

FOR LEASE

GATEWAY CC

12856 & 12860 INTERURBAN AVE S,
BLDG 1 | TUKWILA, WA

12,996 SF total / 6,526 SF office /
6,480 SF warehouse

Three grade-level doors / Two dock-high doors

\$1.25 shell / \$1.25 office asking rates

2025 est. NNN \$0.5921 PSF (excludes separately
metered utilities and janitorial services)

Available 12/01/2025

BRIAN CLAPP

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SPENCER CLAPP

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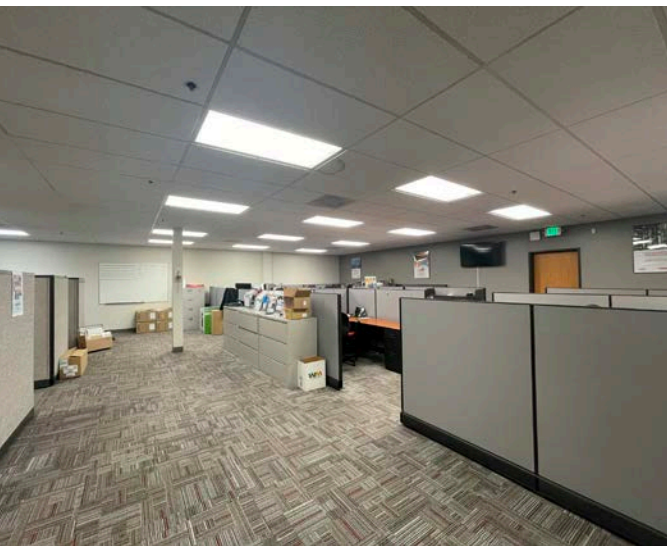
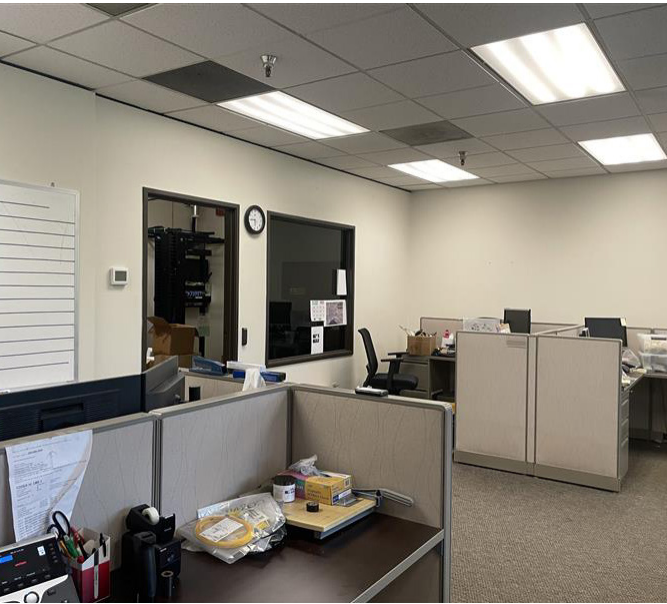


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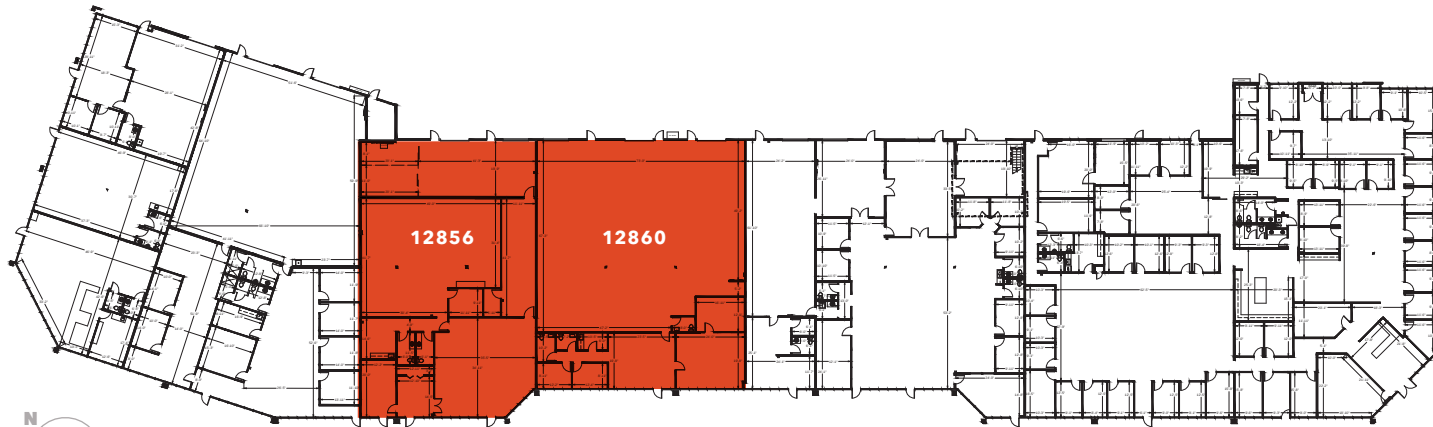
GATEWAY CORPORATE CENTER



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SITE PLAN



12,996 SF

TOTAL AVAILABLE

6,526 SF

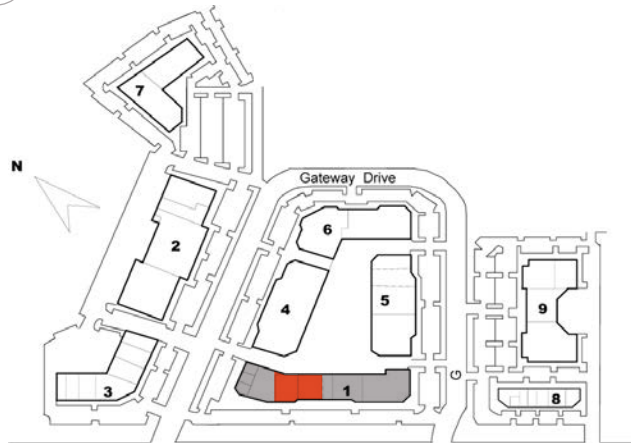
OFFICE

6,480 SF

WAREHOUSE

12/1/25

AVAILABLE

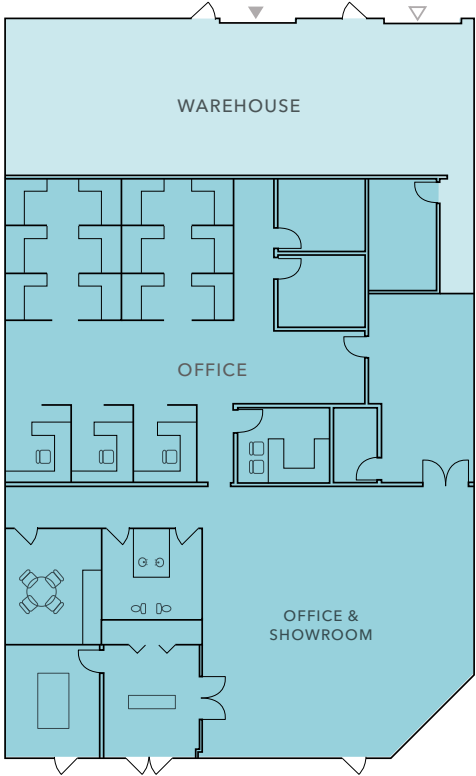


3 GRADE-LEVEL DOORS
& 2 DOCK-HIGH DOORS

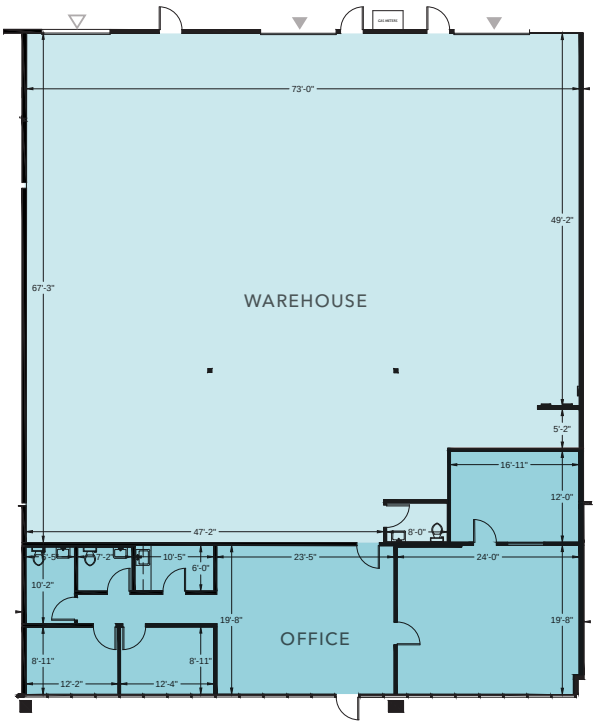
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FLOOR PLANS



12856 INTERURBAN AVE S



12860 INTERURBAN AVE S

LEGEND

- Office
- Warehouse

- Drive-In Loading
- Dock-High Loading



GATEWAY CORPORATE CENTER

6 MIN

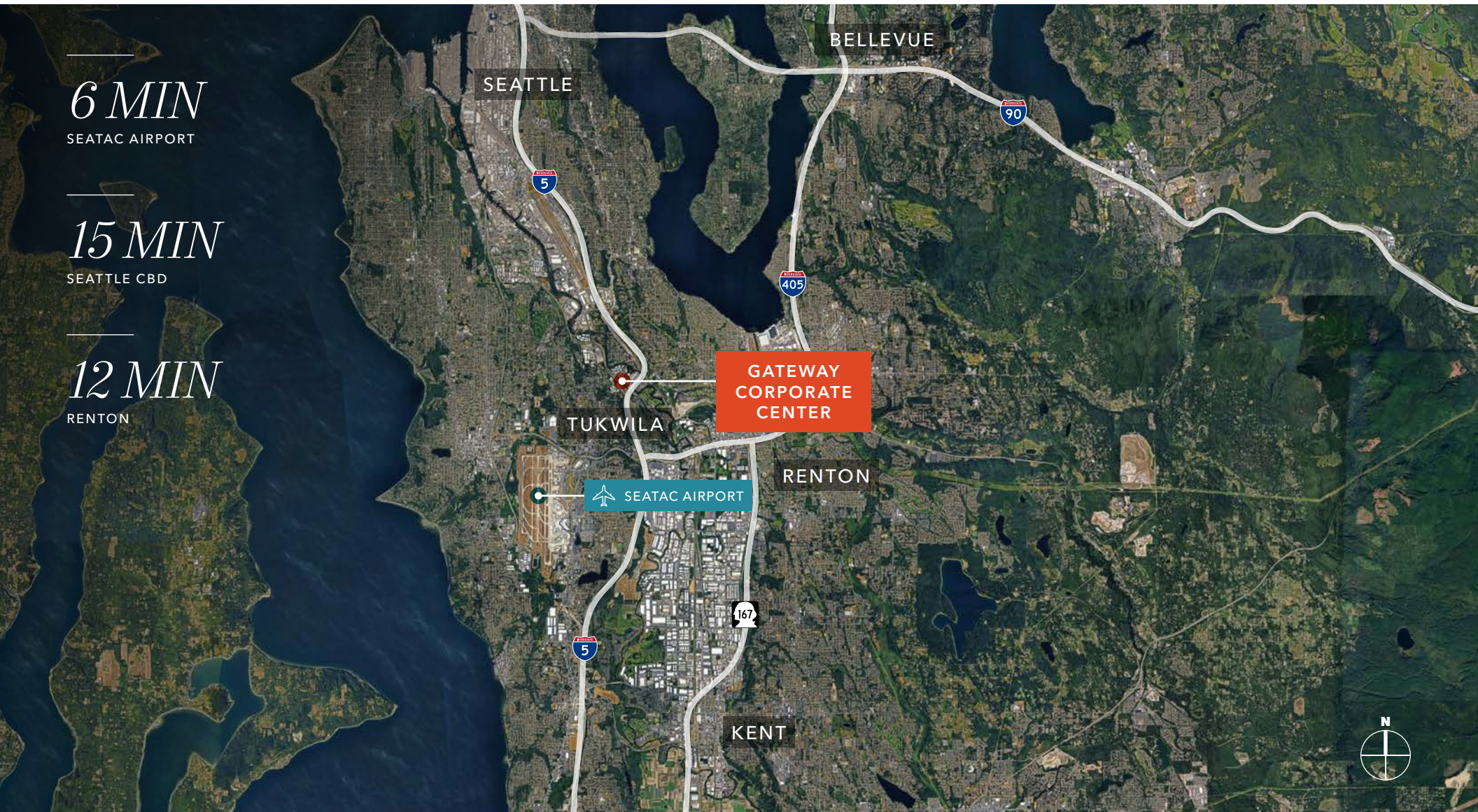
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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