












SPACE AVAILABLE Seattle Area





Last Updated
3/9/2020





Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
INDUSTRIAL PROPERTIES						
	2200 6th Ave S Seattle, WA		50,507 (12,490)	Call for rates	<ul style="list-style-type: none"> • High image corporate HQ building • 9 DH positions; +/- 20' clear height • +/- 34 parking spaces • 1,200 amps of 480-volt power • Break and Locker room • Fenced yard • Within minutes of Downtown 	Kevin Skillestad 206.787.1460 Mike Roy 206.787.1470
	Fidalgo Distribution Ctr 5990 1 st Ave S Seattle, WA		37,964 (4,550)	\$1.15, NNN	<ul style="list-style-type: none"> • 4+ DH doors; 22' clear height • Entire warehouse painted white • Autonomous, fenced parking • Upgraded lighting • Dock seals and levelers • Available January 2020 	Kevin Skillestad 206.787.1460 Jim Honan 206.787.1464
	Food Production Building 619 S Nevada St Seattle, WA		31,500 (2,400)	Call for rates	<ul style="list-style-type: none"> • 1 GL; 3 DH; 19'6"/14' clear heights • Sprinklers, air lines and floor drains • 2,880 SF Freezer; 1,152 SF Cooler • 24' x 40' column spacing 	Kevin Skillestad 206.787.1460 Mike Roy 206.787.1470
	SeaKing Industrial Park 1601 S 92 nd Place Seattle, WA	9100	29,956 (1,340)	\$1.15, NNN \$34,443/Month	<ul style="list-style-type: none"> • 16 DH; 1 GL ramp • 24' clear height 	Kevin Skillestad 206.787.1460
		1521	18,124 (973)	Call for rates	<ul style="list-style-type: none"> • 12 DH; 9 GL • 22' clear height 	Mike Roy 206.787.1470
		1620	9,336	\$1.17, NNN \$10,923/Month	<ul style="list-style-type: none"> • 1 GL door • 22' clear height 	





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	Cold Storage Express Bldg 4604 4 th Ave S Seattle, WA		27,394 (2,538)	Call for rates	<ul style="list-style-type: none"> • 22,075 SF Cooler/Freezer (freon system) • Additional lit, secured yard for parking/storage • 24' clear; 9 DH doors (two-sided) • Ability to use portion of freezer as cooler space • Available January 1, 2020 	Kevin Skillestad 206.787.1460 Jim Honan 206.787.1464
	Prologis Park Seattle 3200 Occidental Ave S Seattle, WA		22,633 (2,985) Div to 10,000	Call for rates	<ul style="list-style-type: none"> • Rare in-city cross-dock facility • 24 truck positions • Double RR spur – 4 cars/track • Close proximity to Port of Seattle 	Kevin Skillestad 206.787.1460 Ed Hogan 206.755.3345
	Riverside Mill 3800 W Marginal Way SW Seattle, WA		17,604 <u>Divisible to:</u> 4,080 RSF 6,370 RSF 7,154 RSF	Call for rates	<ul style="list-style-type: none"> • Grade-level loading • Covered parking • Clear span • +/- 15' clear height 	Ed Hogan 206.787.1477 Kevin Skillestad 206.787.1460
	25-27 S Hanford St Seattle, WA	25	16,231 (4,743)	\$1.15/SF Shell \$1.00/SF Office	<ul style="list-style-type: none"> • Rare SODO warehouse, just 4 blocks from Starbucks Corp HQ • 2 DH; 15' Clear height • Excellent truck maneuvering and parking • Directly adjacent to Port of Seattle 	Kevin Skillestad 206.787.1460
	210 S River St Seattle, WA		13,336 (1,875)	\$1.10, NNN NNN=\$0.22	<ul style="list-style-type: none"> • 1 GL (oversized); 2 DH (levelers) • 20.8' clear height • Small fenced yard available • 20'x47' column spacing (1 row of columns) 	Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477
	10033 13th Ave SW Seattle, WA		12,600 (3,600)	\$12,600/Mo NNN	<ul style="list-style-type: none"> • NEW • 2,800 SF covered yard • 4 GL doors; 16'-18'; Clear height • Stand-alone manufacturing building • Heavy 3P power • Air lines installed building 	Griffin Day 206.787.1474 Jim Honan 206.787.1464

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	Former Loomis 26 S Dawson St Seattle, WA		11,818 (1,045)	\$1.15, NNN NNN=\$0.16	<ul style="list-style-type: none"> • 3 DH doors; 20' clear height • 15+ parking stalls on site • Available now 	Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477

INDUSTRIAL PROPERTIES


	Food Processing Building 5707 Airport Way S Seattle, WA		7,600 (1,400)	\$1.40 NNN	<ul style="list-style-type: none"> • Food production space in the heart of Georgetown • 3 GL; 1 DH; 15'9"-15'5" Clear • Sublease expires 10/31/2022 	Kevin Skillestad 206.787.1460 Troy Stark Kidder Mathews 206.949.6577
	4222 & 4226 6th Ave S Seattle, WA	4222/4226	10,000 Div	Call for rate	<ul style="list-style-type: none"> • Spaces can be combined • Exterior paint coming Spring 2020 • Great access to I-5, blocks from UPS 	Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477
		4226	5,000 (1,100)	\$1.40, NNN	<ul style="list-style-type: none"> • 1 GL; 2 Pony docks; 14' clear • 2 restrooms / lunch room 	Ed Hogan 206.787.1477
		4222	5,000 (2,000)	\$1.15, NNN	<ul style="list-style-type: none"> • 1 GL; 14' clear • Small office with restroom • Heavy power and sprinklered 	Ed Hogan 206.787.1477
	Harney Building 934 S Harney St Seattle, WA		7,908	Call for rate	<ul style="list-style-type: none"> • LEASED 	Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477
	543 S Monroe St Seattle, WA		3,424 (544) 15,000 Lot	\$6,000/Mo NNN	<ul style="list-style-type: none"> • Fenced yard with small building • Adjacent to 12,000 SF building at 10,800/mo, NNN • Close proximity to SR-99 	Kevin Skillestad 206.787.1460

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INDUSTRIAL PROPERTIES						
	Meineke White Center Bldg 1704 SW Roxbury St Seattle, WA		2,130 8,350 Land	\$815,000	<ul style="list-style-type: none"> • NEW • Great 1031 tax exchange opportunity • 3 GL doors; 12'-15' Clear Height • Lease runs through 4/2025 • Very busy shop • \$44,676 NOI; 5% CAP 	Tim Pavolka 253.606.7610
FLEX PROPERTIES						
	Pacific Georgetown 6363 Building 6363 7 th Ave S Seattle, WA		28,550 (10,484)	Call for rate	<ul style="list-style-type: none"> • 10,484 SF Office; 7,456 SF A/C Assembly • Class A office buildout • Ample power • Fully Sprinklered • Abundant fiber • GL door off alley • Fully secured building • Good, free parking 	Ed Hogan 206.787.1477 John Werdel NAI-PSP 206.332.1488
	Ballard/Interbay Flex Space 4237 24 th Ave W Seattle, WA		13,635 (7,134) Divisible to 7,555 or 6,080	Call for rate	<ul style="list-style-type: none"> • High quality building • Dock and grade loading • 240v, 3-p power • Good parking 	Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477
OFFICE PROPERTIES						
	Pacific Georgetown 6363 Building 6363 7 th Ave S Seattle, WA	100 240	10,484 (2 floors) 2,496	\$22.00/SF/YR NNN	<ul style="list-style-type: none"> • 2,500-10,545 first floor warehouse/assembly area available • Class A buildout • Dynamic Georgetown neighborhood • 2.8/1,000 Parking ratio (Free!) 	Ed Hogan 206.787.1477 John Werdel NAI-PSP 206.332.1488

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OFFICE PROPERTIES						
	1201 Building 1201 1 st Ave S Seattle, WA	200	2,266	\$6,800 Gross	<ul style="list-style-type: none"> Exposed beam ceilings with wood floors Exposed brick Plentiful free parking during business hours Across street from T-Mobile Park Immediate Highway 99 access 	Joe Scalzo 206.787.1478
		304	1,718	\$4,250 Gross		
		328	697	\$1,775 Gross		Michael Roy 206.787.1470
	Mead Street Building 202-228 S Mead St Seattle, WA	228	2,013 331 SF Warehouse	\$1.67/Month NNN	<ul style="list-style-type: none"> Georgetown office with small warehouse End cap unit 12' clear height; 1 overhead door Conveniently located Local ownership/professionally managed 	Kevin Skillestad 206.787.1460
RETAIL PROPERTIES						
	Georgetown Retail Site 5531 Airport Way S Seattle, WA		10,310	Call for rates	<ul style="list-style-type: none"> 2 Drive-in doors (8'x8') 12' clear height Located in Georgetown's Antique Row 	Mike Roy 206.787.1470 Kevin Skillestad 206.787.1460
	Retail Shop Space 5527 Airport Way S Seattle, WA		2,336	Call for rates	<ul style="list-style-type: none"> 336 SF Available now Glass garage door Includes parking Located in Georgetown's Antique Row 	Mike Roy 206.787.1470 Kevin Skillestad 206.787.1460
OFFICE / RETAIL PROPERTIES						
	CPR Seattle 118 NE 45th St Seattle, WA		1,387	\$30/SF/YR NNN	<ul style="list-style-type: none"> Shared restrooms and breakroom Traffic counts over 22,000 cars per day Can be used as office, classroom space, yoga studio, etc. Minutes to I-5 and Univ of Washington Directly across from Dick's Drive-in Walking distance to tons of amenities 	Ed Hogan 206.787.1477

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LAND						
	Duwamish Yards 9229 E Marginal Way S Seattle, WA	Yard	404,237 Divisible	Call for rates	<ul style="list-style-type: none"> Fully paved and fenced 9.28-acre storage yard Zoning allows container storage and/or laydown yard Immediate access to N/S Interstate 5 	Kevin Skillestad 206.787.1460 Michael Roy 206.787.1470