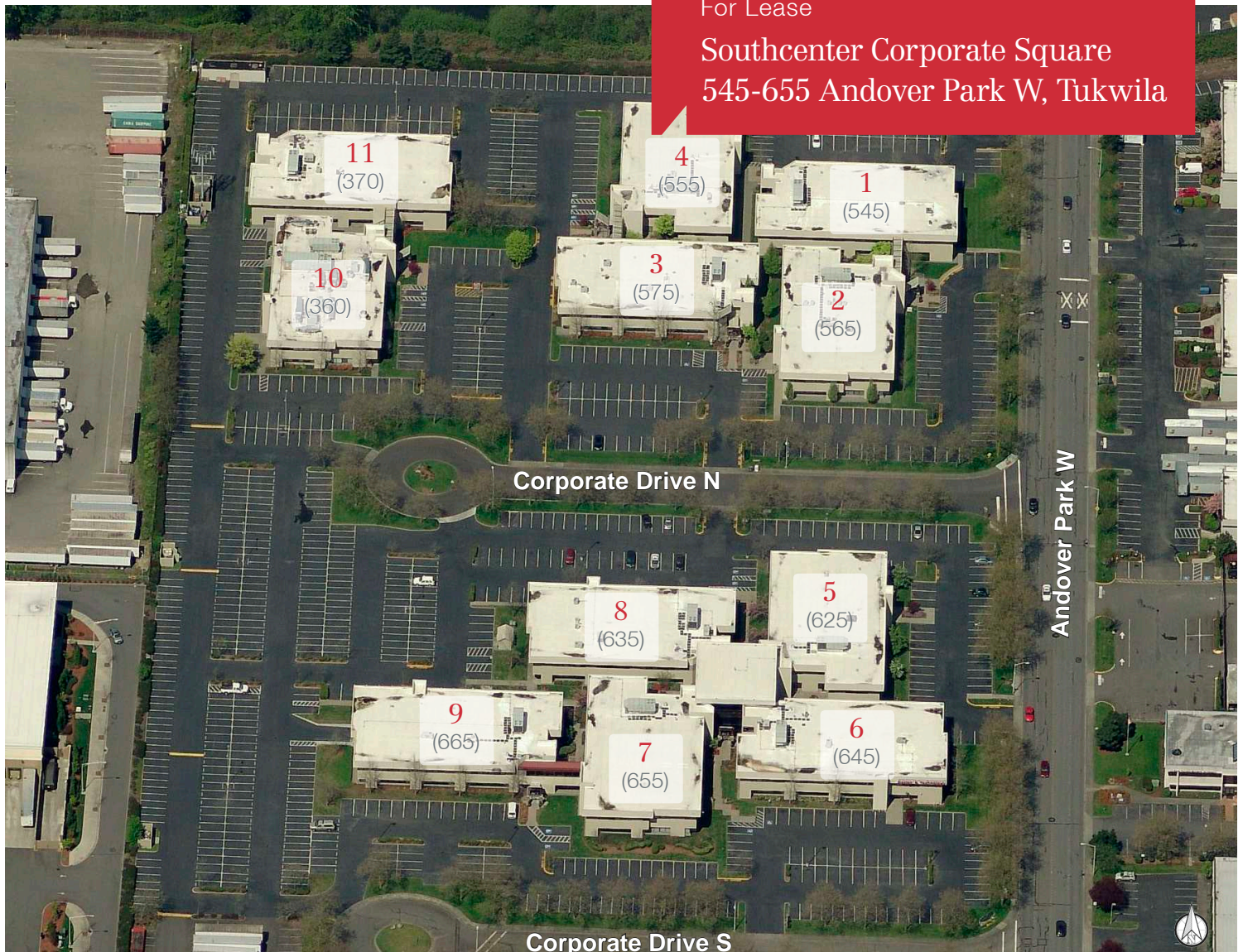
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Available Space

Building 1	1,817 SF	
	7,311 SF	
Building 2	**1,682 SF	
	**1,056 SF	
	1,699 SF	
Building 3	4,228 SF	
Building 4	7,741 SF	
Building 5	1,484 SF	
Building 6	***20,791 SF	Oct. 2016
Building 8	4,152 SF	
	3,758 SF	
Building 9	***20,004 SF	

Enjoy an excellent location only one block from Westfield Southcenter Mall.

Southcenter Corporate Square is a Class A corporate office park located in Tukwila, Washington. The 220,000 square foot complex is situated on an expansive and beautifully landscaped 14-acre site offering its tenants great access to nearby amenities and freeways, space flexibility at attractive rates, ample parking and more.

Southcenter Corporate Square is within walking distance to several restaurants, hotels and shopping amenities. Trails connect tenants to Tukwila Pond, a 25-acre nature preserve featuring boardwalks and wildlife viewing platforms.

In Building 8, Tenants can enjoy our on-site amenities including a fitness center with men's and women's shower facilities, an on-site coffee café and our on-site conference center with kitchenette, A/V equipment and Wi-Fi.

**Can be combined to create up to 2,738 contiguous SF

***Full bldgs available. Can be combined to create up to 40,795 SF



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