

# SOUTH LIND SQUARE

114,000 SF FLEX/TECH  
OFFICE PROJECT

SOUTH LIND SQUARE



THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL

ADVANTAGE  
WAYPOINT



# AERIAL VIEW FACING EAST



UW MEDICINE | VALLEY MEDICAL CENTER

SR-167

S 180<sup>TH</sup> ST

SOUTH  
LIND  
SQUARE

SOUTH LIND SQUARE | THE ANDOVER COMPANY, INC.

LIND AVE SW



SOUTHCENTER MALL | 3 MILES

SEATAC INTERNATIONAL AIRPORT | 7.5 MILES

LIND AVE SW

SOUTH  
LIND  
SQUARE

AERIAL VIEW FACING WEST

N



# INFORMATION SHEET

Project Size	114,000 RSF total in three (3) buildings	
Location	Lind Ave SW and SW 41 <sup>st</sup> St in Renton, WA. Immediate access to Hwy-167; five (5) minutes to I-405.	
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
Operating Expenses	The expenses in operation, maintenance and repair of the Building and Common Areas are highly competitive because of the efficient systems in place. Tenant is responsible for its separately metered electricity/gas and janitorial service.	
HVAC and Janitorial	Tenant has complete control 24/7 of rooftop HVAC units specific to each suite. Tenant chooses own janitorial service.	
Transit	South Lind Square has Metro bus stops (Route 906) in front of the property. The Tukwila Station, where the Sounder and all Rapid Rides pass through, is two (2) miles away.	
Current Tenants Include	Advantage Waypoint, Hanger Clinic, and Mohawk Industries	
Distance To	UW Medicine   Valley Medical Center	0.7 mile
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	2 miles
	Kent	5 miles
	SeaTac International Airport	7 miles
	Bellevue	14 miles
	Seattle	16 miles
	Tacoma	24 miles

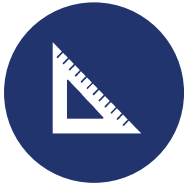


# AVAILABLE SPACES

BUILDING/STE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
A - 427 SW 41 <sup>st</sup> St	1,908	\$0.80 SF/MO, shell warehouse plus \$0.90 SF/MO office and flex space	Open space; waiting for tenant plan!
A - 425 SW 41 <sup>st</sup> St	4,777	\$0.80 SF/MO, shell warehouse plus \$0.90 SF/MO office and flex space	<ul style="list-style-type: none"> <li>• Medical office space</li> <li>• Seven (7) private exam rooms</li> <li>• Conference room</li> <li>• Three (3) restrooms</li> </ul>
C - 4130-4180 Lind Ave SW	44,315	\$0.80 SF/MO, shell warehouse plus \$0.90 SF/MO office and flex space	<ul style="list-style-type: none"> <li>• Large industrial flex/office space</li> <li>• Divisible to 3,638 SF</li> <li>• Available 02/01/2020</li> <li>• 1,000 Amps 480/277 V 3-phase power</li> <li>• Grade level loading doors</li> <li>• 12.5' clear height in warehouse</li> <li>• New HVAC throughout most areas with 4.8 tons per 1,000 SF</li> </ul>
C - 4134 Lind Ave SW	4,516	\$0.80 SF/MO, shell warehouse plus \$0.90 SF/MO office and flex space	<ul style="list-style-type: none"> <li>• Great flex space!</li> <li>• 2,782 SF of office</li> <li>• 1,734 SF of warehouse</li> <li>• Grade level loading doors</li> </ul>







114,000 RSF  
IN THREE (3)  
BUILDINGS



IMMEDIATE  
ACCESS TO  
HWY-167; 5 MIN  
TO I-405



5 MINUTES  
AWAY FROM UW  
MEDICINE | VALLEY  
MEDICAL CENTER



2 MILES AWAY FROM  
TUKWILA STATION  
(AMTRAK, SOUNDER  
TRAIN; RAPIDRIDE)



METRO BUS  
STOPS (ROUTE  
906) IN FRONT OF  
PROPERTY



3 MILES  
AWAY FROM  
SOUTHCENTER  
MALL



COMPLETE 24/7  
CONTROL OF  
ROOFTOP HVAC  
UNITS SPECIFIC TO  
EACH SUITE



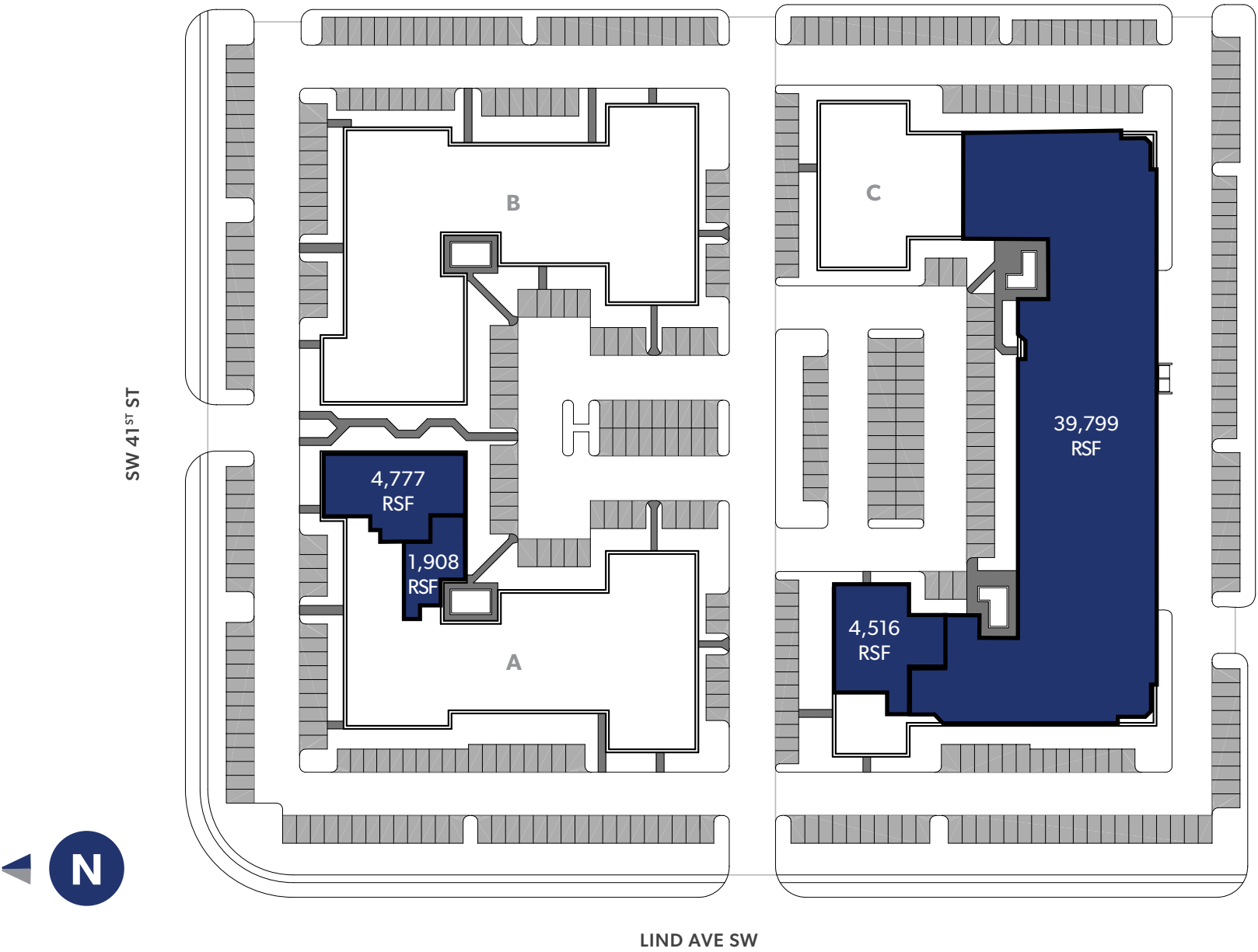
TENANT CHOOSES  
OWN JANITORIAL  
SERVICE



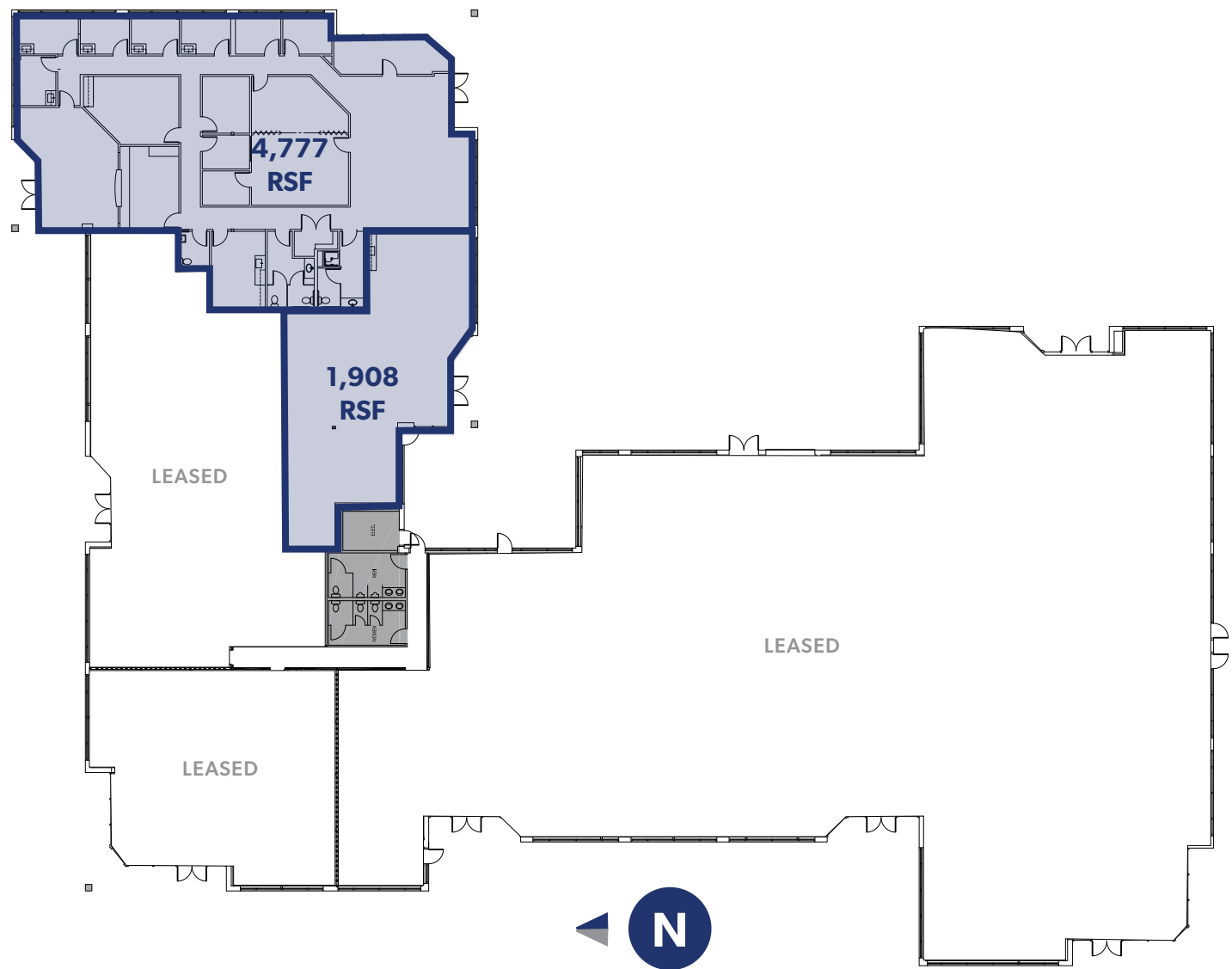
STATE-OF-THE-ART  
TELECOMMUNICATION  
SERVICE THROUGH  
CENTURYLINK



# AVAILABLE SPACES

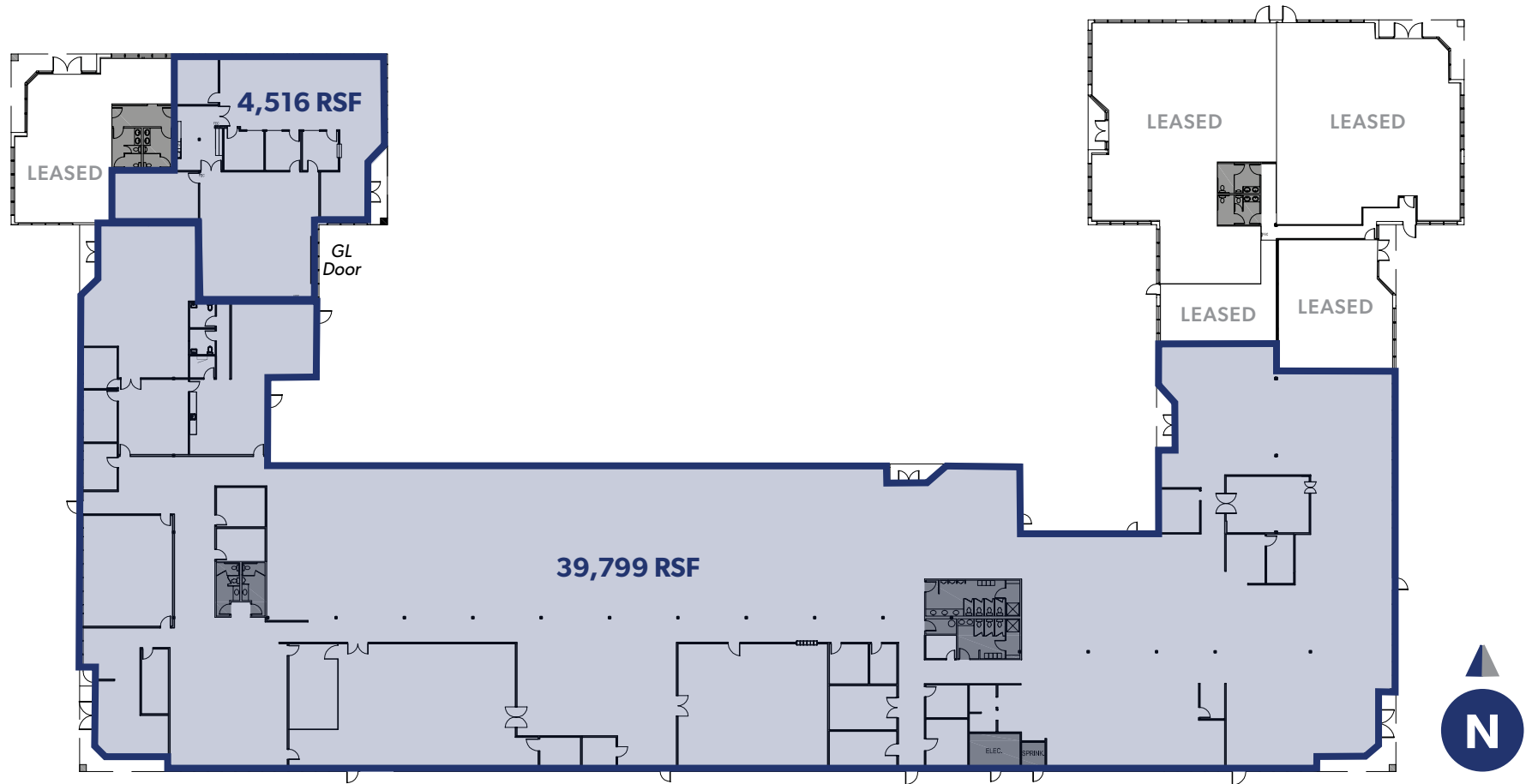


# BUILDING A





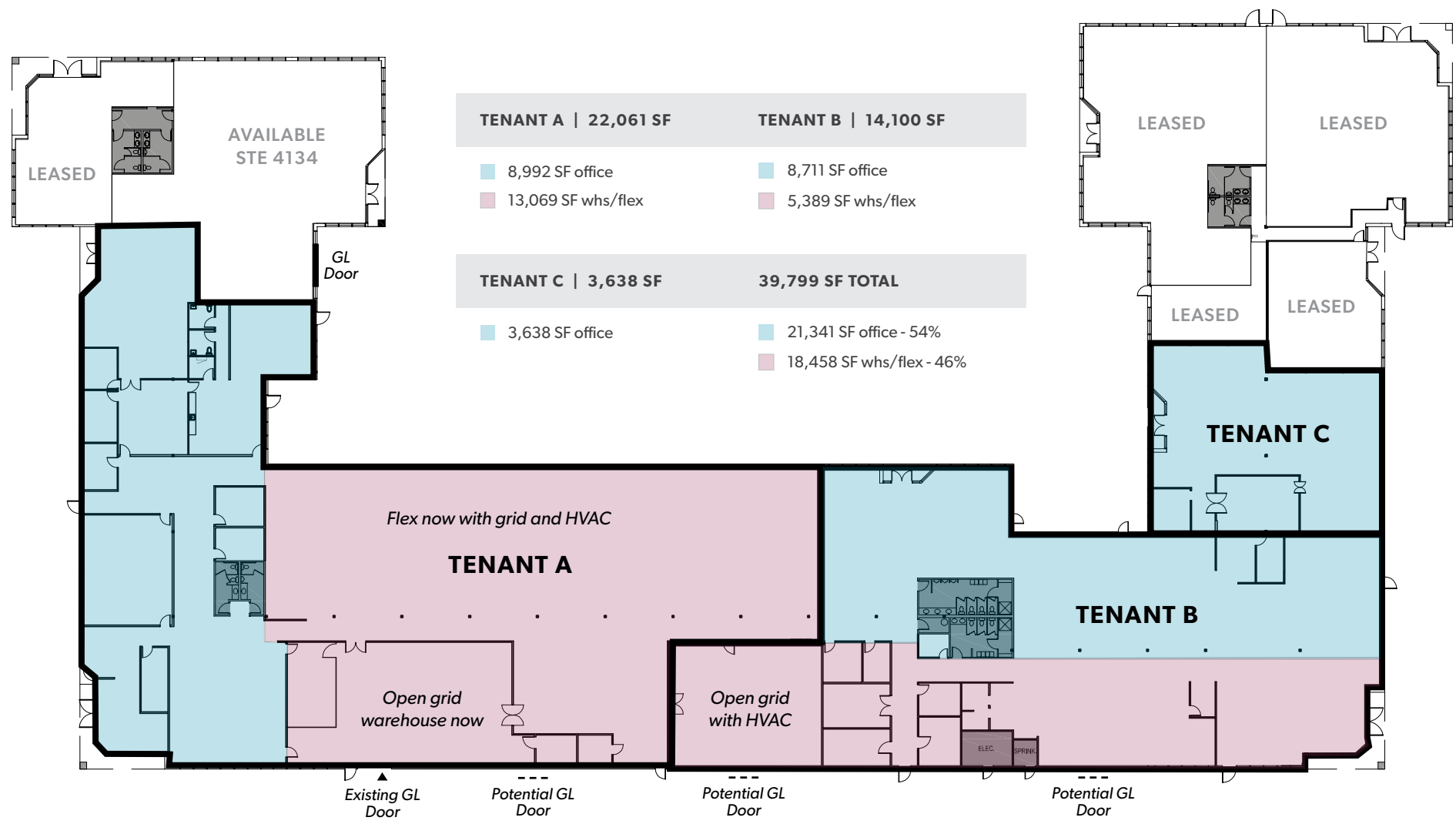
# BUILDING C





# BUILDING C SUITES 4130-4180

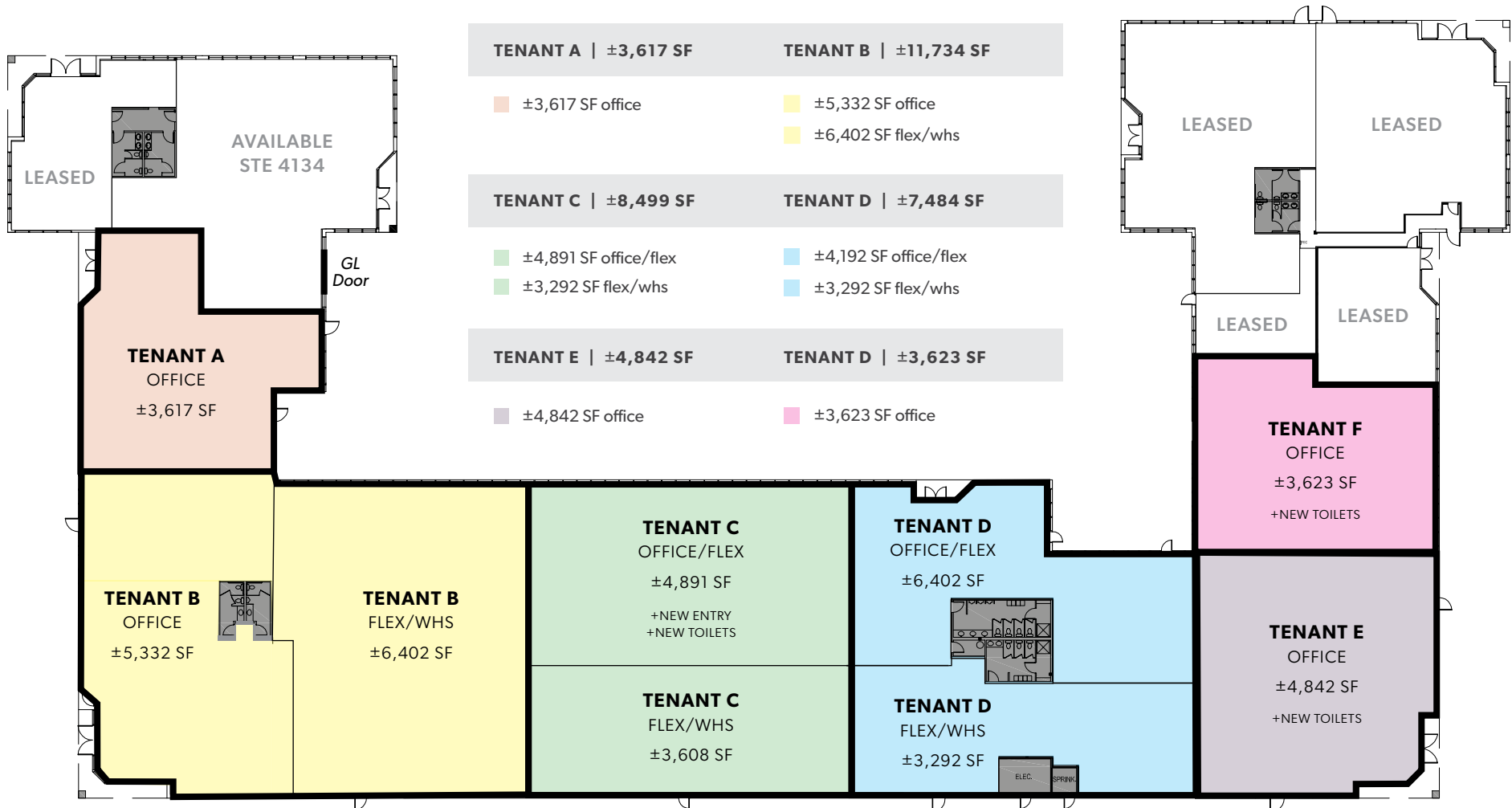
## POTENTIAL DEMISING PLAN FOR 3 TENANTS





# BUILDING C SUITES 4130-4180

## POTENTIAL DEMISING PLAN FOR 6 TENANTS





## BIRD'S EYE VIEW

N

SW 41<sup>ST</sup> ST

B

A

C

# SEATTLE IKEA DIRECTLY ACROSS THE STREET



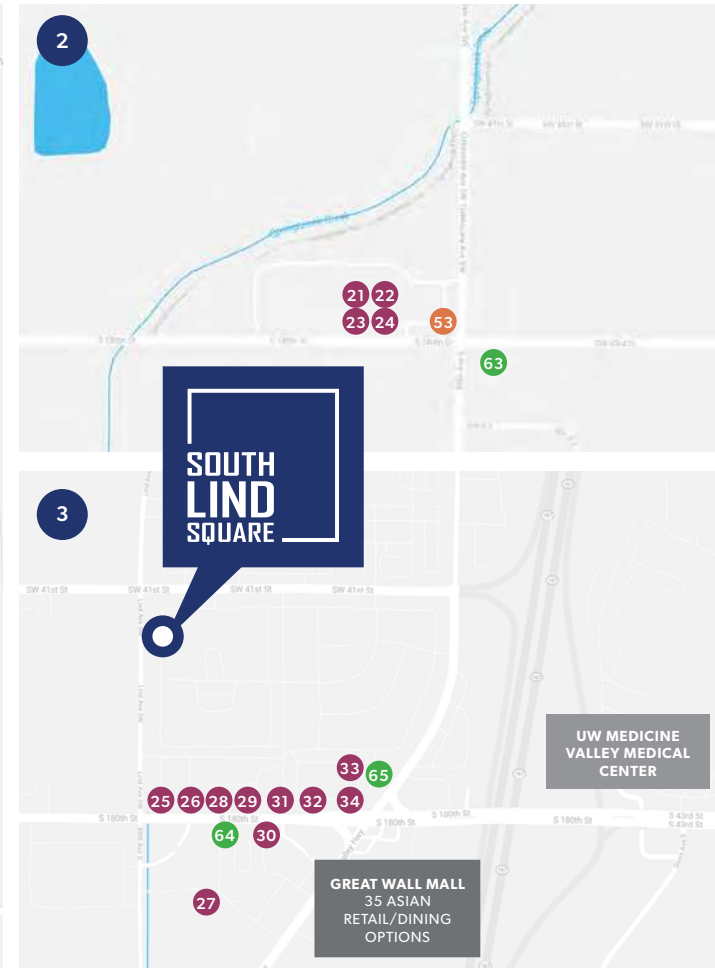
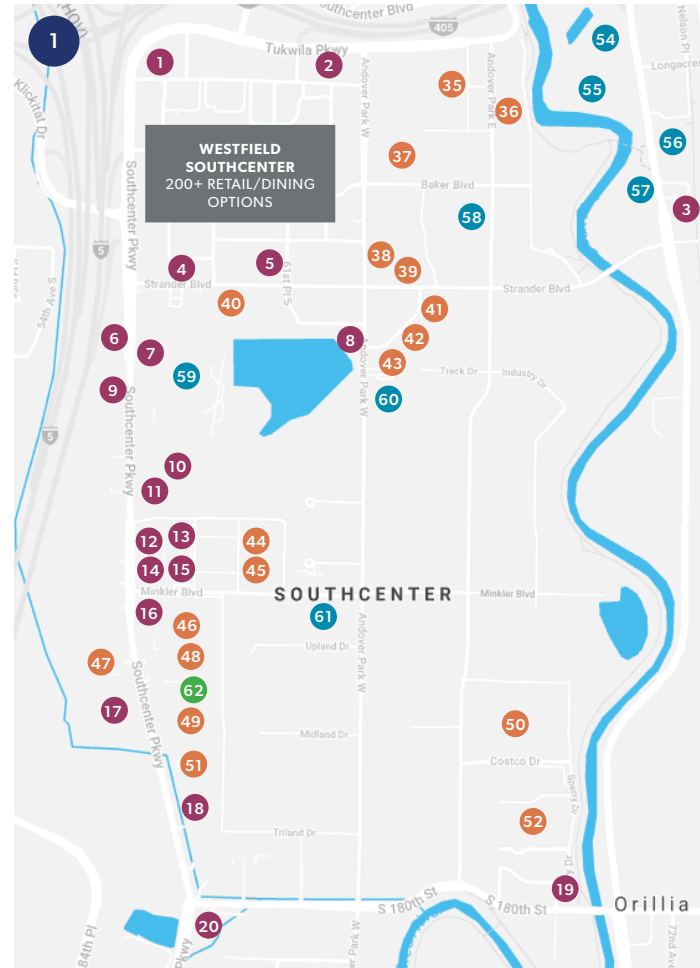
**We hope you've got an appetite when your company locates in South Lind Square!**

Next door to South Lind Square is the new 399,000 SF Seattle IKEA store with a large Swedish restaurant/cafe open to the public. Enjoy a delicious taste of Sweden in the restaurant and explore IKEA's Food Market for take-home meals and treats!





# AREA AMENITIES



## DINING

1. Bahama Breeze
2. Buffalo Wild Wings
3. Wendy's
4. The Cheesecake Factory
5. Olive Garden
6. McDonald's
7. Outback Steakhouse
8. Burger King
9. Sizzler's

## DINING

10. Miyabi Sushi
11. Bai Tong
12. Ihop
13. Old Spaghetti Factory
14. Panda Express
15. Panera Bread
16. Red Robin
17. Chick-Fli-A
18. Applebee's
19. Taco Time

## DINING

20. Claim Jumper
21. Subway
22. Pizza Addict
23. Yummy Kitchen
24. Mai Thai & Pho
25. Jimmy John's
26. Sushi Today
27. Jersey Mike's
28. Taco Del Ray
29. Herfy's Burgers

## DINING

30. Jack in the Box
31. Round Table Pizza
32. Aloha Grill
33. Little China
34. Himalayan Cafe

## RETAIL/SERVICES

35. Lowe's
36. FedEx

## DINING

37. LA Fitness
38. REI
39. Bed Bath & Beyond
40. Target
41. Barnes & Noble
42. Office Depot
43. Total Wine & More
44. Kohl's
45. Nordstrom Rack
46. Best Buy

## DINING

47. JoAnn Fabrics
48. Michael's
49. Old Navy
50. Costco
51. Ross
52. Home Depot
53. 7-Eleven

## HOTELS

54. Hampton Inn

## DINING

55. Extended Stay America
56. Courtyard by Marriott
57. Residence Inn
58. Hotel Interurban
59. DoubleTree Suites by Hilton
60. Courtyard by Marriott
61. Home2 Suites by Hilton

## COFFEE/CAFES

62. Starbucks

## DINING

63. Chestnut Cafe
64. Starbucks
65. Everest Tea & Coffee



# SOUTH LIND SQUARE & SURROUNDING AREA

LIND AVE SW

SW 41<sup>ST</sup> ST

SOUTH  
LIND  
SQUARE

S 180<sup>TH</sup> ST

SOUTHBOUND EXIT

SR-167

UW MEDICINE  
VALLEY MEDICAL  
CENTER

E VALLEY HWY

NORTHBOUND EXIT

N







# NEW PAINT SCHEME

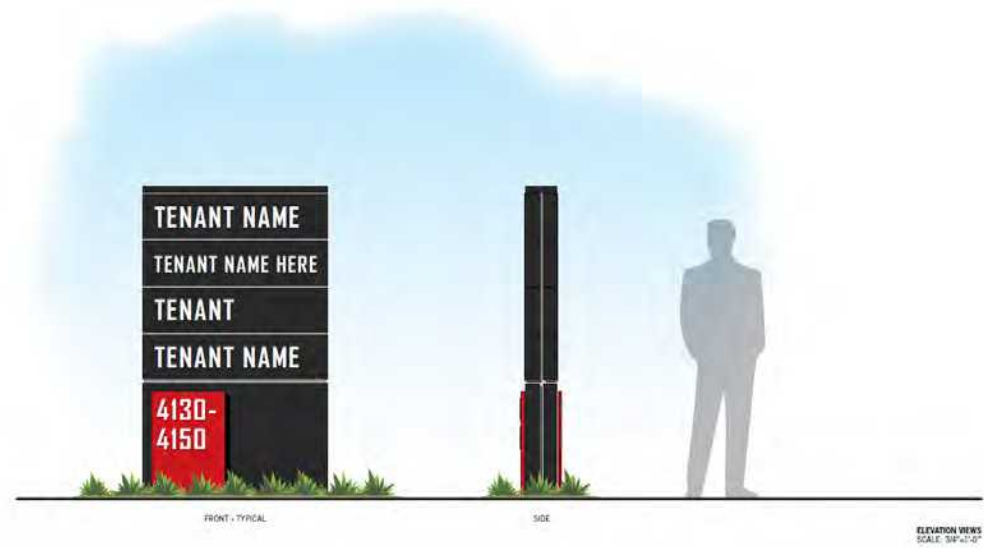
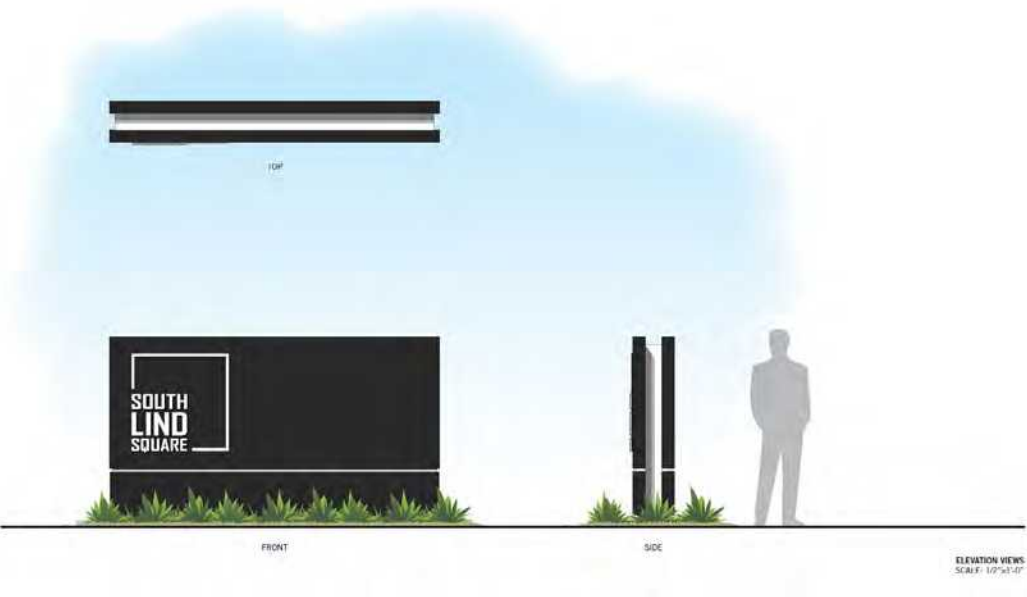
COMING IN 2020





# NEW SIGNAGE CONCEPTS

COMING IN 2020





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