

# AUBURN BUSINESS CENTER

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

NEW OWNERSHIP



FOR LEASE - 2 SUITES AVAILABLE

FLEX WAREHOUSE/OFFICE SPACE



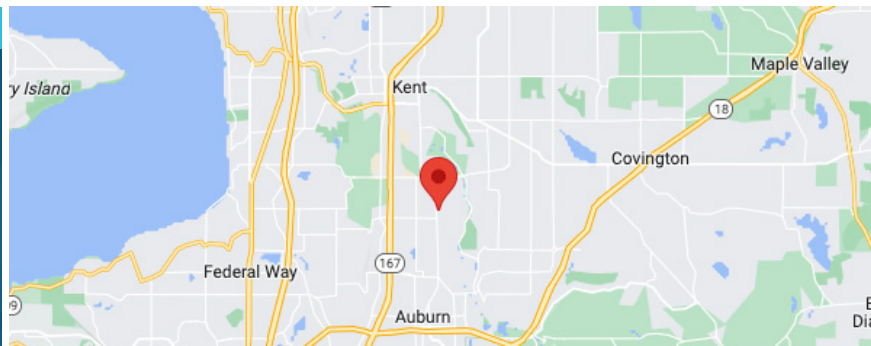
FREE RENT AVAILABLE

## LEASE INFO

4040-6: 2,377 SF  
Available: 7/1/2025

4050-4: 1,580 SF  
Available: Now

Lease Rate: Call Broker



## PROPERTY HIGHLIGHTS

- New Cap-Ex Upgrades / Re-Branding Underway
- Within proximity to nearby amenities and retail
- Frontage on Auburn Way N with immediate access off SR-167



**JOHN DEHAN**  
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**NICK RATZKE, SIOR**  
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All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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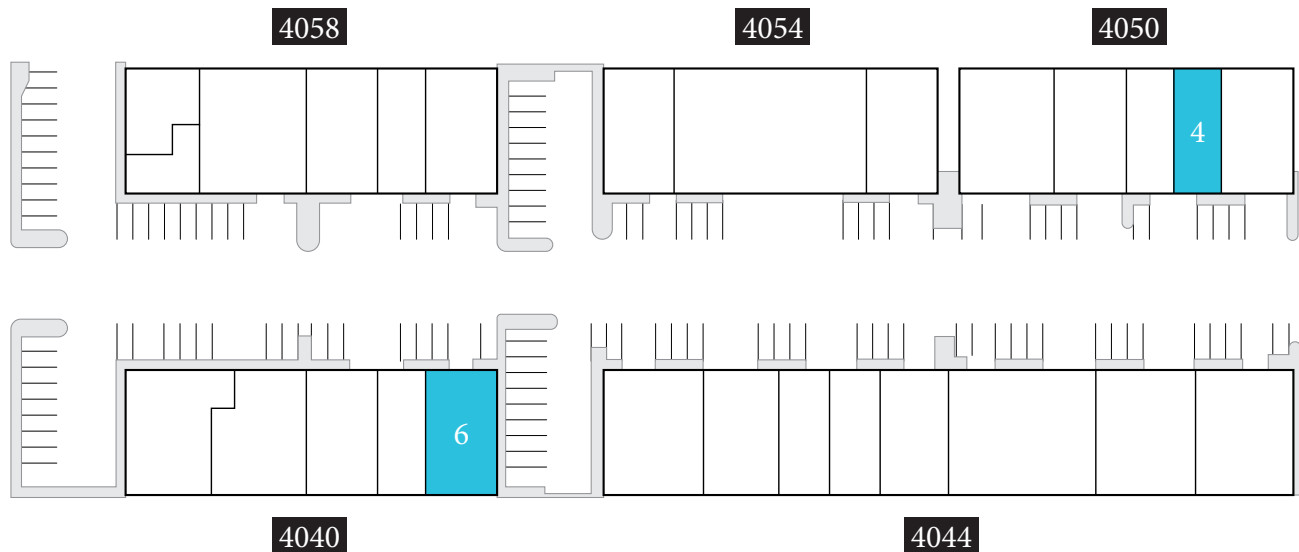
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NEIL WALTER  
COMPANY

## AVAILABLE UNITS

Building	Unit	Available Size
4040	6	2,377 SF
4050	4	1,580 SF



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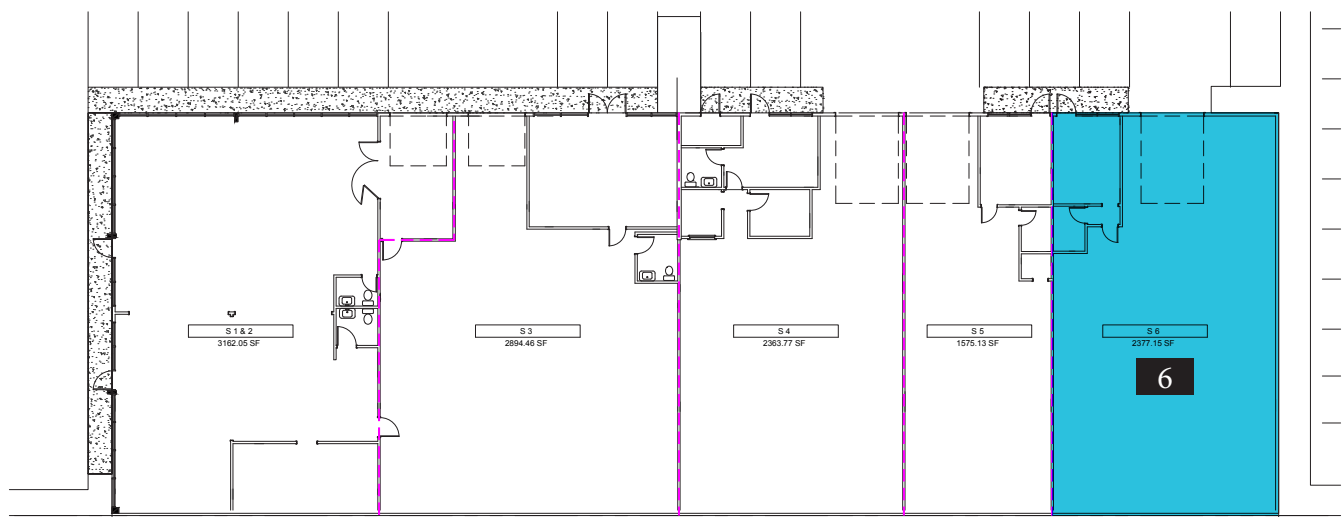
## BUILDING 4040

Unit

Available Size

6

2,377 SF



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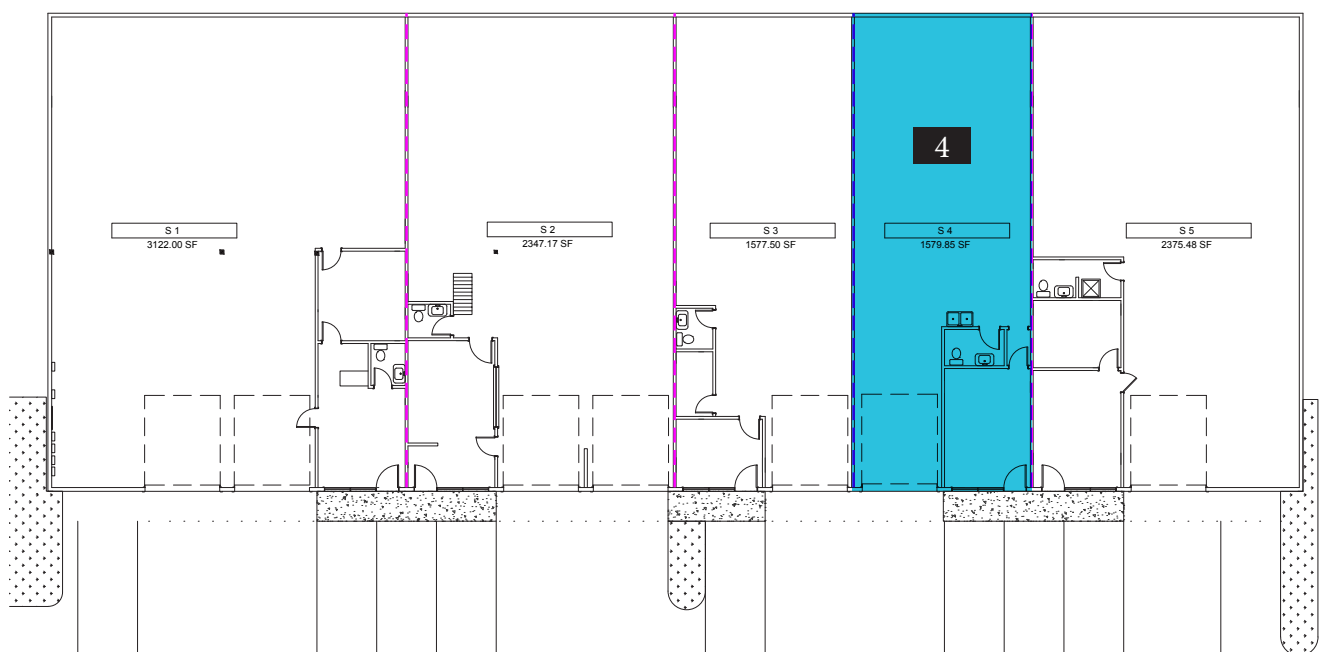
## BUILDING 4050

Unit

4

Available Size

1,580 SF



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