







Available Property Summary – August 2010

Southend Industrial

Bellevue Office
11235 SE 6th Street Suite 130
Bellevue WA 98004
tel 425 586 5600 | fax 425 455 9138

Seattle Office
1420 Fifth Avenue Suite 2670
Seattle WA 98101
tel 206 332 1466 | fax 206 332 1499

Tacoma Office
1109 'A' Street Suite 106 / PO Box 2316
Tacoma, WA 98401
tel 253 383 3100

Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Whse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
 Van Doren's - Magnolia Building 6305 S. 231st St. Kent, WA	79,700 - 115,189 (25,500)	-	\$0.36 \$0.75	\$0.12	24'	13 DH 1 GL	12,764 SF office on first floor and 12,236 SF office on second floor. 11 hydraulic dock levelers. Nice office build-out with fantastic finishes. Premier location with tons of parking. Total of 115,189 SF can be made available.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610
 Emerald Corporate Park 4104 C St. NE, Suite 200 Auburn, WA	74,156 (6,283)	-	\$0.28* \$0.75	\$0.14	30'	12 DH 1 GL	Includes 2,211 SF clean room. Newer construction. ESFR sprinklers. 10 dock levelers. *For first year. 3-yr. min. deal.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Taylor Hoff (425) 586-5634
 Valley Centre Corporate Park 2820 B St. NW, Bldg. 1 Auburn, WA	63,000 (1,158)		\$0.34 \$0.75-\$0.85	\$0.09	30'	18 DH 1 GL	5 dock levelers. 350' building depth. Heavy power.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610
 FOR SALE Classic Accessories Building 22640 W Valley Hwy. S Kent, WA	50,450 (11,250)	34,450 16,000	-	-	24'	16 DH 1 GL 5 Rail	48,000 SF footprint. Rail available. 24'x60' column spacing and 160' building depth. 3 sets of restrooms. FOR SALE: \$4,288,250	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Taylor Hoff (425) 586-5634
 Valley Centre Corporate Park 2530 B St. NW, Bldg. 3 Auburn, WA	45,325 (4,734)	-	\$0.36 \$0.80	\$0.09	30'	9 DH 1 GL	Warehouse is fully insulated with ESFR sprinklers. Corner unit with lots of parking. Great corporate image.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610
 FOR SALE 66th Ave. S Building 19411 - 66th Ave. S Kent, WA	41,200 (10,300)	Yes	-	-	24'	4 DH 1 Ramp 3 Rail	Recently renovated w/ new roof and HVAC system. 4,699 SF mezzanine. Zoned M2. UP rail served (3 rail spots). 50 parking stalls. Prime location on corner lot. Sprinklered & heavy power. FOR SALE: 3,185,000	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Taylor Hoff (425) 586-5634

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.







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 Valley Centre Corporate Park 2302 B St. NW, Bldg. 4 Auburn, WA	37,202 (BTS)	-	\$0.33 \$0.85	\$0.09	30'	12 DH 1 GL	Corner unit with lots of glass. BTS office. 3 dock levelers. Available now!	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610
 Seattle Logistics 2 18850 - 8th Ave. S Bldg. F, Suite 900 SeaTac, WA	33,958 (12,884-18,660)	Yes	Call for info.	TBD	24'	12 DH 1 GL	Includes 10,276 SF of mezzanine office. Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Concrete apron, dock canopy, dock levelers and excellent truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
 Van Doren's - Progressive Building 6111 s. 228th St. Kent, WA	31,733	-	\$0.34	\$0.12	30'	7 DH 1 GL	Fully insulated warehouse includes secured yard, racking and outside storage. Great location, close to 220th St. interchange.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Taylor Hoff (425) 586-5634
 Oakesdale Commerce Center 820 SW 34th St., Suite H Renton, WA	21,958 (4,539)	-	\$0.40 \$0.80	TBD	24'	6 DH 1 GL	Corner unit with tons of parking. New construction with outstanding finishes. Can be combined for a total of 29,758 SF.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
 FOR SUBLEASE West Valley Business Park 18613 - 72nd Ave. S Kent, WA	21,000 (1,706)	14,000 7,000	\$0.40 \$0.75	TBD	24'	4 DH 1 GL	SUBLEASE THRU APRIL 30, 2012! Load levelers on each dock door. Great location off W. Valley Hwy. Longer term available.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Taylor Hoff (425) 586-5634
 FOR SALE Maxum Building 1502 - 22nd St. NW Auburn, WA	20,190 (4,899)	-	N/A	\$0.16	18'	13 GL	20,190 SF (870 SF mezz.) building for sale. 9,120 SF vacant for owner/user. Own your own building with an occupancy cost of \$0.32/\$0.70.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
SALE PRICE: \$2,295,000								







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	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Whse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	Seattle Logistics 1 835 S. 192nd St. Bldg. C, Suite 500 SeaTac, WA	18,601 (5,208)	-	Call for Info	TBD	24'	6 DH 1 GL	Includes 2,689 SF of mezzanine office. Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Three dock levelers, concrete apron, dock canopy and excellent truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Seattle Logistics 2 18900 - 8th Ave. S Bldg. E, Suite 300 SeaTac, WA	16,663 (2,440)	-	Call for Info	TBD	18'-28'	8 DH 3 GL	Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Spacious locations overlooking Mt. Rainier & airport runways. Great truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Lincoln Distribution Center 5808 S 196th St. Kent, WA	15,350 (850)	-	\$0.45 \$0.80	TBD	24'	5 DH 1 GL 1 Rail	~10,000 SF fenced, slatted, secured yard included in rate and valued at \$1,000 per month. 2 dock deals, 1 at-edge dock leveler. T-5 warehouse lighting.	Billy Moultrie (425) 586-5612 Richard Peterson (206) 332-1480
	Seattle Logistics 1 835 S. 192nd St. Bldg. C, Suite 900 SeaTac, WA	15,299 (5,736)	-	Call for Info	TBD	24'	5 DH 2 GL	Includes 2,544 SF of mezzanine office. Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Two dock levelers, concrete apron, dock canopy and excellent truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Seattle Logistics 2 18800 - 8th Ave. S Bldg. D, Suite 100 SeaTac, WA	14,464 (1,736)	-	Call for Info	TBD	18'	6 DH 1 GL	Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Spacious locations overlooking Mt. Rainier & airport runways. Great truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Seattle Logistics 1 855 S. 192nd St. Bldg. B, Suite 900 SeaTac, WA	14,184 (5,736)	-	Call for Info	TBD	24'	4 DH 2 GL	Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Spacious locations overlooking Mt. Rainier & airport runways. Great truck maneuvering.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612







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	Puget Sound Airfreight 1840 S. 144th St. SeaTac, WA	13,910 (1,910)	-	\$450/door	\$0.26	18'	18 DH 1 GL	REDUCED RATE! Cross dock, concrete apron and dock plates at every dock door. Located five minutes to Sea-Tac International Airport tarmac.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Des Moines Logistics Center 19320 Des Moines Memorial Way S Bldg. D, Suite 800 SeaTac, WA	13,196 (2,419)	-	Negotiable	TBD	28'	7 DH 1 GL	Oversized GL. Cross dock facility. Great airport location. Convenient freeway access.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
	First Corps Buildings 550 - 3rd St. SW, Bldg. B Auburn, WA	12,672 (2,263)	-	\$0.43 \$0.75 \$7,200/mo. NNN	\$0.13	16'	1 DH 3 GL	Freeway visibility. 6,000 SF yard.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
	Park 234 7019 S. 234th St., Bldg. C Kent, WA	12,400 (1,163)	-	\$0.40 \$0.75	\$0.17	24'	6 DH 1 GL	Corner location with cross dock capabilities. Abundant parking.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
	Seattle Logistics 2 18800 - 8th Ave. S Bldg. D, Suite 1100 SeaTac, WA	11,696 (1,170)	-	Call for Info	TBD	18'	7 DH 1 GL	Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Spacious locations overlooking Mt. Rainier & airport runways. Great truck maneuvering.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
	Seattle Mechanical 899 W Main St. Auburn, WA	11,000 (2,500)	-	\$0.50 \$0.75 \$7,200/mo. NNN	\$0.13	20'	3 GL	Approximately 11,000 SF yard.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628

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	Seattle Logistics 1 835 S. 192nd St. Bldg. C, Suite 1400 SeaTac, WA	10,797 (7,720)	-	Call for Info	TBD	24'	4 DH 1 GL	Located within 5 minutes of cargo entrance to Sea-Tac International Airport. Two dock levelers, concrete apron, dock canopy and excellent truck maneuvering.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
	16th Avenue Industrial Building 18927 - 16th Ave. S SeaTac, WA	10,536 (1,500)	-	\$0.49 \$0.75	\$0.1867	22'	3 DH 1 GL	Great location adjacent to Sea-Tac International Airport.	Kent Channing (425) 586-5628 Arie Salomon (425) 586-5636
	FOR SUBLEASE Olympic Industrial Park 19111 Des Moines Memorial Drive, Suite H SeaTac, WA	10,500 (~1,500)	-	\$7400/mo. Semi-gross	-	24'	2 DH 3 GL	SUBLEASE THRU DECEMBER 31, 2010! Semi-gross lease. Great location adjacent to Sea-Tac Intl. Airport.	Kent Channing (425) 586-5628
	FOR SALE 926 - 5th Ave. S Kent, WA	9,874 (1,000)	-	-	-	24'	2 GL	Rare small investment property. Easy freeway access. Dock potential. FOR SALE: \$1,200,000 (\$120 PSF)	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628 Bob Bencze (206) 332-1472
	Des Moines Logistics Center 19320 Des Moines Memorial Drive Bldg. D, Suite 100 SeaTac, WA	9,777 (2,910)	-	Negotiable	TBD	28'	6 DH 1 GL	AVAILABLE NOW! Great airport location. Convenient freeway access.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	Coastline Building 1420 - 20th St. NW Auburn, WA	8,056	4,028	\$0.45 \$0.70	\$0.14	18'	4 GL	Decked mezzanine at no charge. Functional office. 4 GL doors available. 1 common dock well available. Parking ratio of 2/1,000 SF.	Mike Newton (425) 586-5626 Arie Salomon (425) 586-5636







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	Park 234 23420 - 68th Ave. S, Bldg. A Kent, WA	8,000 (1,000)	-	\$0.45 \$0.75	\$0.17	16'	2 DH 2GL	AVAILABLE SEPT. 1, 2010! Fully sprinklered. Exposure on West Valley Highway. Small dock and grade space. Can be combined with adjacent space for a total of 15,660 SF.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
	Oakesdale Commerce Center 820 SW 34th Street, Suite E Renton, WA	7,800 (2,154)	-	\$0.48 \$0.80	\$0.19	24'	3 DH	Available with 60 days notice. Premier business park in Renton. New construction. Great location right off SR-167, I-5 and I-405.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
	IBEX Building 5872 S. 194th St. Kent, WA	7,100 (6,300)	-	\$6.00 Semi-gross	-	-	1 GL	UNBELIEVABLE NEW REDUCED PRICE! HIGH IMAGE FLEX/ OFFICE AVAILABLE NOW! Convenient location to I-5 and Airport Center amenities nearby. Conference room.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
	212th Industrial Building 7608 S. 212th St. Kent, WA	6,700 (1,200 mezzanine)	2,750	\$0.79 Blended	\$0.12	18'	6 GL	M3 zoning. Complete and ready for tenant improvements.	Billy Moultrie (425) 586-5612 Christian Mattson (425) 586-5621
	SeaTac Industrial Park 18802 - 13th Pl. S, Bldg. 1 SeaTac, WA	6,144 (870)	-	\$0.54 \$0.75	\$0.1775	14'-16'	1 DH 4 GL	Rare small DH space available.	Arie Salomon (425) 586-5636 Kent Channing (425) 586-5628
	Des Moines Logistics Center 19216 Des Moines Memorial Way S Bldg. A, Suite 200 SeaTac, WA	4,976 (818)	-	Negotiable	TBD	28'	5 DH	Building end cap location. Mezzanine offices available. Great airport location. Conveniently located for easy access to all major highways.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612







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 Oakesdale Commerce Center 810 SW 34th St., Suite H Renton, WA	4,873 (1,362)	-	\$0.60 \$0.80	\$0.19	16'	2 GL	Premier business park in Renton. New construction. Great location right off SR-167, I-5 and I-405.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
 S. 200th Street Building 2361 S. 200th St., Suite 2377 SeaTac, WA	4,650 (400)	-	\$0.49 \$0.75	\$0.1742	16'	2 GL	Located just south of Sea-Tac International Airport.	Kent Channing (425) 586-5628 Arie Salomon (425) 586-5636
 16th Avenue Industrial Building 19007 - 16th Ave. S SeaTac, WA	4,250 (885)	-	\$0.49 \$0.75	\$0.1867	16'	1 GL	Great location adjacent to Sea-Tac International Airport.	Kent Channing (425) 586-5628 Arie Salomon (425) 586-5636
 Oakesdale Commerce Center 1000 SW 34th St., Suite A Renton, WA	4,233 (2,225)	-	\$0.60 \$0.80	\$0.19	16'	1 GL	Desirable corner unit location. Premier business park in Renton. New construction. Great location right off SR-167, I-5 and I-405.	Jeff Forsberg (425) 586-5610 Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
 SeaTac Industrial Park 18836 - 13th Pl. S, Bldg. 2 SeaTac, WA	3,872 (500)	-	\$0.54 \$0.75	\$0.18	14'-16'	2 DH	Rare small DH space available.	Arie Salomon (425) 586-5636 Kent Channing (425) 586-5628
 Oakesdale Commerce Center 800 SW 34th St., Suite H Renton, WA	3,666 (868)	-	\$0.60 \$0.80	\$0.19	16'	2 GL	Premier business park in Renton. Newer construction. Great location right off SR-167, I-5 and I-405.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612






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 <p>FOR SALE O'Brien Commerce Center 7405 S 212th St., Suite 118 Kent, WA</p>	3,550 (348)	-	-	-	16'	7 GL	Rare opportunity to purchase small flex space. Zoned M3. Great access with exposure off S. 212th Street.	Kent Channing (425) 586-5628 Jeff Forsberg (425) 586-5610
FOR SALE: \$461,500								
 <p>FOR SALE O'Brien Commerce Center 7405 S 212th St., Suite 121 Kent, WA</p>	3,250 (204)	-	-	-	16'	6 GL	Rare opportunity to purchase small flex space. Zoned M3. Great access with exposure off S. 212th Street.	Kent Channing (425) 586-5628 Jeff Forsberg (425) 586-5610
FOR SALE: \$422,500								
 <p>S. 200th Street Building 2301 - 2383 S. 200th St., Suite 2373 SeaTac, WA</p>	2,325 (337)	-	\$0.49 \$0.75	\$0.1742	16'	1 GL	Located just south of Sea-Tac International Airport. 2 spaces available.	Kent Channing (425) 586-5628 Arie Salomon (425) 586-5636
 <p>Oakesdale Commerce Center 800 SW 34th St., Suite D Renton, WA</p>	2,566 (1,307)	-	\$0.60 \$0.80	\$0.19	16'	1 GL	Premier business park in Renton. Newer construction. Great location right off SR-167, I-5 and I-405.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
 <p>SeaTac Industrial Park 18812 - 13th Pl. S, Bldg. 1 SeaTac, WA</p>	1,344 (300)	-	\$0.49 \$0.75	\$0.1775	14'-16'	1 GL	Small incubator space located just south of the SeaTac Intl. Airport	Arie Salomon (425) 586-5636 Kent Channing (425) 586-5628







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 <p>West Valley Business Park 6520 - 190th St. Kent, WA</p>	56,175	\$12.00	TBD	Divisible to 10,000 SF. High image building with ample parking. 2nd floor office. Many configuration possibilities. Excellent north Kent Valley location. Below market rental rates.	Arie Salomon (425) 586-5636 Billy Moultrie (425) 586-5612
 <p>CenterPoint Corporate Park, Atrium 6811 S 208th Ave. Kent, WA</p>	31,298	\$13.00	TBD	2nd floor space. Divisible to 5,000 SF. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>CenterPoint Corporate Park, Atrium 6811 S 208th Ave. Kent, WA</p>	31,297	\$13.00	TBD	3rd floor space. Divisible to 5,000 SF. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>CenterPoint Corporate Park, Cascade W 20837 - 72nd Ave. S Kent, WA</p>	19,213	\$15.00	TBD	4th floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>CenterPoint Corporate Park, Cascade W 20837 - 72nd Ave. S Kent, WA</p>	18,465	\$15.00	TBD	5th floor space. Divisible to 13,519 SF and 4,946 SF. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p><u>FOR LEASE AND/OR SALE</u> Park Place Plaza 19550 International Blvd. SeaTac, WA</p>	15,089	\$18.50 Full Service	-	Available spaces range from 617 SF to 6,450 SF. Prime SeaTac location with waterfront. Minutes from SeaTac Airport & 1-5. Views of Angle Lake from suites and private balconies.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
<u>FOR SALE: \$2,500,000 (\$121.60 PSF)</u>					







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 <p>Seattle Logistics 2 18800 - 8th Ave. S Bldg. D, Suite 2400 SeaTac, WA</p>	12,400	\$0.50*	TBD	<p>SUMMER SALE! Spacious location overlooking Mt. Rainier and airport runways. Located within 5 minutes of cargo entrance to SeaTac Intl. Airport.</p> <p>*For first year. 3-yr. min. deal .</p>	<p>Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612</p>
 <p>Kent Square, Building A 10120 SE 260th St. Kent, WA</p>	11,877	\$17.00	TBD	Office/medical space. Divisible to 581 SF. New construction located in the heart of the Kent Hill shopping district. Abundant parking. Generous tenant improvements for qualified tenants. Adjacent to new Kent Event Center.	<p>Bob Bencze (206) 332-1472</p>
 <p>Southcenter Corporate Square 545-655 Andover Park W, Bldg. 8 Tukwila, WA</p>	11,100	\$20.00 Full Service	TBD	2nd floor space. On-site amenities include fitness facility, conference room and coffee bar. No business and occupancy tax. Convenient access to I-5, I-405 & Hwy 99.	<p>Mike George (425) 586-5618 Nick Fletcher (425) 586-5605</p>
 <p>Southcenter Corporate Square 545-655 Andover Park W, Bldg. 4 Tukwila, WA</p>	10,289	\$20.00 Full Service	TBD	2nd floor space. On-site amenities include fitness facility, conference room and coffee bar. No business and occupancy tax. Convenient access to I-5, I-405 & Hwy 99.	<p>Mike George (425) 586-5618 Nick Fletcher (425) 586-5605</p>
 <p>CenterPoint Corporate Park, Cascade E 20837 - 72nd Ave. S Kent, WA</p>	9,613	\$15.00	TBD	2nd floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	<p>Mike George (425) 586-5618 Nick Fletcher (425) 586-5605</p>
 <p>Earlington Business Park 1107 SW Grady Way, Suite 200 Renton, WA</p>	9,521	\$20.00 Full Service	-	Space is divisible to 3,000 SF. Lobby and common area improvements recently renovated. Outstanding freeway access to I-5, I-405 & SR 167. Building signage available. Abundant parking (4/1,000 SF)	<p>Mike George (425) 586-5618 Nick Fletcher (425) 586-5605 Paul Ference (425) 586-5608</p>







Available Property Summary – August 2010

Southend Office, cont.

Bellevue Office
11235 SE 6th Street Suite 130
Bellevue WA 98004
tel 425 586 5600 | fax 425 455 9138

Seattle Office
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Seattle WA 98101
tel 206 332 1466 | fax 206 332 1499

Tacoma Office
1109 'A' Street Suite 106 / PO Box 2316
Tacoma, WA 98401
tel 253 383 3100

Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p>Forest Park Office Building 33320 - 9th Ave. S Federal Way, WA</p>	Suite 100: 8,553 Suite 110-130: 8,044 Suite 200-210: 7,896	\$12.00 Full Service	TBD	Beautiful campus environment in Federal Way's convenient West Campus location. 2-story atrium entry. Adjacent to Celebration Park and the new Federal Way Community Recreational Center. Close to shopping, freeways and residential communities. 4.4/1,000 SF parking ratio.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605 *Co-Listing with Colliers
 <p>IBEX Building 5872 S. 194th St. Kent, WA</p>	7,100 (800 SF Storage)	\$6.00 Semi-gross	-	UNBELIEVABLE NEW REDUCED PRICE! HIGH IMAGE FLEX/OFFICE AVAILABLE NOW! With 800 SF of storage space (1 GL) Convenient location to I-5 and Airport Center amenities nearby. Conference room.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628
 <p>CenterPoint Corporate Park, Atrium 6811 S 208th Ave. Kent, WA</p>	6,597	\$13.00	TBD	1st floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>FOR SALE OR LEASE Latitude Center 20038 - 68th Ave. S Kent, WA</p>	5,400	\$16.00	TBD	Building signage available on W Valley Hwy. Easy access to I-5 and Hwy 167. Great North Valley location. Exclusive lobby with elevator. FOR SALE: \$1,400,000	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605 *Co-Listing with Colliers
 <p>CenterPoint Corporate Park, Atrium 6811 S 208th Ave. Kent, WA</p>	5,161	\$13.00	TBD	1st floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>Seattle Logistics 2 18900 - 8th Ave. S Bldg. E, Suite 400-500 SeaTac, WA</p>	4,788	\$0.50*/mo.	TBD	SUMMER SALE! Premier airfreight facility in Seattle. Spacious locations overlooking Mt. Rainier & airport runways. *For first year. 3-yr. min. deal .	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612







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	Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
	Southcenter Corporate Square 545-655 Andover Park W, Bldg. 3 Tukwila, WA	4,228	\$20.00	TBD	2nd floor space. On-site amenities include fitness facility, conference room and coffee bar. No business and occupancy tax. Convenient access to I-5, I-405 & Hwy 99.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
	Seattle Logistics 2 18800 - 8th Ave. S Bldg. D, Suite 2500 SeaTac, WA	4,228	\$0.50*/mo.	TBD	SUMMER SALE! 2nd floor space - pure office. BTS. *For first year. 3-yr. min. deal .	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
	<u>FOR SUBLEASE</u> Golden Stone Office Building 33400 - 9th Ave. S Federal Way, WA	3,909	\$12.00, Full Service	-	<u>SUBLEASE THRU APRIL 2012!</u> Class 'A' office space directly off main lobby. Motivated Sublessor. Covered parking available.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
	CenterPoint Corporate Park, Cascade E 20837 - 72nd Ave. S Kent, WA	3,511	\$15.00	TBD	5th floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
	CenterPoint Corporate Park, Atrium 6811 S 208th Ave. Kent, WA	3,326	\$13.00	TBD	1st floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
	Ruth Commercial Center 19400 - 108th Ave. SE Renton, WA	3,250	\$18.00	TBD	Attractive building, beautifully landscaped. Functional floorplan for professional uses. 4/1,000 SF parking ratio. Monument signage available. Convenient access to amenities.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605







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Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p>200 S Tobin St. Renton, WA</p>	3,200	\$2,700/mo. Gross	-	Four private offices, break room, conference room, two restrooms and new carpet and paint. Must lease office space!	Arie Salomon (425) 586-5636 Taylor Hoff (425) 586-5634
 <p>Southcenter Corporate Square 545-655 Andover Park W, Bldg. 3 Tukwila, WA</p>	3,137	\$20.00	TBD	2nd floor space. On-site amenities include fitness facility, conference room and coffee bar. No business and occupancy tax. Convenient access to I-5, I-405 & Hwy 99.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>CenterPoint Corporate Park, Cascade W 20837 - 72nd Ave. S Kent, WA</p>	2,479	\$15.00	TBD	6th floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>Southcenter Corporate Square 545-655 Andover Park W, Bldg. 1 Tukwila, WA</p>	2,107	\$20.00	TBD	2nd floor space. On-site amenities include fitness facility, conference room and coffee bar. No business and occupancy tax. Convenient access to I-5, I-405 & Hwy 99.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>CenterPoint Corporate Park, Cascade E 20837 - 72nd Ave. S Kent, WA</p>	2,063	\$15.00	TBD	5th floor space. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>Des Moines Logistics Center 19216-19240 Des Moines Memorial Way S Bldg. D SeaTac, WA</p>	Suite 220: 1,931 Suite 520: 1,718 Suite 120: 1,714	\$1.25 \$0.50*/mo.	\$0.2071	SUMMER SALE! Excellent location – within minutes of Sea-Tac International Airport. Conveniently located for easy access to all major highways. *For first year. 3-yr. min. deal .	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612







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Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p>CenterPoint Corporate Park, Cascade E 20837 - 72nd Ave. S Kent, WA</p>	2,315	\$15.00	TBD	2 six floor spaces available. Divisible 733 SF. Many on-site amenities including daycare, restaurant, fitness facility and full conference facility. Ample free parking (4/1,000 SF). Located in the heart of Kent Valley.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>Evergreen Business Capital Building 13925 Interurban Ave. S Tukwila, WA</p>	1st Floor: 2,170 2nd Floor: 1,385	\$18.50 Full Service	N/A	Outstanding freeway access to I-5 and I-405 Located on major Metro bus line. Excellent visibility from Interurban Avenue with monument signage available.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
 <p>FOR SALE 909 W Meeker Kent, WA</p>	1,940	-	-	Great owner/user opportunity. Located blocks from Regional Justice Center. Excellent visibility on Meeker St. Prominent signage available. Convenient access to W. Valley Hwy & Hwy 167.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605
FOR SALE: \$390,000					
 <p>Des Moines Logistics Center 19216-19240 Des Moines Memorial Way S Bldg. C SeaTac, WA</p>	Suite 120: 1,580 Suite 420: 1,374 Suite 520: 1,277	\$1.25 \$0.50*	\$0.2071	SUMMER SALE! Excellent location – within minutes of Sea-Tac International Airport. Conveniently located for easy access to all major highways.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
*For first year. 3-yr. min. deal .					
 <p>Des Moines Logistics Center 19216-19240 Des Moines Memorial Way S Bldg. A SeaTac, WA</p>	Suite 520: 1,560 Suite 220: 925	\$1.25 \$0.50*	\$0.2071	SUMMER SALE! Excellent location – within minutes of Sea-Tac International Airport. Conveniently located for easy access to all major highways.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
*For first year. 3-yr. min. deal .					
 <p>Des Moines Logistics Center 19216-19240 Des Moines Memorial Way S Bldg. B, Suite 320 SeaTac, WA</p>	Suite 320: 1,382	\$1.25 \$0.50*	\$0.2071	SUMMER SALE! Excellent location – within minutes of Sea-Tac International Airport. Conveniently located for easy access to all major highways.	Arie Salomon (425) 586-5636 Jeff Forsberg (425) 586-5610 Billy Moultrie (425) 586-5612
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Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p>Seattle Logistics 2 18800 - 8th Ave. S Bldg. D, Suite 2100 SeaTac, WA</p>	1,117	\$0.50*	TBD	<p>SUMMER SALE! Two large private offices. Views of SeaTac Airport runways and Mount Rainier.</p> <p>*For first year. 3-yr. min. deal .</p>	Billy Moultrie (425) 586-5612

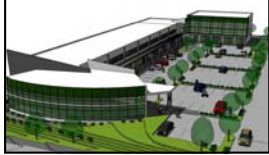

Available Property Summary – August 2010

Retail



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Property Name & Address	Size (SF)	Rate/SF	NNN/SF	Comments	Broker
 <p>Kent Square, Building A 10120 SE 260th St. Kent, WA</p>	19,990	\$17.00	TBD	Divisible to 741 SF. New construction located in the heart of the Kent Hill shopping district. Abundant parking. Generous tenant improvements for qualified tenants. Adjacent to new Kent Event Center.	Bob Bencze (206) 332-1472
 <p>Kent Square, Building B 10210 SE 260th St. Kent, WA</p>	13,000	\$17.00	TBD	Divisible to 1,200 SF. New construction located in the heart of the Kent Hill shopping district. Abundant parking. Generous tenant improvements for qualified tenants. Adjacent to new Kent Event Center.	Bob Bencze (206) 332-1472

Investment Opportunities

Property Name & Address	Size	Sale Price	Comments	Broker
 <p>Former Sound Ford 750 Rainier Ave. S Renton, WA</p>	8.44 Acres	\$21,000,000	Zoned CA. 4 buildings on 79,209 SF (main building is 51,158 SF; body shop is 14,309 SF; Mitsubishi dealership is 10,422 SF; and used cars is 3,320 SF). Flexible zoning allows for office, retail or multi-family. Outstanding location at I-5, I-405 and SR-167 intersection. 200,000 cars per day. New fully funded Rapid Ride Bus Line of Renton established next door. City of Renton offering large development concessions.	Chris O'Connor (425) 586-5640
 <p>FOR SALE Maxum Building 1502 - 22nd St. NW Auburn, WA</p>	20,190 SF Building 9,120 SF Vacant for Owner/User	\$2,295,000	20,190 SF (870 SF mezz.) building for sale. 9,120 SF vacant for owner/user. Own your own building with an occupancy cost of \$0.32/\$0.70.	Mike Newton (425) 586-5626 Kent Channing (425) 586-5628


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Land

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	Property Name & Address	Size	Sale Price	Comments	Broker
	<p>Meridian Plateau Professional Center 24032 - 116th Ave. SE Kent, WA</p>	<p>2.23 Acres</p>	<p>\$1,948,000</p>	<p>Multiple retail and professional office uses allowed. Flat - easy to develop. NCC zoning (Neighborhood Convenience Commercial). Access to both 116th Avenue SE and SE 240th Street. 1.41-acre corner site also available. Rapidly growing area with great demographics.</p>	<p>Dick Paylor (425) 586-5624 Barry Kelly (425) 586-5625</p>
	<p>Pacific Highway Vacant Lot 23810 & 23820 Pacific Hwy S Kent, WA</p>	<p>1.15 Acres</p>	<p>\$800,000</p>	<p>Level site with 140' frontage along Pacific Highway. Located one block north of Lowe's. Site access from Pacific Highway and 30th Avenue South. Freeway access at 240th. GC zoning.</p>	<p>Tamir Ohayon (425) 586-5627 Barry Kelly (425) 586-5625</p>