

FOR LEASE

GATEWAY CC

12668 INTERURBAN AVE S, BLDG 3
TUKWILA, WA

5,786 SF total/ 3,319 SF office / 2,449 SF warehouse
(market-ready now)

Two grade-level doors with shared dock-high
loading ramp

\$1.25 PSF/Mo. Shell + \$1.25 PSF/Mo. Office add-on
NNN asking rates

2026 est. NNN \$0.63 PSF/Mo. (excludes separately
metered utilities and janitorial services)

New exterior paint

Market Ready - see pg. 2 photos

BRIAN CLAPP

206.248.7316 | brian.clapp@kidder.com

SPENCER CLAPP

206.248.7427 | spencer.clapp@kidder.com



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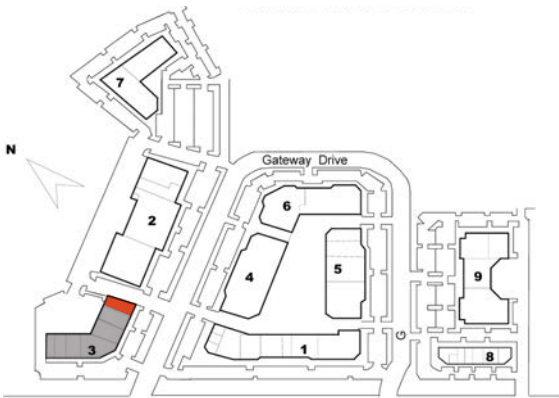
SITE PLANS



2 GRADE-LEVEL DOORS



SHARED DOCK RAMP



5,786 SF

AVAILABLE

3,319 SF

OFFICE

2,249 SF

WAREHOUSE

NOW

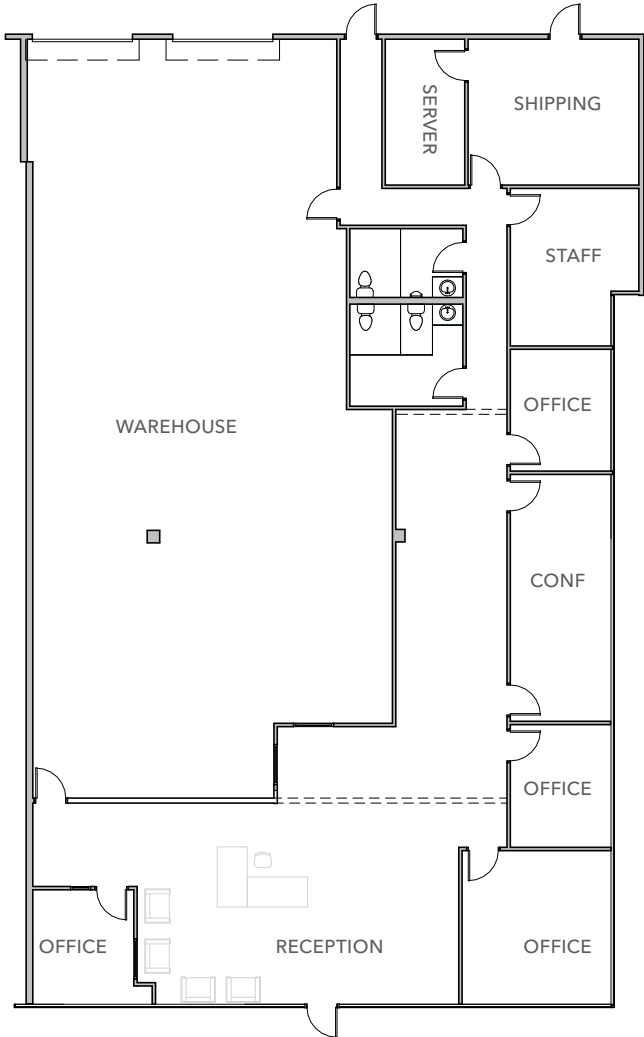
AVAILABLE

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LANDLORD MARKET READY PLAN NOW AVAILABLE



5,786 SF

AVAILABLE

3,319 SF

OFFICE

2,449 SF

WAREHOUSE

NOW

AVAILABLE

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GATEWAY CORPORATE CENTER

6 MIN

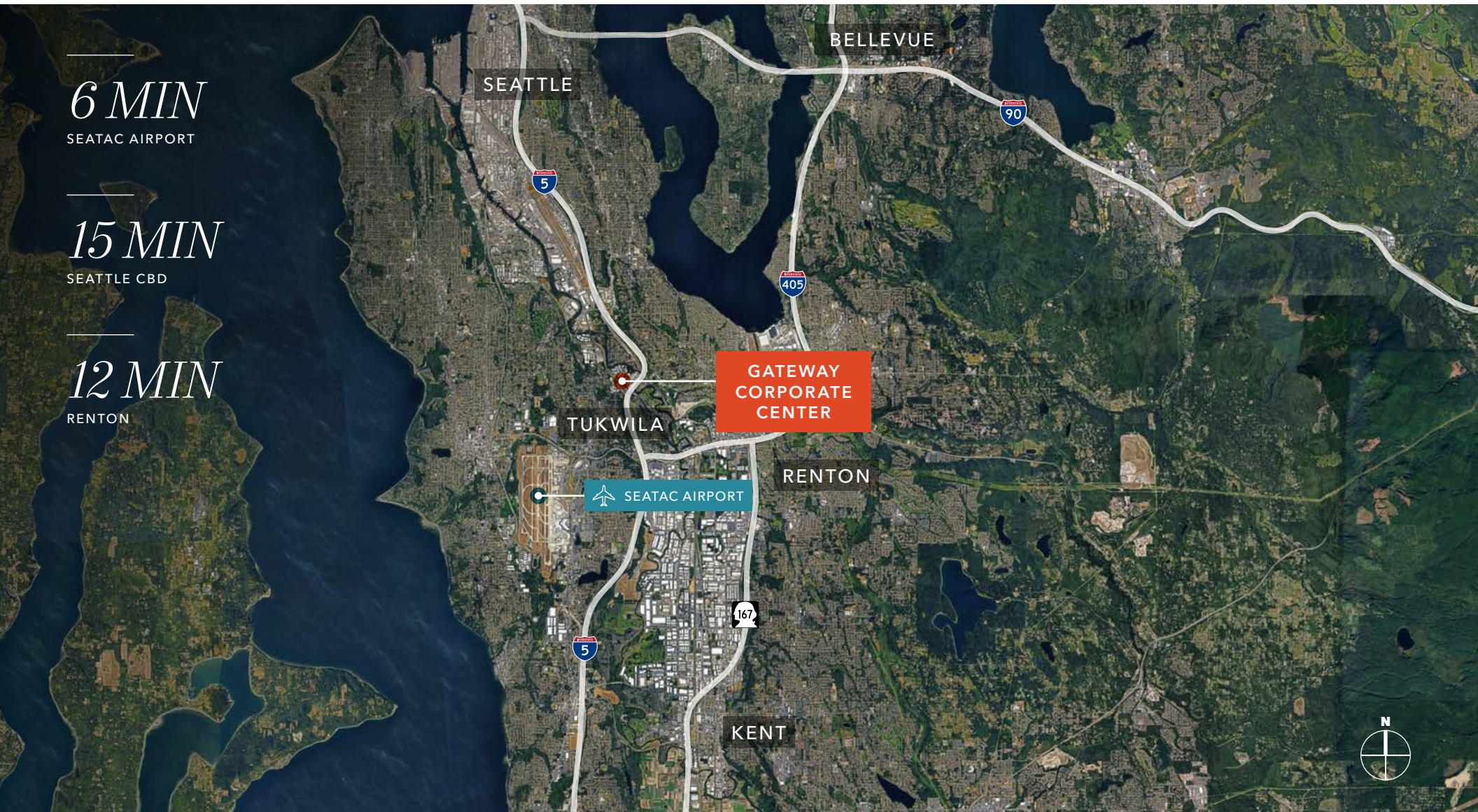
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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