




INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

South Seattle



January 2012




Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
INDUSTRIAL						
	Seattle Cold Storage Facility 303 S River St Seattle, WA		71,718 (960)	\$6,815,000	<ul style="list-style-type: none"> • 3.58 acres of land • 8 DH doors; 4 exterior docks; 1 ramp and 4 rail doors • 25' clear height • Over 2,000 amps of power • Building is sprinklered and rail served • Current rental income • Suitable for non-refrigerated uses 	<p>Mike Roy 253.395.3606</p> <p>Kevin Skillestad 206.787.1800</p>
	3701 Norfolk Building 3701 S Norfolk St Seattle, WA		51,509 (6,493) Div. to 17,114	\$.50/\$.75	<ul style="list-style-type: none"> • 10 DH doors; 1 GL door; 2 ramps • 20' - 24' clear height • Dock locks and levelers • Heavy power • Zoned IG2-U65 • Class A office space • Additional 2,398 SF mezzanine storage • Office deck • Multiple private offices • Reception, break room & conference room 	<p>Kevin Skillestad 206.787.1800</p>
	Food Production Facilities 9840 & 9844 40th Ave S Seattle, WA	9840 & 9844	49,965 (1,836)	\$5,850,000	<ul style="list-style-type: none"> • 4 GL & 4 DH doors; 20'-25' clear height in warehouse • 2,133 SF cooler; 2,084 SF freezer; 16,583 SF processing 	<p>Kevin Skillestad 206.787.1800</p>
		9840	30,375 (1,148)	\$3,350,000	<ul style="list-style-type: none"> • 4 GL doors; 20'-25' clear height (warehouse) • 986 SF cooler; 1,292 SF freezer; 8,364 SF processing 	<p>Mike Roy 253.395.3606</p>
		9844	19,590 (688)	\$2,500,000	<ul style="list-style-type: none"> • 4 DH doors; 20' clear height (warehouse) • 1,147 SF cooler; 792 SF freezer; 8,219 SF processing 	

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	Millwork Supply 2225 – 1st Ave S Seattle, WA		34,590 (1,000)	\$2,700,000	<ul style="list-style-type: none"> • 5 GL doors • Heavy Power • Freight elevator • 7' clear height in basement • Close proximity to downtown Seattle and major highways I-5, I-90 and SR-99 	Kevin Skillestad 206.787.1800
	African Northwest 454, 470 & 484 S Kenyon St Seattle, WA	454,470,484	33,185 (5,105)	\$2,700,000	<ul style="list-style-type: none"> • 4 GL doors • Heavy power • Excellent access to SR-99 	Kevin Skillestad 206.787.1800
		470	18,721 (4,000)	\$1,500,000	<ul style="list-style-type: none"> • 23,261 SF lot • 2 GL doors; 21' clear height 	
		454	13,359 (0)	\$1,250,000	<ul style="list-style-type: none"> • 17,516 SF lot • GL loading; 11'-13' clear height 	
	City Commerce Park 3849-4143 1 st Ave S Seattle, WA	Suite 4029	27,827 (1,710)	\$.55/\$.75 NNN	<ul style="list-style-type: none"> • 2 DH doors • 16' clear height 	Kevin Skillestad Shane Hoey 206.787.1800
		Suite 4143	12,745 (1,500)	\$.65/\$.75 NNN	<ul style="list-style-type: none"> • 2 DH doors • 18' clear height • Signage available 	
		Suite 3361	5,500 (BTS)	\$.70/\$.85 NNN	<ul style="list-style-type: none"> • Warehouse/showroom • Common dock & ramp • New storefront 	
		Suite 3907	4,000 (BTS)	\$.70/\$.75 NNN	<ul style="list-style-type: none"> • Warehouse/showroom • 1 GL door • New storefront 	
		Suite 3361B	3,500 (700)	\$.83 Blended NNN	<ul style="list-style-type: none"> • Common dock & ramp • New storefront 	

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	500 River Street Seattle, WA		13,000	\$1,450,000	<ul style="list-style-type: none"> Multi-tenant investment; 8% Cap rate Small bay configuration Stable property with consistent, high occupancy 	Jim Honan 253.395.3411
	126 S Spokane St Seattle, WA		10,677 (4,560) Divisible	\$.80 Blended	<ul style="list-style-type: none"> SODO Warehouse with Office/Showroom 1 DH; 1 GL; 18' clear; heavy power Reception; 6-8 privates; bull pen area 	Scott Price 253.395.3130 Kevin Skillestad 206.787.1800
	Former Queen Anne Upholstery Building 1110 Elliott Ave W Seattle, WA	Buildings <i>Land lease also available</i>	6,480	\$4,000/mo NNN NNN = \$.25 PSF	<ul style="list-style-type: none"> Abundant parking 3-4 private offices, 2 restrooms ± 54,597 cars per day on Elliott Ave Located between Queen Ann and Magnolia in the Interbay area 	Kevin Skillestad 206.787.1800
	South 93rd Business Park S 93 rd St & 15 th Ave S Seattle, WA <i>Promotional Rates!!!</i>	Unit EF 1605 S 93 rd St Unit EJ 1605 S 93 rd St Unit DH/DG 9330 15 th Ave S Unit F4 1705 S 93 rd St	5,625 (620) 3,750 (160) 2,116 (307) 1,838 (600)	\$3,780/mo Gross \$2,520/mo Gross \$1,647/mo Gross \$1,507/mo Gross	<ul style="list-style-type: none"> LEASED 2 GL doors 2 GL doors 1 GL door 	Kevin Skillestad 206.787.1800 Shane Hoey 253.395.7999

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	Elliott Commons 1405 Elliott Ave W Seattle, WA	Suite F	4,632	\$.50* NNN For first year on 3-year term	<ul style="list-style-type: none"> • 1 GL • End of building location • Abundant power 	Jim Honan 253.395.3411
		Suite D	910	\$910/mo NNN	<ul style="list-style-type: none"> • Great in-city location • Abundant power • On-site parking 	

LAND

	2645 S College St Seattle, WA		5,476	PRICE REDUCED \$325,000 \$275,000 \$1,370/mo NNN	<ul style="list-style-type: none"> • Zoned C1-65 • Short term lease available • Rare lot available in South Seattle • Located just off Rainier Ave S • No further action given by the Department of Ecology 	Kevin Skillestad 206.787.1800
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NOW AVAILABLE FOR LEASE

OFFICE


	City Commerce Park 3849-4143 1 st Ave S Seattle, WA	Suite 3849	18,800 Divisible to ±8,000	\$1.00 NNN	<ul style="list-style-type: none"> • Office/retail space w/ frontage on 1st • 2 DH doors • 100% conditioned space with dropped ceiling 	Kevin Skillestad Shane Hoey 206.787.1800
	3701 Norfolk Building 3701 S Norfolk St Seattle, WA	Suite 102	4,495	\$1.00 NNN 1 month free per year of lease	<ul style="list-style-type: none"> • Office Deck • Multiple private offices • Reception area, conference room, and break room 	Kevin Skillestad 206.787.1800

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	S. Seattle Business Park 4634-4636 E Marginal Wy S Seattle, WA	E-120	3,656	\$10-\$14 NNN	<ul style="list-style-type: none"> • Located adjacent to Port of Seattle main terminals • Within close proximity to Downtown Seattle and I-5 • Highly flexible spaces • Abundant free parking 	Jim Honan 253.395.3411
		C-170	1,531	NNN = \$5/RSF		

RETAIL

	Former Queen Anne Upholstery Ground Lease 1110 Elliot Ave W Seattle, WA		29,176	Negotiable	<ul style="list-style-type: none"> • Long-term ground lease available • Over 54,500 cars per day on Elliot Ave • Conveniently located between Queen Ann and Magnolia in the Interbay area • Within close proximity to Interbay Urban Center, Whole Foods anchor 	Kevin Skillestad 206.787.1800
	City Commerce Park 3849-4143 1 st Ave S Seattle, WA	Suite 3849	18,800 Divisible to ±8,000	\$1.00 NNN	<ul style="list-style-type: none"> • Office/retail space w/ frontage on 1st • 2 DH doors • 100% conditioned space with dropped ceiling 	Kevin Skillestad Shane Hoey 206.787.1800
	3924 Airport Way S Seattle, WA		5,594	\$1,500,000	<ul style="list-style-type: none"> • Great location with quick access to I-5 and West Seattle Bridge • Abundant parking • Visibility from I-5 • Zoned IG2 U/85 (general industrial) 	Kevin Skillestad 206.787.1800