

455 BUILDING

Redefining industrial

State-of-the-art building
upgrades on the way

RENTABLE SF

83,576



LEASING INFORMATION

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455 Building is a highly efficient industrial building that is being re-imagined and repositioned to provide first class building improvements for today's forward-thinking companies.

BUILDING SPECS

RENTABLE SF	83,576 total SF 4,487 RSF first floor office 2,843 RSF mezzanine office 933 RSF mezzanine storage
PROPERTY SIZE	3.52 acres land
RENTAL RATE	\$0.50 / \$0.90, NNN
CLEAR HEIGHT	24' clear height
LOADING DOCKS	6 dock-high, 1 grade-level door (rail served with 2 doors)
COLUMN SPACING	20' x 48'
LIGHTING	LED overhead warehouse lighting LED lighting outside on building
POWER	1,200 AMPS / 277/480 volt
PARKING	74 stalls
ZONING	TUC - city of Tukwila zoning
TAX	Seattle address, no B&O tax

View photos and specs @ www.455Building.com

BUILDING UPGRADES

Over \$2.5 million in upgrades

LED overhead warehouse lighting: 30fc @ 3' above finished floor

LED lighting outside on building

1 building dock added for a total of 5

Steel & glass staircase

Custom entry way

Wired for high speed internet

Premium office finishes

Custom monument sign

New air conditioning system

Upgraded windows

Exterior cladding

Power upgrade

Renovations to be completed September 2015

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455 BUILDING

455 Andover Park East, Tukwila, WA

Located in Tukwila within 10 minutes to Seattle and 5 minutes to SeaTac Airport.

Tukwila's location at the confluence of rivers, freeways and railroads has determined its destiny as a center of commerce. Westfield Southcenter (formerly Southcenter Mall), Puget Sound's largest shopping complex, is located in Tukwila, as well as a number of Boeing corporation facilities. Tukwila is also the location of several internet and corporate datacenters, including Microsoft, Internap and the University of Washington.

The City of Tukwila is carefully cultivating that access to create a vibrant urban district in Southcenter, where people live, work and are entertained. With the new Tukwila Sounder Station, Tukwila has more direct access to public transportation than any other suburban city in King County.

Source: Wikipedia / Tukwila Reporter

DRIVE TIMES

SEATAC AIRPORT	5 min	TACOMA	27 min
SEATTLE	10 min	PORTLAND	2 hrs 38 min



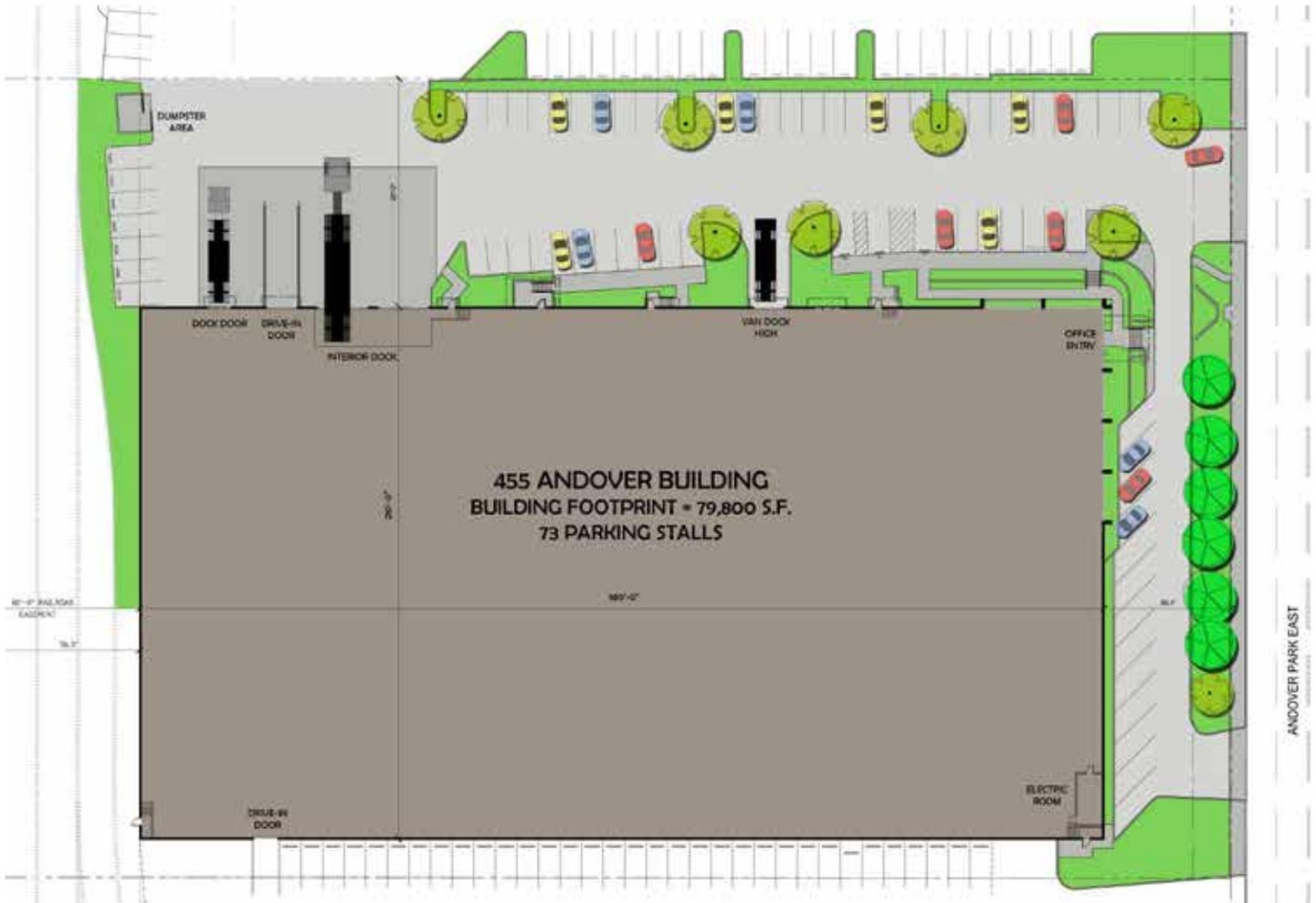
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