

Sublease Through 06/30/2028

6,860 RSF | AVAILABLE IMMEDIATELY

AIRPORT COMMERCE CENTER | 18343 8TH AVE S, BURIEEN, WA



Space Highlights

6,860 RSF (1,862 SF Office Space)

4 GL doors (2 oversized), 3 DH doors

Industrial end cap space

22'-24' clear height

New asphalt in loading & parking areas

Lease Rate: \$1.20/SF/YR + NNN (Blended)

2026 NNN: Estimated at \$0.38/SF/month



FOR MORE INFO
CONTACT

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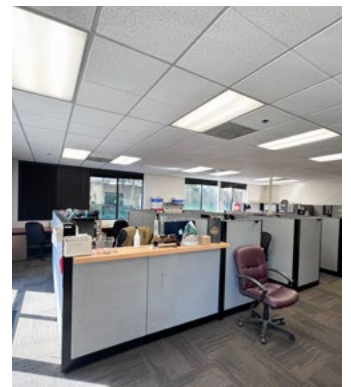
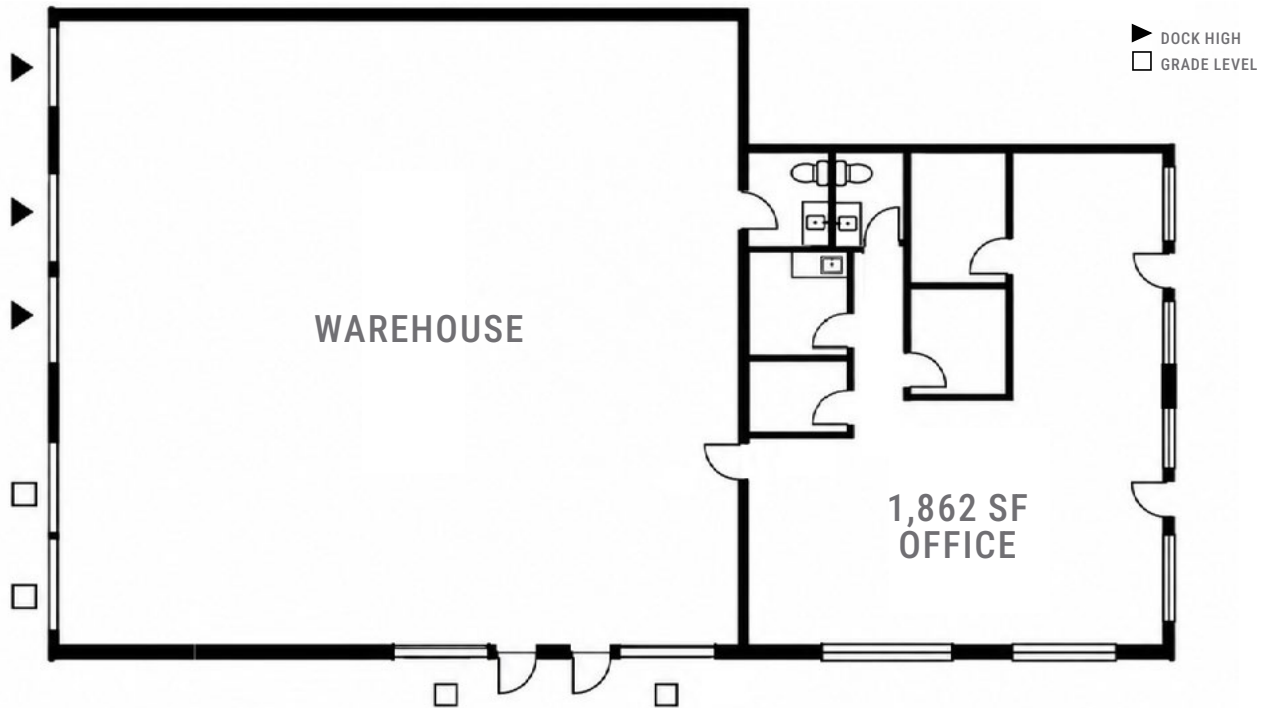
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COMMERCIAL PARTNERS

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About Burien Area

Burien is a well-connected community located just south of Seattle and minutes from Seattle-Tacoma International Airport. Its strategic location provides convenient access to major transportation routes, including State Routes 509 and 518, as well as Interstate 5, connecting the area to Seattle and the greater Puget Sound region.

With a strong mix of industrial, commercial, and residential uses, Burien offers an accessible location for businesses serving the airport and surrounding markets. Nearby amenities, established neighborhoods, and proximity to regional transportation infrastructure make it a practical and desirable setting for industrial and distribution users.

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DEMOGRAPHICS RADIUS	1 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	8,465	182,757	802,633
2030 Population Projection	8,702	190,001	834,924
Annual Growth 2020-2025	-0.6%	0.5%	0.5%
Annual Growth 2025-2030	0.6%	0.8%	0.8%
Median Age	41.9	39.5	39.8
DAYTIME EMPLOYMENT			
Trade & Transportation	298	22,373	59,172
Total Employees	2,127	101,321	305,460
Total Businesses	366	10,434	34,906

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