

AUBURN BUSINESS CENTER

4040, 4044, 4050, 4054, 4058 AUBURN WAY N | AUBURN, WA 98002

NEW OWNERSHIP



FOR LEASE - SEVERAL SUITES AVAILABLE

FLEX WAREHOUSE/OFFICE SPACE



EXTENSIVE CAP-EX UPGRADES / RE-BRANDING UNDERWAY

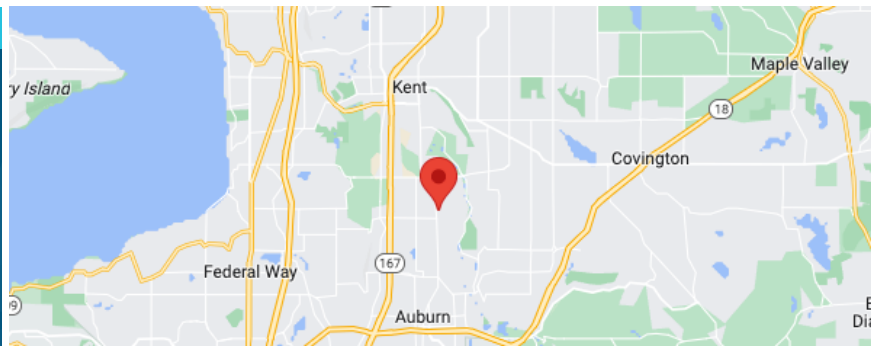
LEASE INFO

4044-1&2	3,304 SF
4040-3	2,894 SF
4054-5	2,367 SF
4058-4	2,361 SF
4044-6	2,274 SF

Lease Rate: \$1.25/SF + NNN

PROPERTY HIGHLIGHTS

- New Cap-Ex Upgrades Underway
- Proximity to nearby amenities and retail
- Frontage on Auburn Way N with immediate access off SR-167



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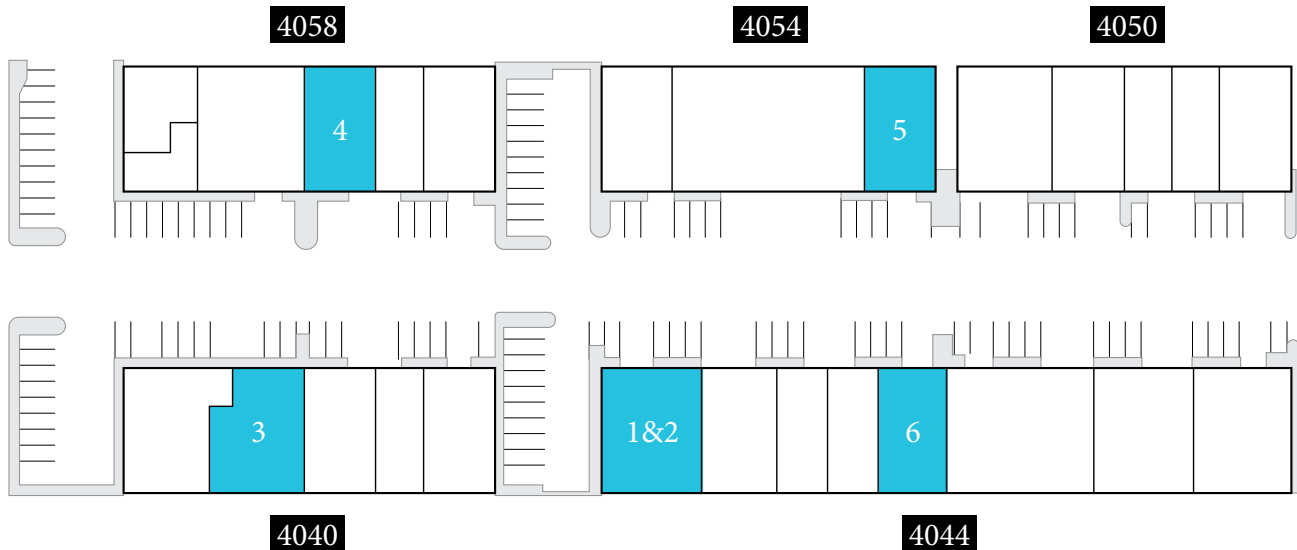
4040, 4044, 4050, 4054, 4058 AUBURN WAY N | AUBURN, WA 98002



NEIL WALTER
COMPANY

AVAILABLE UNITS

BUILDING	UNIT	AVAILABLE SIZE	LEASE RATE
4044	1&2	3,304 SF	\$1.25/SF + NNN
4040	3	2,894 SF	\$1.25/SF + NNN
4054	5	2,367 SF	\$1.25/SF + NNN
4058	4	2,361 SF	\$1.25/SF + NNN
4044	6	2,274 SF	\$1.25/SF + NNN



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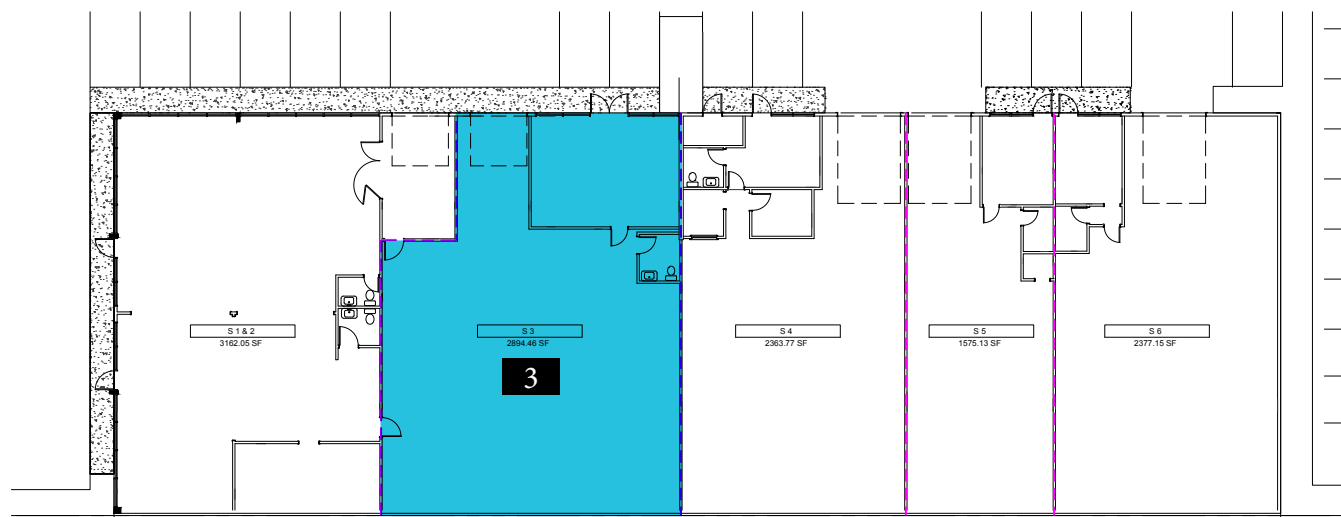
4040, 4044, 4050, 4054, 4058 AUBURN WAY N | AUBURN, WA 98002



NEIL WALTER
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BUILDING 4040

UNIT	AVAILABLE SIZE	LEASE RATE
3	2,894 SF	\$1.25/SF + NNN



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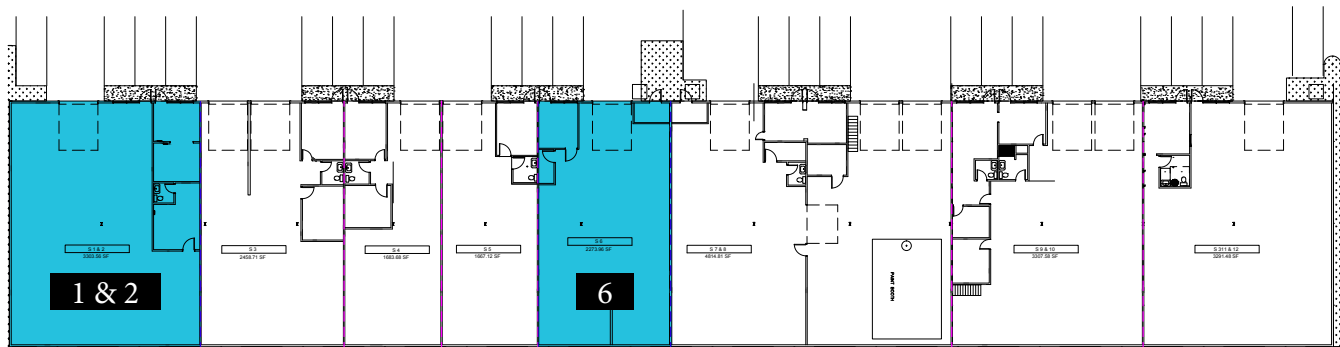
4040, 4044, 4050, 4054, 4058 AUBURN WAY N | AUBURN, WA 98002



NEIL WALTER
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BUILDING 4044

UNIT	AVAILABLE SIZE	LEASE RATE
1&2	3,304 SF	\$1.25/SF + NNN
6	2,274 SF	\$1.25/SF + NNN



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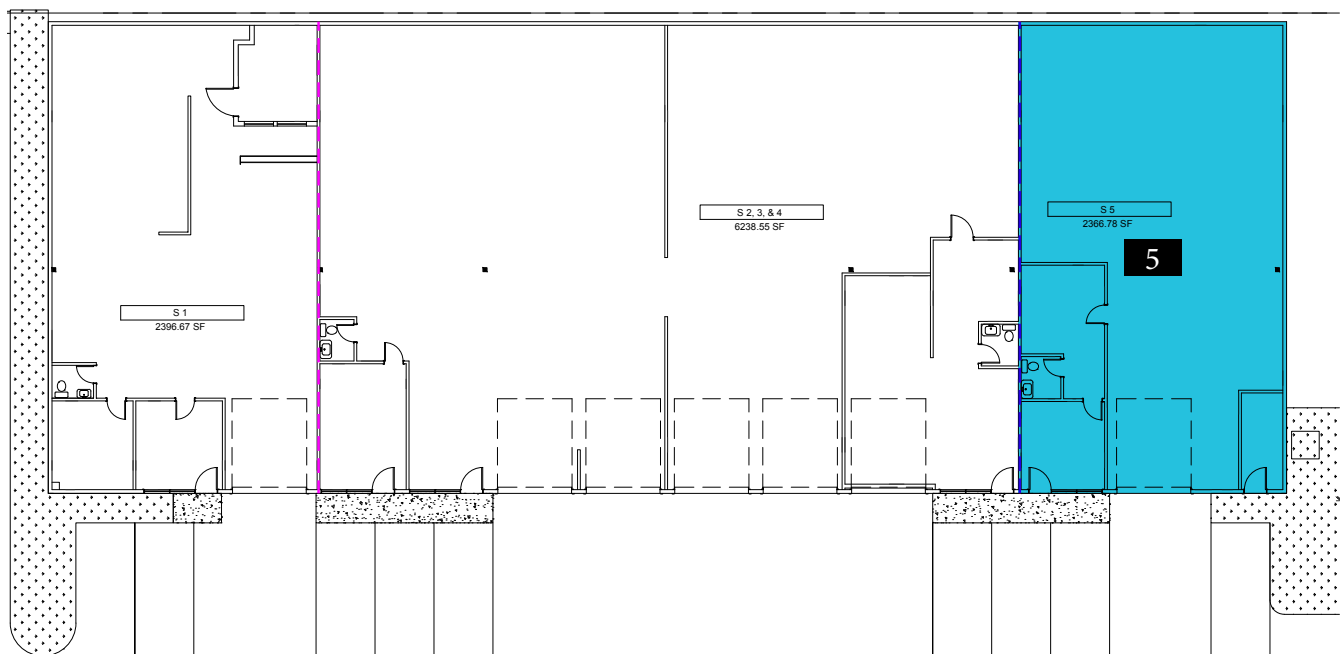
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NEIL WALTER
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BUILDING 4054

UNIT	AVAILABLE SIZE	LEASE RATE
5	2,367 SF	\$1.25/SF + NNN



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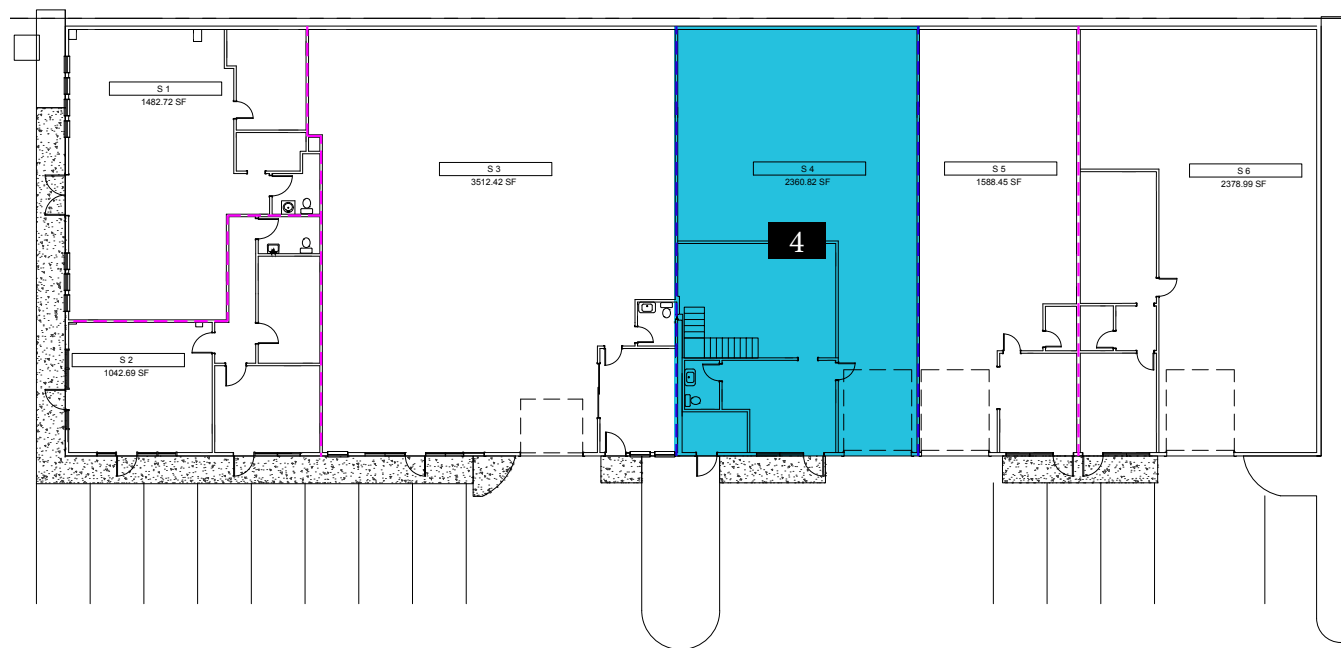
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NEIL WALTER
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BUILDING 4058

UNIT	AVAILABLE SIZE	LEASE RATE
4	2,361 SF	\$1.25/SF + NNN



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