AUBURN BUSINESS CENTER

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

NEW OWNERSHIP

MCA REALTY

FOR LEASE - 2 SUITES AVAILABLE

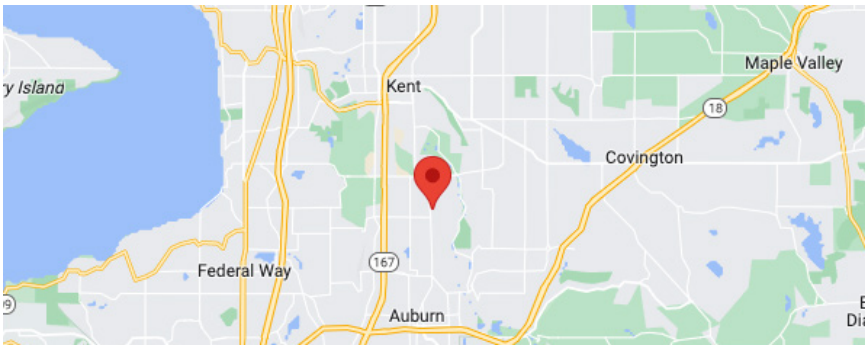
FLEX WAREHOUSE/OFFICE SPACE



FREE RENT AVAILABLE

LEASE INFO | CALL BROKER FOR RATE

4044-5:	1,667 SF
Comments:	1 GL Door; Available now
4050-1:	3,122 SF
Comments:	2 GL Door; Available now



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





NEIL WALTER COMPANY

JOHN DEHAN
253.779.2433
jdehan@neilwalter.com

NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

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.

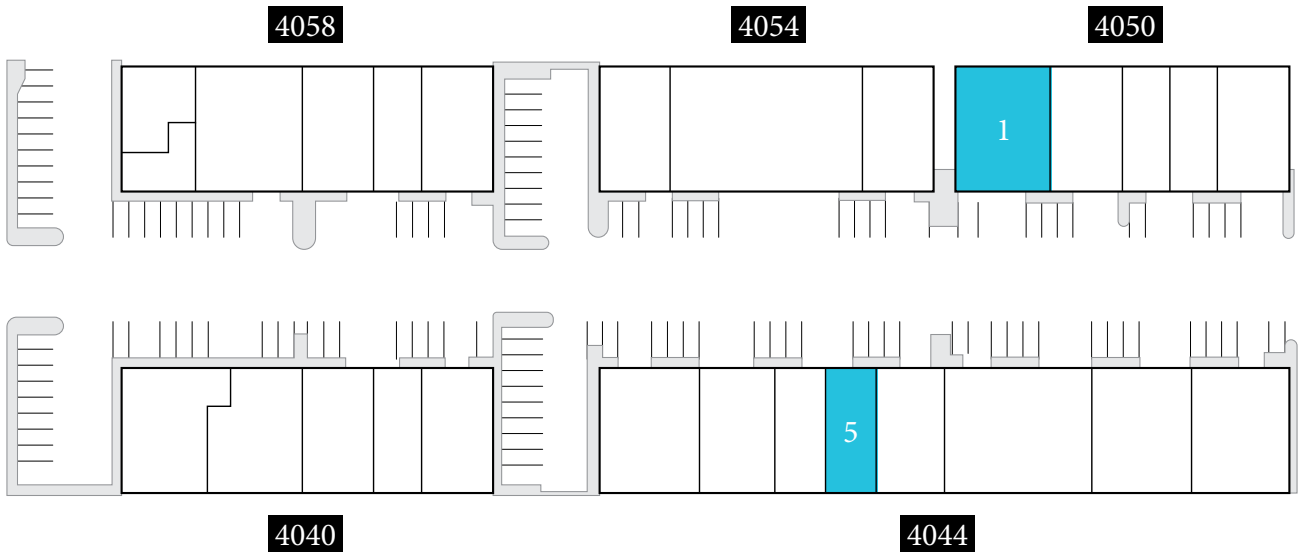
AUBURN BUSINESS CENTER

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

NEIL WALTER COMPANY

AVAILABLE UNITS

Building	Unit	Available Size
4044	5	1,667 SF
4050	1	3,122 SF



JOHN DEHAN
253.779.2433
jdehan@neilwalter.com

NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

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.

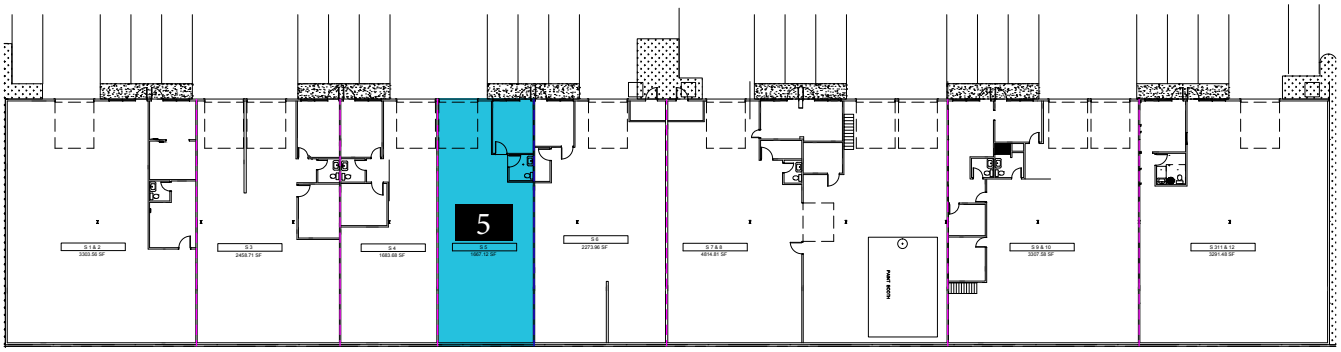
AUBURN BUSINESS CENTER

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

NEIL WALTER COMPANY

BUILDING 4044

Unit	Available Size
5	1,667 SF



JOHN DEHAN
253.779.2433
jdehan@neilwalter.com

NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

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.

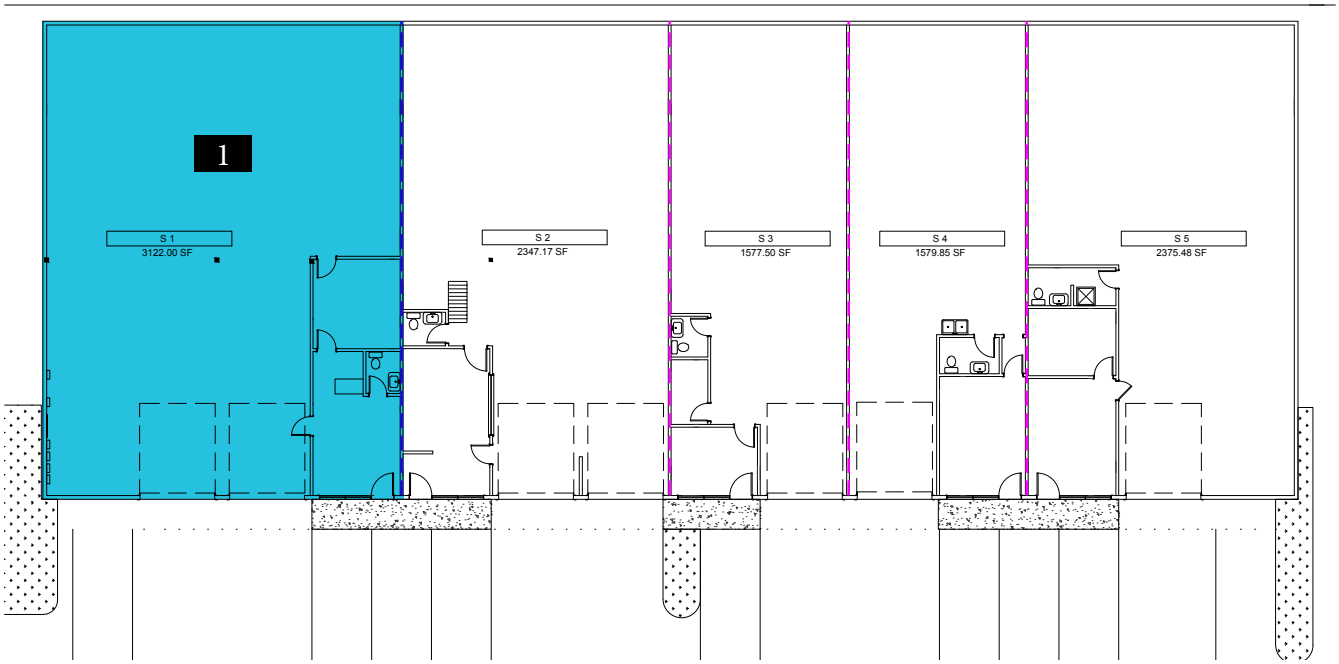
AUBURN BUSINESS CENTER

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

NEIL WALTER COMPANY

BUILDING 4050

Unit	Available Size
1	3,122 SF



JOHN DEHAN
253.779.2433
jdehan@neilwalter.com

NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

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.