

FOR LEASE

GATEWAY CC

12779-12787 GATEWAY DR, BLDG 6
TUKWILA, WA

16,321 SF total / 10,361 SF office / 5,960 SF warehouse
(available November 1, 2026)

Three grade-level doors currently available with 2
more grade-level doors possible

\$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)

High-end office build-out

BRIAN CLAPP

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SPENCER CLAPP

206.248.7427 | spencer.clapp@kidder.com

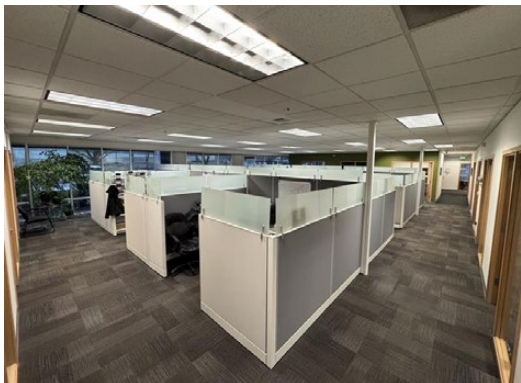
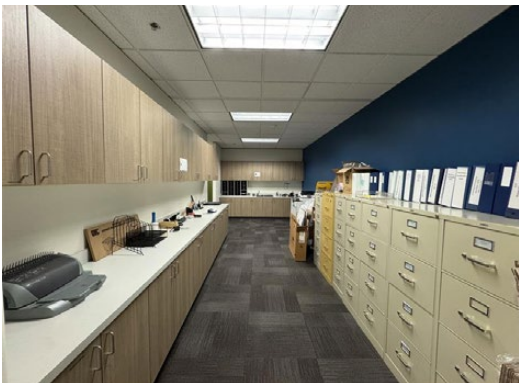
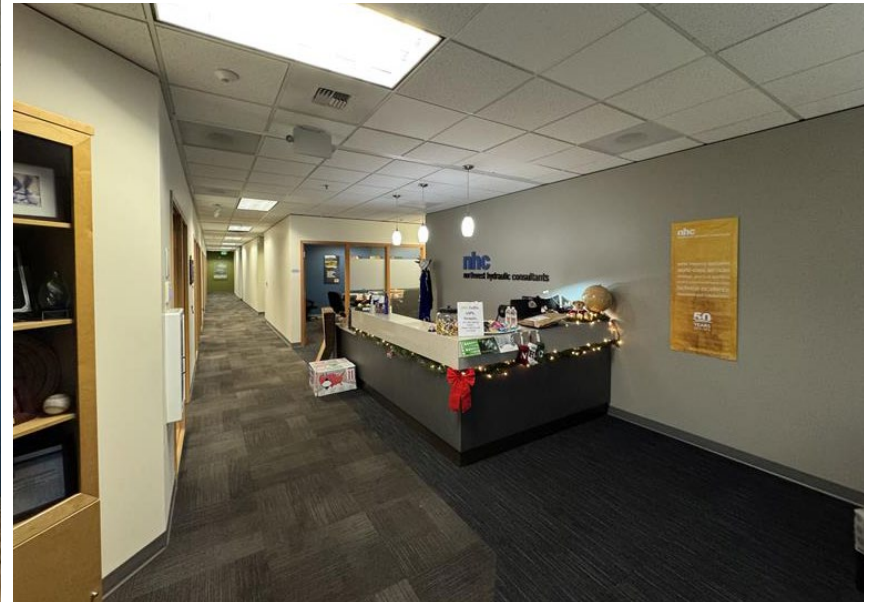


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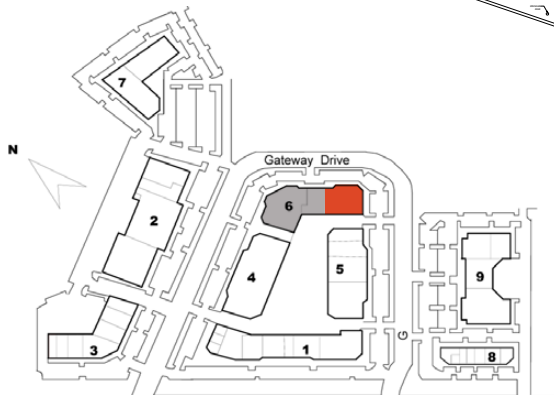
GATEWAY CORPORATE CENTER



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SITE PLANS



3 GRADE-LEVEL DOORS
(2 MORE POSSIBLE)

16,321 SF

AVAILABLE

10,361 SF

OFFICE

5,960 SF

WAREHOUSE

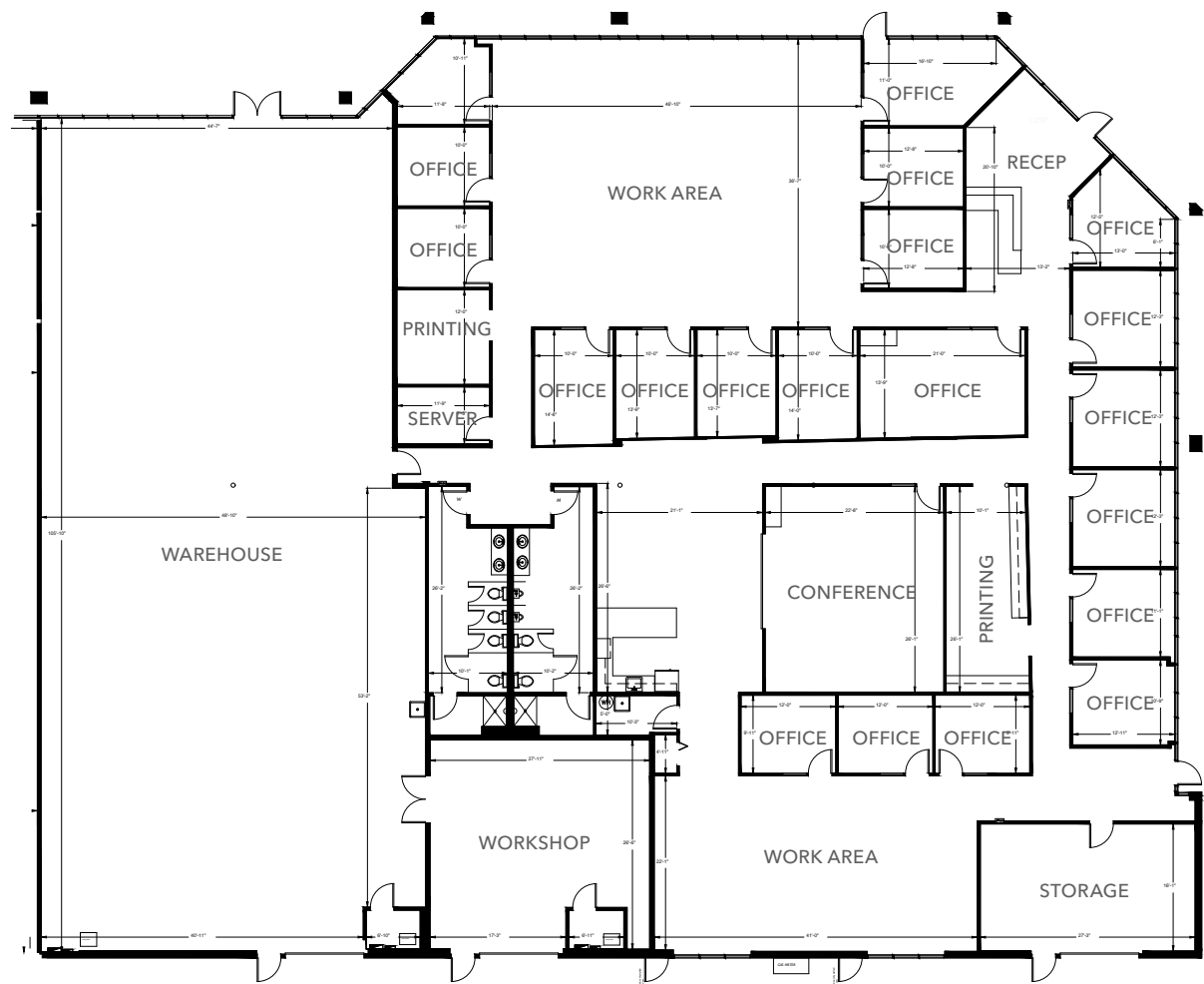
11/1/26

AVAILABLE

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CURRENT FLOOR PLAN



16,321 SF

AVAILABLE

10,361 SF

OFFICE

5,960 SF

WAREHOUSE

11/1/26

AVAILABLE

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CONCEPTUAL SPACE DIVISIONS



6,850 SF

TOTAL SUITE A

9,471 SF

TOTAL SUITE B

11/1/26

AVAILABLE

Suite A

Office: 2,800 SF
Warehouse: 4,050 SF
Total: 6,850 SF

Suite B

Office: 5,385 SF
Warehouse: 4,086 SF
Total: 9,471 SF

GATEWAY CORPORATE CENTER

6 MIN

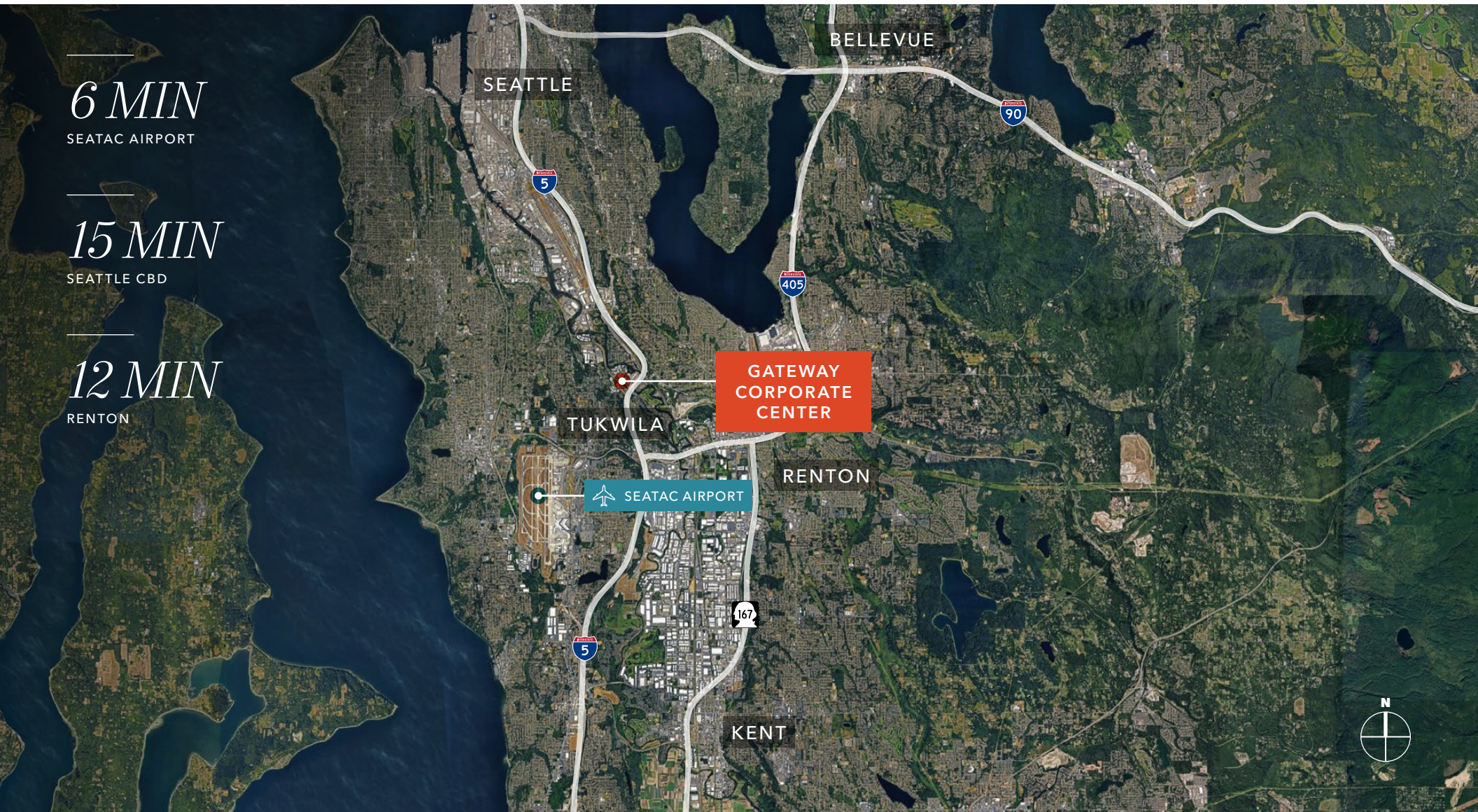
SEATAC AIRPORT

15 MIN

SEATTLE CBD

12 MIN

RENTON



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