

GATEWAY NORTH - BLDG 7

PSF MECHANICAL INC. WORLD HEADQUARTERS



11621 E MARGINAL WAY S | SEATTLE, WA 98168



MATTHEW LITTLE, CCIM

PRINCIPAL | BROKER

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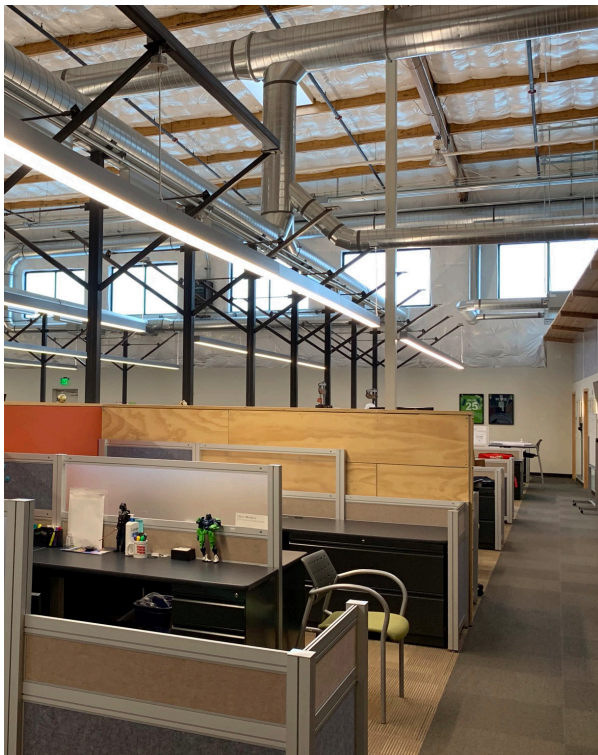
little@westlakeassociates.com

Offering Summary | For Sale

\$13,000,000
SALE PRICE

\$298
PER BLDG SF

43,560 SF
TOTAL SF



PROPERTY HIGHLIGHTS

- PSF Mechanical Inc. completed a major multi-million tenant improvement in 2015 for their world headquarters that includes five (5) conference rooms with 11 private offices, open office seating, coffee bar, and lunchrooms
- Gateway North, where the building is located, is one of the nicest quality office industrial parks in Seattle
- PSF Mechanical will provide a short term leaseback of their 35,056 SF space
- Abracadabra Printing Inc, currently pays \$7,990 per month NNN with annual rent increases for the 8,524 square feet leased on an eight-year lease term
- Gas-fired generator provides electrical power to the building for up to a week in the event of a power outage
- With the majority of office having 24' foot ceilings with HVAC throughout, this unique building can be modified to suit an occupant's exact needs with minor remodeling costs
- Possible conversion of Office to Warehouse or Tech space
- 3.5 parking stalls per 1,000 square foot parking ratio; 143 parking stalls available on-site
- Seattle address with lower cost City of Tukwila business taxes
- Conveniently located with immediate access to WA-599 and Interstate-5; ten minutes to Seattle Tacoma International Airport; and four minutes to Boeing Field
- WA-599 Freeway exposure to 45,841 vehicles per day

Offering Summary | For Lease

\$1.50/SF/MO

LEASE RATE

NNN

LEASE TYPE

35,056 SF

RENTABLE SF



PROPERTY HIGHLIGHTS

- 35,056 SF of Office For Lease
- \$1.25 per foot per month, NNN - \$15.00 per foot per year NNN
- Major multi-million tenant improvement completed in 2015 for world headquarters that includes five (5) conference rooms with 11 private offices, open office seating, coffee bar, and lunchrooms
- Northwest finishes with plywood walls and exposed glulam beams, fully insulated white ceilings, exposed steel, stainless steel, exposed metal heating and ventilation ducting, and polished concrete floors
- Gas-fired generator provides ability to run property for up to a week without electricity
- Locker rooms plus three sets of restrooms throughout premises
- Concrete tilt-up concrete slab construction
- The 24' foot high ceiling and large windows provide for an open air environment with abundant natural light
- 24' sprinklered ceiling provides opportunity for storage warehouse in fully heated and air-conditioned space
- Possible conversion of Office to Warehouse or Tech space



Property Profile

BUILDING INFORMATION

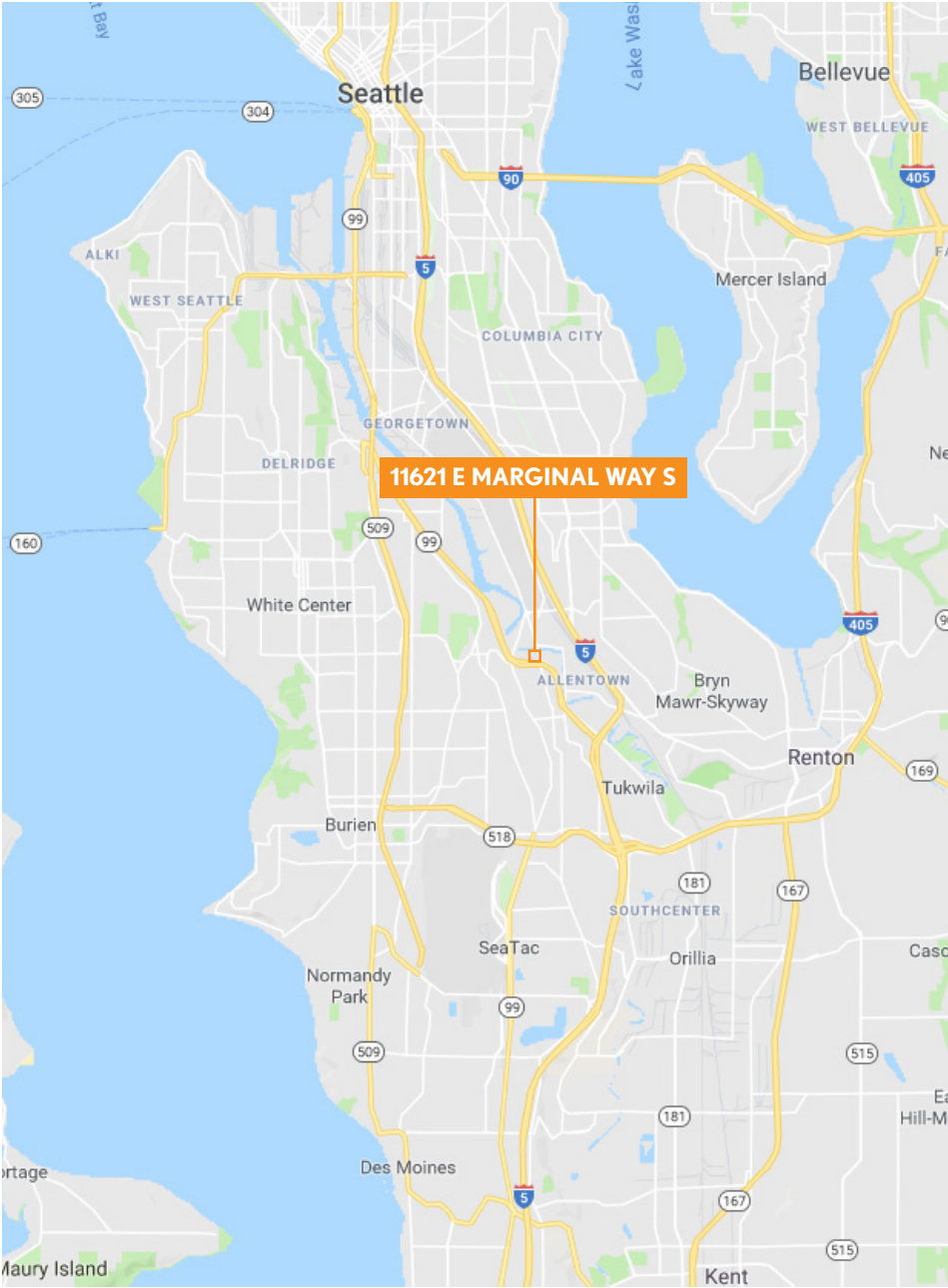
Total Building SF	43,580 SF
Available SF For Lease	35,056 SF
Tenancy	Multiple Abracadabra Printing occupies 8,524 SF
Address	11621E Marginal Way S - Bldg 7 Seattle, WA 98168
Year Built	1996 / 2015 Remodel
# of Buildings	1
# of Floors	2
Lot Size	127,418 SF
Construction	Reinforced Concrete / Concrete Floors
Roof	Flat
Parking	142 Spaces Available
Parking Ratio	3.5 per 1,000

PROPERTY DETAILS

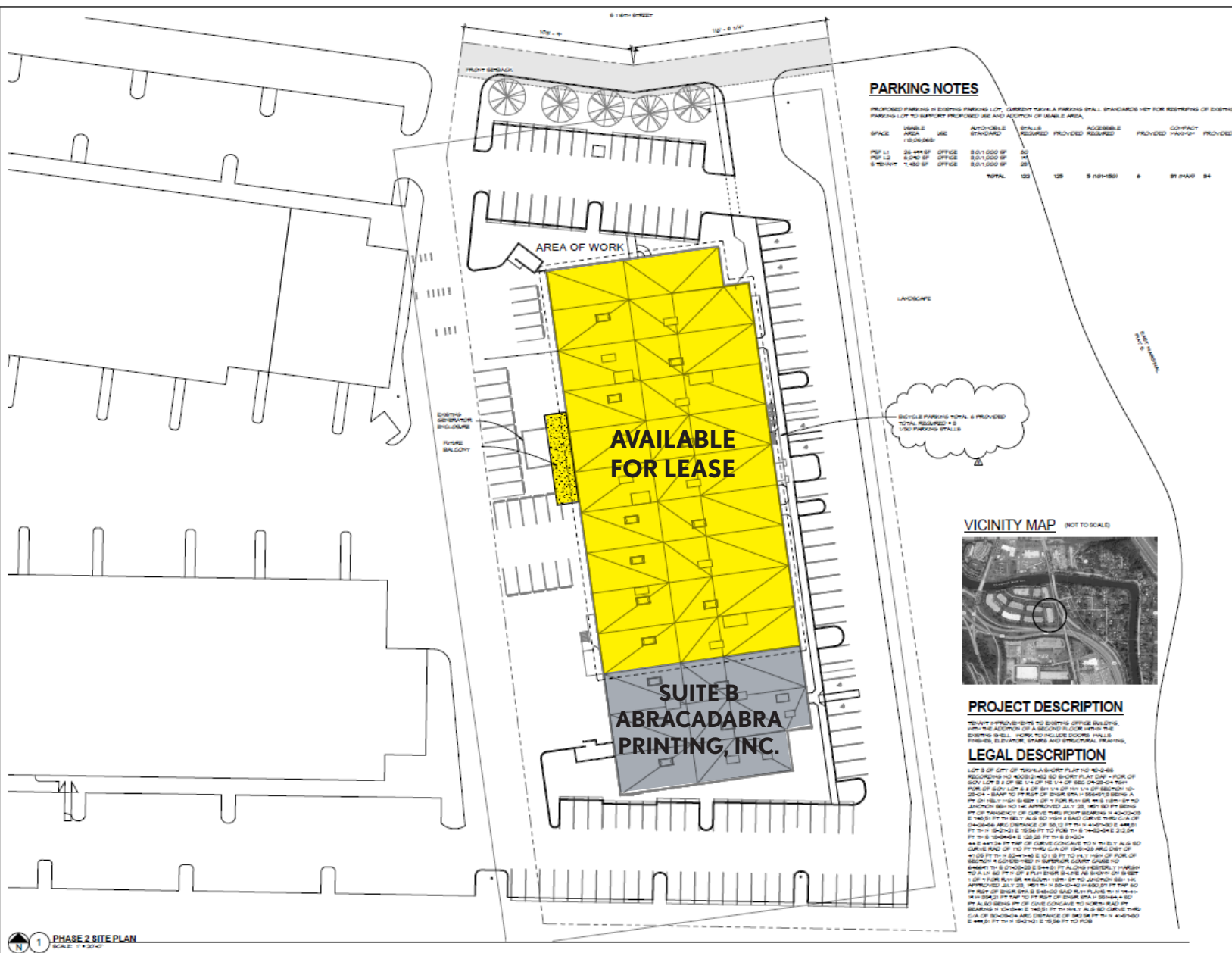
County	King
Market	South Seattle
Land Use	Industrial / Office
Style	Office / Warehouse
APN#	102304-9044
Zoning	MIC / L, City of Tukwila



Location



Site Plan - Building Parking



STOCK & ASSOCIATES
 2005 & ASSOCIATES, INC.
 108 5th Street
 Seattle, WA 98101
 Tel: 206.463.8884
 Fax: 206.463.8885
 www.stockandassociates.com



CONTRACT NO: 20-04544-0
 DOCUMENT NO: 21-0024
 PROJECT NO: 21-0024
 SHEET NO: 1 OF 1

WORLD HEADQUARTERS - PH2
 1801 5th Avenue
 Tukwila, WA 98168

SITE PLAN:

PH2-A0.2

Site Plan - Floor 1

STOCK ASSOCIATES
Stock & Associates, Inc.
100 East Street
Seattle, WA 98121
Tel: 206.443.5844
Fax: 206.443.5845
www.stockassociates.com

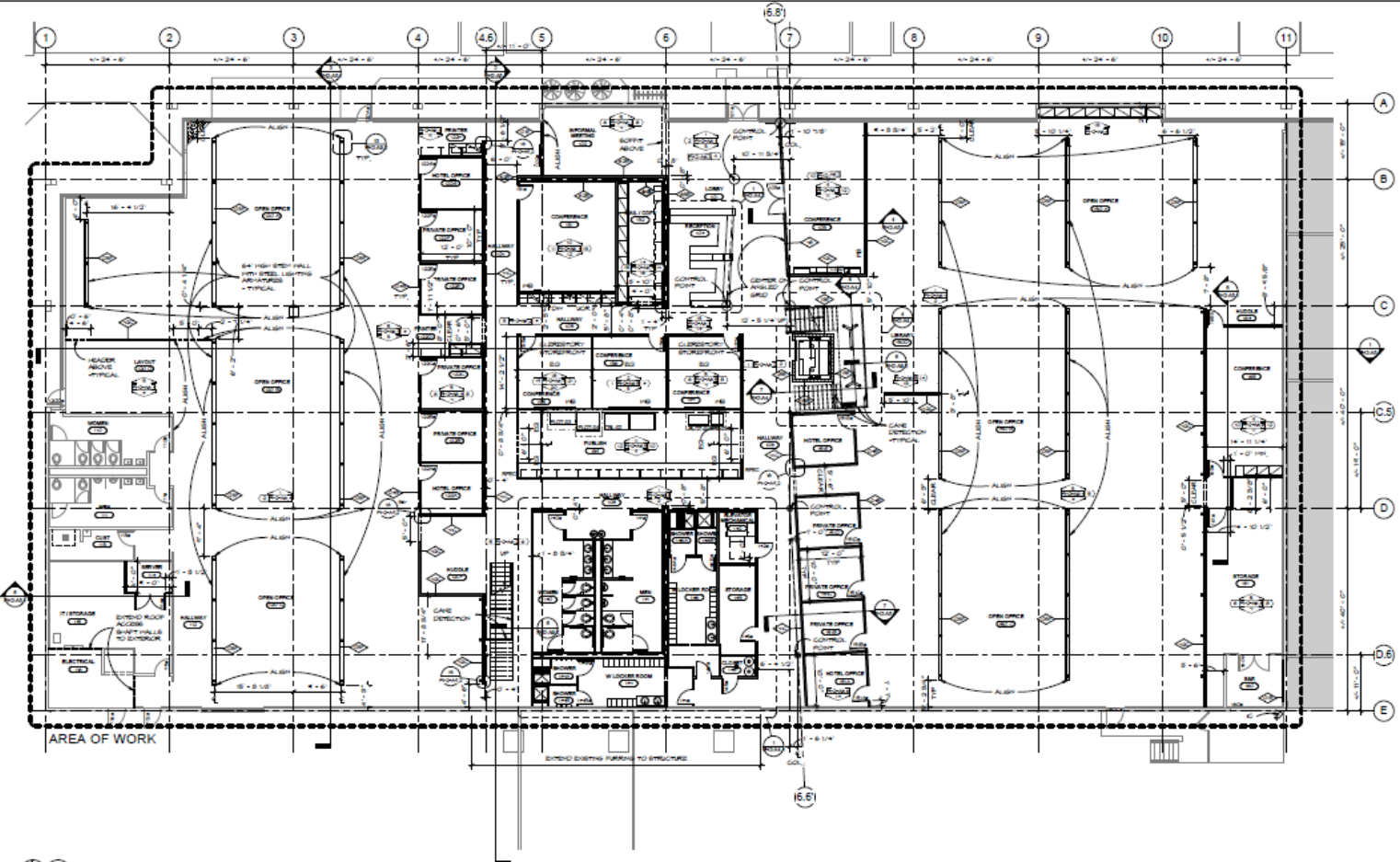


Construction Notes:
- SEE GENERAL NOTES ON SHEET PH2-11 FOR NOTES CONCERNING THIS PLAN INCLUDING DIMENSIONS ETC.
- DIMENSIONS ARE SHOWN ON REFLECTED CEILING PLANS UNLESS NOTED OTHERWISE.
- WALL BACKLOGS: PROVIDE WALL BACKLOGS AT CABINETS AND OVERHEAD INCLUDING LOCATIONS.
- ACCESSIBLE: VERIFY ALL CORRIDORS ARE ARCHITECTED, FINISHED, AND SEAL PENETRATIONS IN RATED PARTITIONS PER 2012 IBC SECTION 103.1.
- HANG REPAIR HALLS AT DEVELOPER'S RISK TO HANG ADJACENT OVERHEAD VALLES.

WORLD HEADQUARTERS - PH2
1401 S. MARGINAL WAY, S.
TUMWATER, WA 98563

CONSTRUCTION PLAN (LEVEL)
1/2" = 1'-0" (VERTICAL)
1/8" = 1'-0" (HORIZONTAL)

PH2-A2.11



PHASE 2 CONSTRUCTION PLAN - LEVEL 1 SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND

- EXISTING RATED PARTITION TO REMAIN
- EXISTING NON-RATED PARTITION TO REMAIN
- NON-RATED INTERIOR PARTITION TO STRUCTURE ABOVE - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON EACH SIDE
- NON-RATED INTERIOR PARTITION TO 8' ABOVE CEILING - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON EACH SIDE
- NON-RATED INTERIOR PARTITION TO 8'-4" AFF - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON EACH SIDE
- NON-RATED INTERIOR PARTITION TO 8'-0" AFF WITH S-0 TYPICAL GIB ON INTERIOR AND S-0 TYPICAL GIB ON EXTERIOR, FIRE-RATE AND SEAL - TYPICAL
- 1-HR RATED INTERIOR PARTITION TO STRUCTURE ABOVE - STEEL C-4 STUDS # 24 OC WITH 1-LAYER S-0 TYPICAL GIB ON INTERIOR AND S-0 TYPICAL GIB ON EXTERIOR, FIRE-RATE AND SEAL - TYPICAL
- 1-HR INTERIOR STRUCTURAL PARTITION TO STRUCTURE ABOVE - BOSS STUDS ON STEEL # 16 OC WITH S-0 TYPICAL GIB ON BOTH SIDES, FIRE-RATE AND SEAL
- 2-HR INTERIOR STRUCTURAL PARTITION TO STRUCTURE ABOVE - C-4 STUDS # 16 OC WITH 2 LAYERS OF S-0 TYPICAL GIB AND 1" GIBE SHIM LAYER, FIRE-RATE AND SEAL, ALL PENETRATIONS
- NON-RATED INTERIOR PARTITION TO 8' ABOVE CEILING - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON EXTERIOR
- NON-RATED INTERIOR PARTITION TO 8' ABOVE CEILING - 2" SA STEEL STUDS # 24 OC WITH S-0 RADIATA PLTHOOD ON EXTERIOR
- NON-RATED INTERIOR PARTITION TO STRUCTURE - 2" SA STEEL STUDS # 24 OC WITH 1-LAYER S-0 TYPICAL GIB ON FINISHED SIDE, SEAL HEAD & 1" GIB AGGREGATE SEALANT
- NON-RATED INTERIOR PARTITION TO 12'-0" AFF - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON EXTERIOR AND S-0 RADIATA PLTHOOD ON EXTERIOR
- NON-RATED INTERIOR PARTITION TO 12'-0" AFF - 2" SA STEEL STUDS # 24 OC WITH S-0 TYPICAL GIB ON BOTH SIDES

*FINISHES INDICATOR
A: 2" X 2" B: 3" X 2" C: 3" X 2" D: 4" E: 6" X: HATCH EXISTING ADJACENT CONSTRUCTION
HE: PROVIDE AGGREGATE FILLER IN WALL/GUAGES

GRAPHIC LEGEND

- EXISTING HALL TO REMAIN
- NEW-DESIGNED FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER
- EMERGENCY SHOWER & EYE WASH
- WALL BOARD
- DATA CONNECTION FOR FURNITURE
- J BOX FOR ELECTRICAL CONNECTION & FURNITURE
- INTERIOR BUSHING WITH CAMERA
- DIRECTION OF UPWARD FLOOR

CONSTRUCTION PLAN NOTES

- SEE GENERAL NOTES ON SHEET PH2-11 FOR NOTES CONCERNING THIS PLAN INCLUDING DIMENSIONS ETC.
- DIMENSIONS ARE SHOWN ON REFLECTED CEILING PLANS UNLESS NOTED OTHERWISE.
- WALL BACKLOGS: PROVIDE WALL BACKLOGS AT CABINETS AND OVERHEAD INCLUDING LOCATIONS.
- ACCESSIBLE: VERIFY ALL CORRIDORS ARE ARCHITECTED, FINISHED, AND SEAL PENETRATIONS IN RATED PARTITIONS PER 2012 IBC SECTION 103.1.
- HANG REPAIR HALLS AT DEVELOPER'S RISK TO HANG ADJACENT OVERHEAD VALLES.

GENERAL NOTES

- PARTITIONS TO BE 018 UNLESS NOTED OTHERWISE. FINISHED PARTITIONS SHOULD INCLUDE OFFICES AND CONFERENCE ROOMS TO RECEIVE AGGREGATE, BATT INSULATION ETC.

Site Plan - Floor 2

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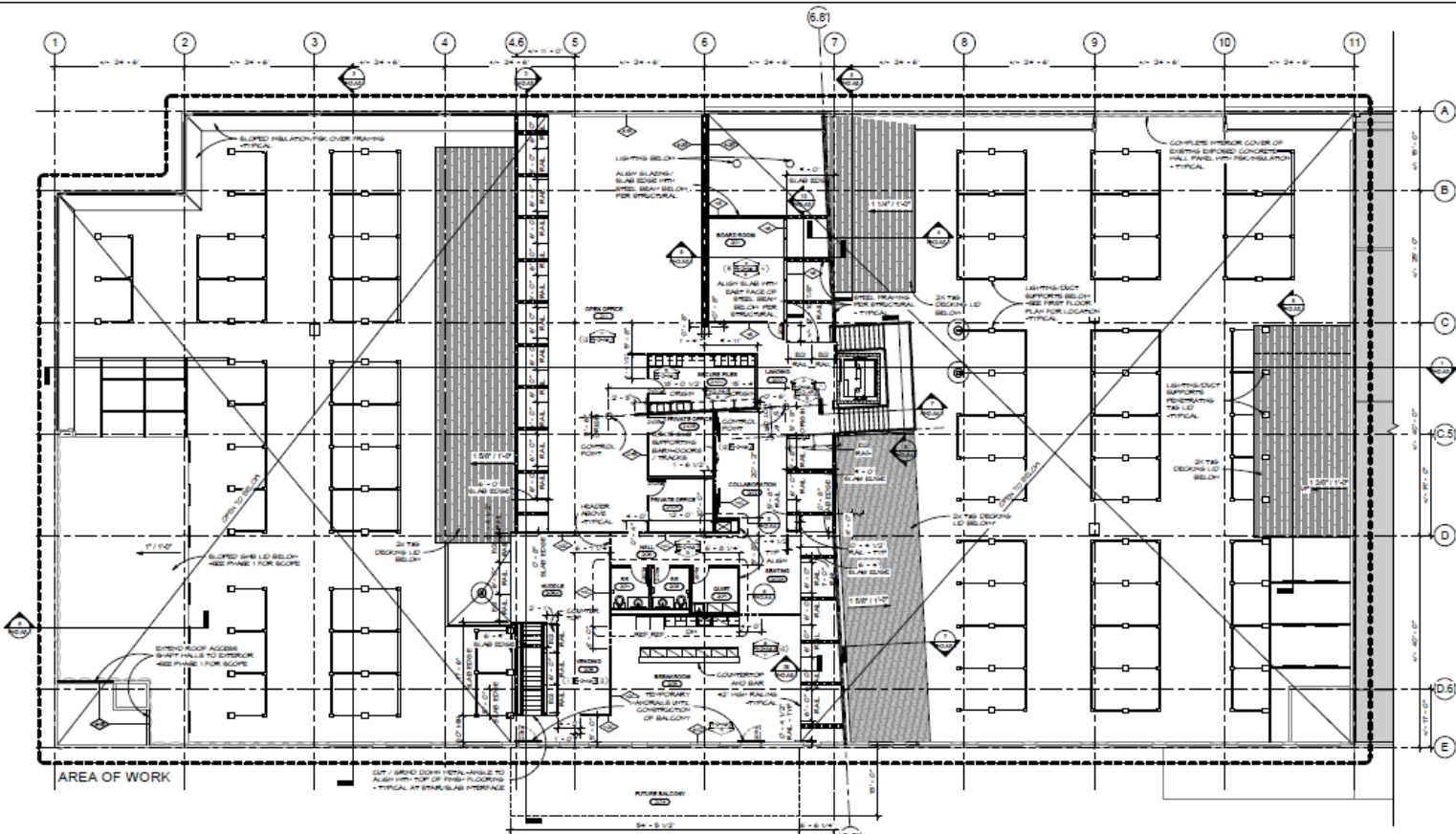


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WORLD HEADQUARTERS - PH2
 1521 E MARGINAL WAY S
 TURKWA WA 98108

CONSTRUCTION PLAN - LEVEL 2

PH2-A2.12



1 PHASE 2 CONSTRUCTION PLAN - LEVEL 2
 SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND

- EXISTING MASONRY PARTITION TO REMAIN
- NON-RATED INTERIOR PARTITION TO REMAIN
- NON-RATED EXTERIOR PARTITION TO REMAIN
- 1-HOUR EXTERIOR STRUCTURAL PARTITION TO REMAIN
- 2-HOUR EXTERIOR STRUCTURAL PARTITION TO REMAIN
- NON-RATED INTERIOR FIRE-RATED PARTITION TO REMAIN
- NON-RATED EXTERIOR FIRE-RATED PARTITION TO REMAIN
- NON-RATED INTERIOR FIRE-RATED PARTITION TO STRUCTURE
- NON-RATED EXTERIOR FIRE-RATED PARTITION TO STRUCTURE
- 1-HOUR EXTERIOR STRUCTURAL PARTITION TO STRUCTURE
- 2-HOUR EXTERIOR STRUCTURAL PARTITION TO STRUCTURE

GRAPHIC LEGEND

- EXISTING HALL TO REMAIN
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER
- EMERGENCY SHOWER & EYE WASH
- WHITE BOARD
- DATA CONNECTION FOR FURNITURE
- BOX FOR ELECTRICAL CONNECTION & FURNITURE
- ENERGY PATH CAMERA
- DIRECTION OF UPWARD SLOPE

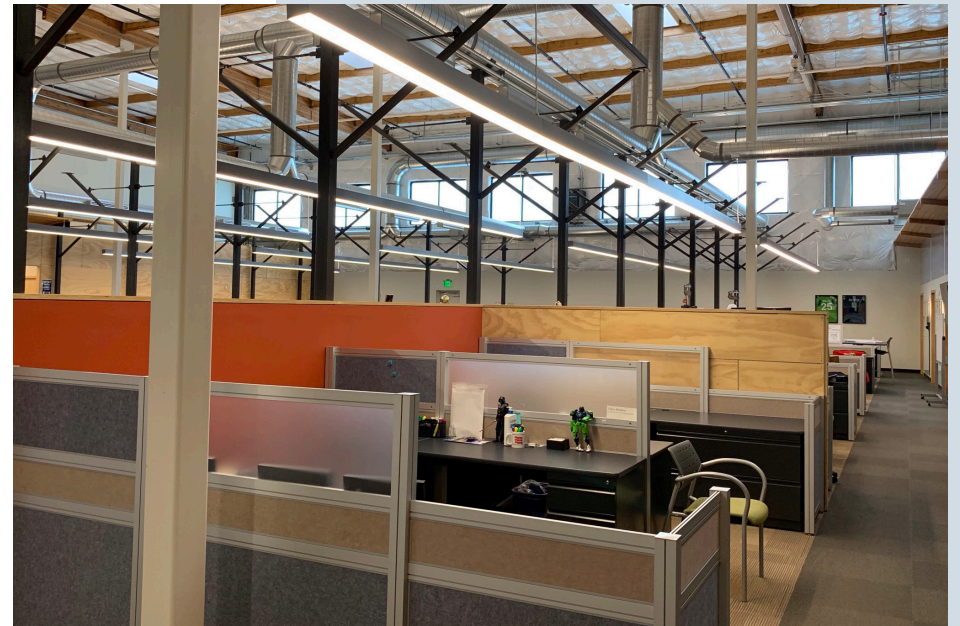
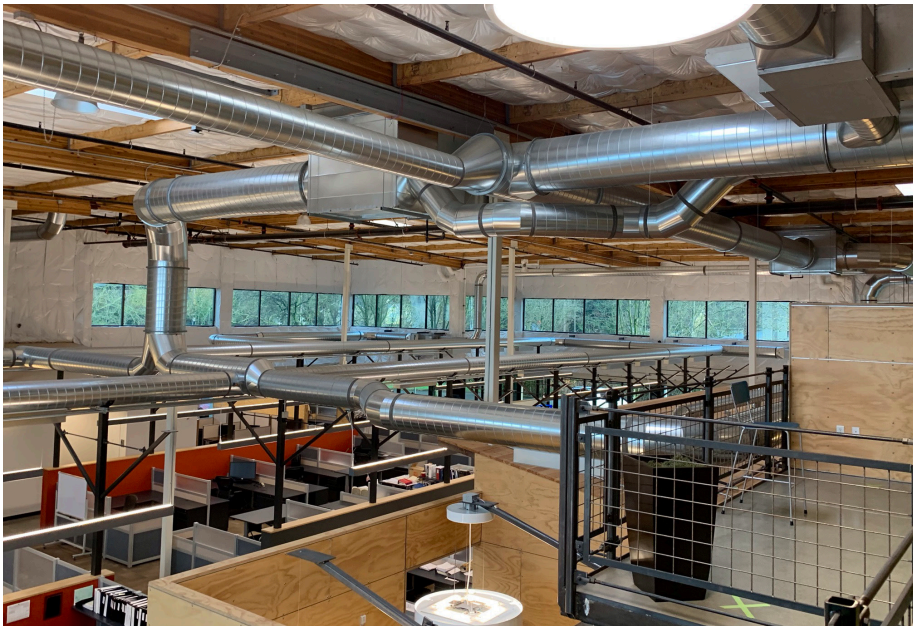
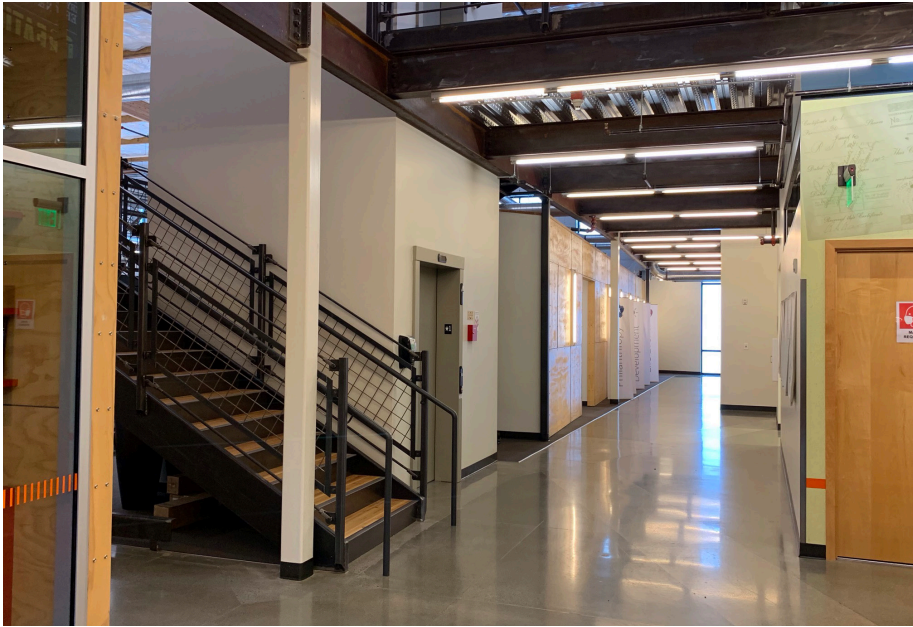
CONSTRUCTION PLAN NOTES

- 1. SEE GENERAL NOTES ON SHEET PH2-A1 FOR NOTES CONCERNING THIS PLAN INCLUDING DIMENSIONS, ETC.
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- 3. SEE GENERAL NOTES ON SHEET PH2-A1 FOR NOTES CONCERNING THIS PLAN INCLUDING DIMENSIONS, ETC.
- 4. SEE GENERAL NOTES ON SHEET PH2-A1 FOR NOTES CONCERNING THIS PLAN INCLUDING DIMENSIONS, ETC.

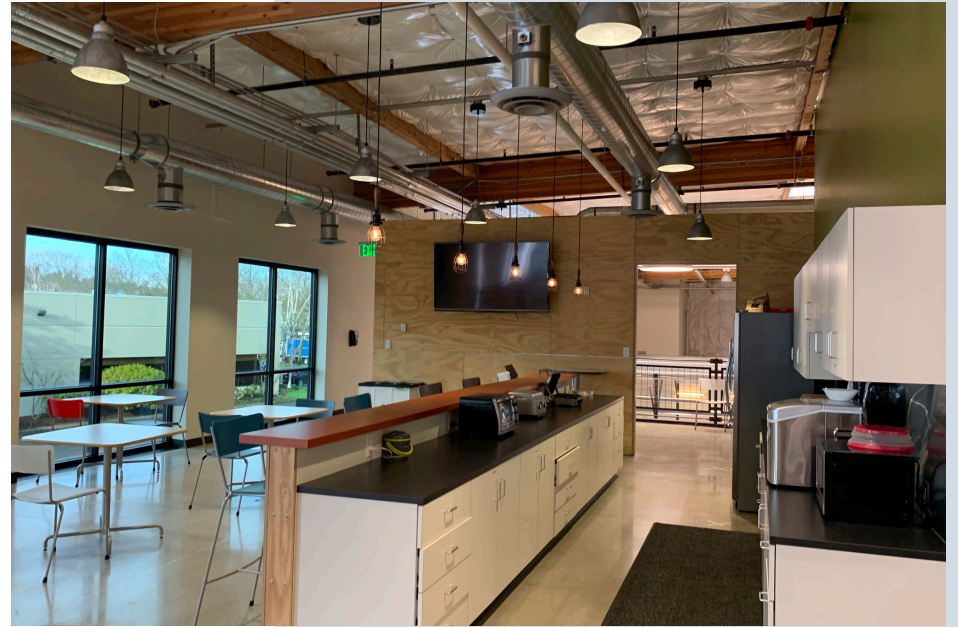
GENERAL NOTE

- 1. PARTITIONS TO BE OBSERVED AND NOTED OVERLAP, FRAMED PARTITIONS AROUND PRIVATE OFFICES AND CONFERENCE ROOMS TO RECEIVE ACoustICAL BATT INSULATION AND.

Building Photos



Building Photos



Site Amenities & Travel Times

WHAT'S NEARBY

RETAIL

- Allentown Suprette
- El Paso Supermarket
- Dollar Tree
- Red Apple Market
- Walgreens
- Saar's Super Saver Foods

SERVICES

- Museum of Flight
- King County Intl Airport
- Rainier Golf & Country Club
- King County Metro South Base
- Hilltop Elementary School
- Duwamish Hill Preserve

FOOD & DRINKS

- Bacovino
- El Pollo Real
- La Esquina Cafe
- Starbucks
- Lido Restaurant
- Jack in the Box
- Sunny Teriyaki
- Lucky Liquor
- Fly Away Cafe
- 9-94 Cafeteria
- Flight Path
- La Rielera
- Ladybug Espresso
- Pho Teriyaki Wok
- Seattle Urban Cafe
- Amazonia Cafe
- McDonald's

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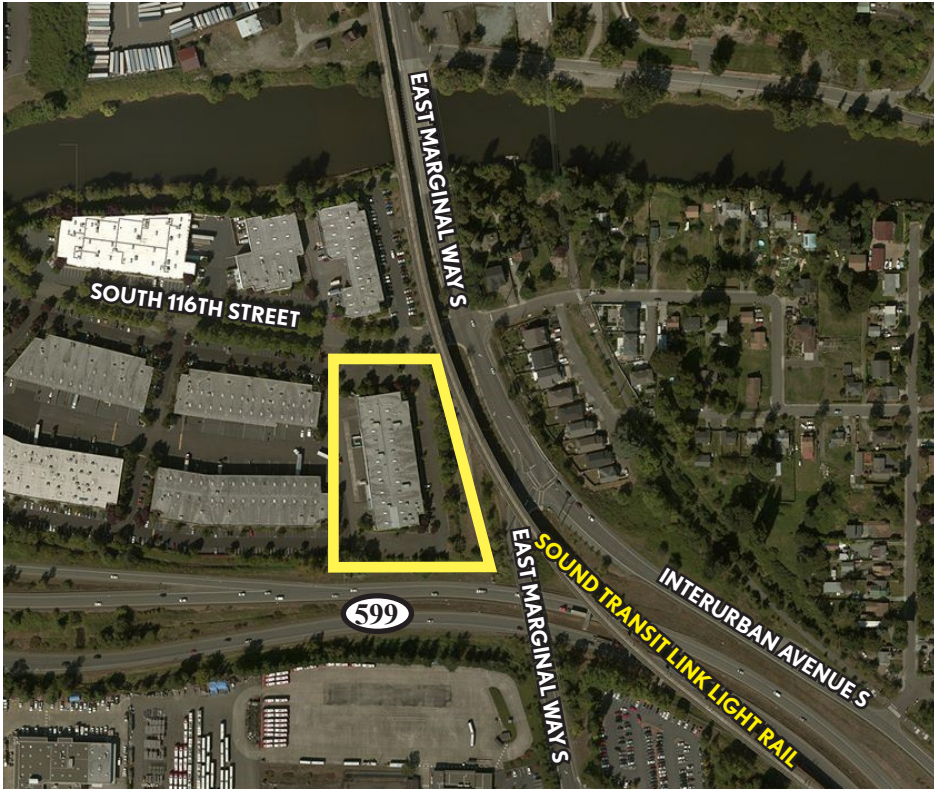
BIKE SCORE
Bikeable

15

MINUTES
Downtown Seattle

10

MINUTES
SeaTac Airport



Drive Times via Convenient Access to Interstate 5 and State Route 599

- 15 minutes to downtown Seattle
- 10 minutes to Port of Seattle
- 10 minutes to I-90
- 10 minutes to SeaTac
- 5 minutes to I-405
- 3 minutes to I-5

About Westlake



EXCLUSIVELY LISTED BY:

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PRINCIPAL | BROKER

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Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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