



CLARION PARTNERS



FOR
LEASE

Seattle South Business Park, Bldg 2

18161 Segale Park Dr B | Tukwila, WA



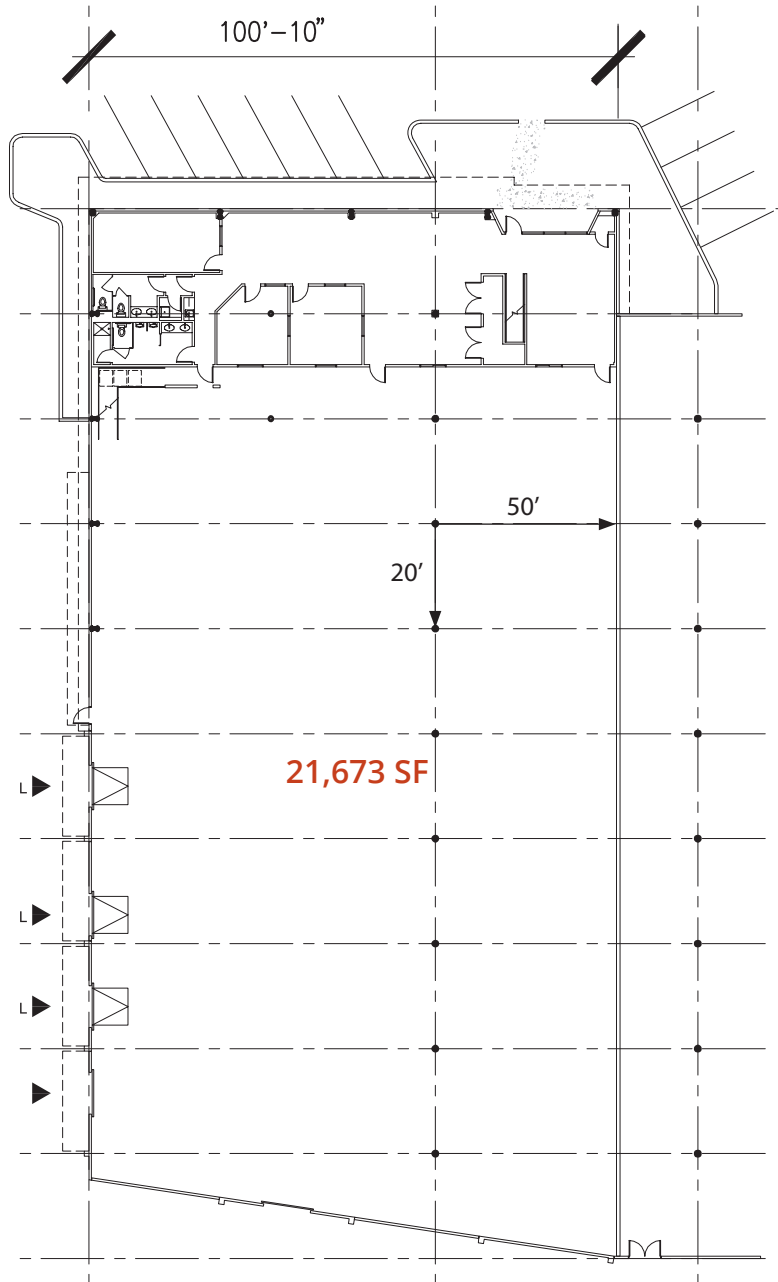
21,673 Square Feet Available

- 3,071 SF office
- 1,415 SF mezzanine
- 4 dock high doors
 - » 1 with ramp
 - » 3 with edge of dock levelers
- 28' clear height
- 600 amps of power
- LED lighting
- Sprinkler: Standard wet system
- Column spacing: 50' x 20'
- Space dimensions: approx. 150' x 200'
- Available August 1, 2026

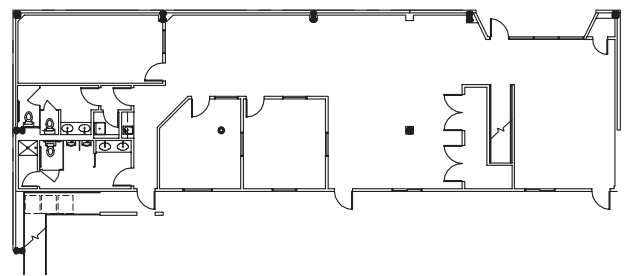
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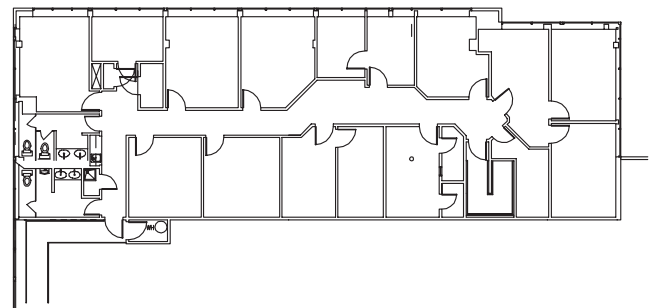
Floor Plan



Office Plan



Mezzanine



- ▲ Dock-high door
- ▲ Dock-high door w/ edge of dock leveler



For more information on this opportunity, please contact



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