






















Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
<b>INDUSTRIAL PROPERTIES</b>						
	<b>5900 1<sup>st</sup> Ave S</b> Seattle, WA		65,562 (22,013)	\$1.65 (\$107,500/mo)	<ul style="list-style-type: none"> <li>• 5 dock positions w/levelers</li> <li>• +/- 18' clear height</li> <li>• Sprinklers</li> <li>• Upgraded T5 lighting</li> <li>• Fully fenced</li> <li>• Abundant onsite secured parking</li> <li>• Office space can be reduced</li> </ul>	Kevin Skillestad 206.787.1460  Jim Honan 206.787.1464
	<b>1201 Building</b> 1201 1 <sup>st</sup> Ave S Seattle, WA		38,947 Divisible	Call for rates	<ul style="list-style-type: none"> <li>• <b>BUILDING WAS SOLD</b></li> </ul>	Mike Roy 206.787.1470  Joe Scalzo 206.787.1478
	<b>Fidalgo Distribution Ctr</b> 5990 1 <sup>st</sup> Ave S Seattle, WA		37,964 (4,550)	\$1.15, NNN	<ul style="list-style-type: none"> <li>• 4+ DH doors; 22' clear height</li> <li>• Entire warehouse painted white</li> <li>• Autonomous, fenced parking</li> <li>• Upgraded lighting</li> <li>• Dock seals and levelers</li> </ul>	Kevin Skillestad 206.787.1460  Jim Honan 206.787.1464
	<b>Food Production Building</b> 619 S Nevada St Seattle, WA		31,500 (2,400)	Call for rates	<ul style="list-style-type: none"> <li>• 1 GL; 3 DH; 19'6"/14' clear heights</li> <li>• Sprinklers, air lines and floor drains</li> <li>• 2,880 SF Freezer; 1,152 SF Cooler</li> <li>• 24' x 40' column spacing</li> </ul>	Kevin Skillestad 206.787.1460  Mike Roy 206.787.1470
	<b>SeaKing Industrial Park</b> 1601 S 92 <sup>nd</sup> Place Seattle, WA	9100	29,956 (1,340)	\$1.15, NNN \$34,443/Month	<ul style="list-style-type: none"> <li>• 16 DH; 1 GL ramp</li> <li>• 24' clear height</li> </ul>	Kevin Skillestad 206.787.1460
		1541	24,058 (3,205 Div)	Call for rates	<ul style="list-style-type: none"> <li>• 14 DH; 10 GL</li> <li>• 18' clear height</li> </ul>	Mike Roy 206.787.1470
		1620	9,336	\$1.17, NNN \$10,923/Month	<ul style="list-style-type: none"> <li>• 1 DH; 1 GL</li> <li>• 22' clear height</li> <li>• Minimal office</li> </ul>	





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	<b>9600 MLK Jr Way S</b> Seattle, WA		29,491 (8,491)  4.4 Acre Site (usable)	Call for pricing	<ul style="list-style-type: none"> <li>Operational facility of Frank Coluccio Construction Company</li> <li>± 5,000 SF service shop w/5 bays</li> <li>5-ton bridge crane in shop; 10-ton crane in covered storage area</li> <li>Heavy power</li> <li>Exterior dock loading platform</li> </ul>	Kevin Skillestad 206.787.1460  Mike Roy 206.787.1470
	<b>Prologis Park Seattle</b> 3200 Occidental Ave S Seattle, WA		22,633 (2,985)  Div to 10,000	\$1.25/SF, NNN  \$5,500,000	<ul style="list-style-type: none"> <li>Available for Lease/Sale</li> <li>Rare in-city cross-dock facility</li> <li>24 truck positions</li> <li>Double RR spur – 4 cars/track</li> <li>Office on 2 floors</li> <li>Close proximity to Port of Seattle</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.755.3345
	<b>1910 21st Ave S</b> Seattle, WA		22,324 (Div) (8,410)	Call for rates	<ul style="list-style-type: none"> <li>4GL; 2 DH; 21.5' Clear Height</li> <li>Fully fenced ±6,300 SF interior yard</li> <li>30+ parking spaces</li> <li>220/480 volt power</li> <li>Floor drains in place</li> </ul>	Ed Hogan 206.755.3345  Kevin Skillestad 206.787.1460
	<b>Auto Quest Building</b> 5910 Corson Ave S Seattle, WA		19,886 (1,886)	\$6,790,000	<ul style="list-style-type: none"> <li>High image building w/Corson Ave visibility</li> <li>18,000 SF of high-end whse/showroom</li> <li>Class A office with multiple private offices</li> <li>Includes over 5,000 SF of fenced yard</li> <li>4 GL doors; dock-high loading optional</li> <li>Sprinklered</li> <li>One row of columns in place</li> </ul>	Kevin Skillestad 206.787.1460  Lucas Denney 206.787.1461
	<b>25-27 S Hanford St</b> Seattle, WA	25	16,231 (1,000-4,743)	\$1.05/SF Shell \$1.00/SF Office	<ul style="list-style-type: none"> <li>Rare SODO warehouse, just 4 blocks from Starbucks Corp HQ</li> <li>2 DH; 15' Clear height</li> <li>Excellent truck maneuvering and parking</li> <li>Directly adjacent to Port of Seattle</li> </ul>	Kevin Skillestad 206.787.1460

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	<b>210 S River St</b> Seattle, WA		13,336 (1,875)	\$1.10, NNN NNN=\$0.22	<ul style="list-style-type: none"> <li>• 1 GL (oversized); 2 DH (levelers)</li> <li>• 20.8' clear height</li> <li>• Small fenced yard available</li> <li>• 20'x47' column spacing (1 row of columns)</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477
	<b>6250 Stanley Ave S</b> Seattle, WA		13,044	\$3,800,000	<ul style="list-style-type: none"> <li>• 2-story building constructed in 1976</li> <li>• 2 GL doors; 1 DH door</li> <li>• Zoned C2-40</li> <li>• Allows for buyer to lease the downstairs portion or take the entire building</li> </ul>	Kevin Skillestad 206.787.1460  Lucas Denney 206.787.1461
	<b>10033 13<sup>th</sup> Ave SW</b> Seattle, WA		12,600 (3,600)	\$12,600/Mo NNN  \$2,300,000 Owner will carry contract	<ul style="list-style-type: none"> <li>• For sale/lease</li> <li>• 2,800 SF covered yard</li> <li>• 4 GL doors; 16'-18'; Clear height</li> <li>• Stand-alone manufacturing building</li> <li>• Heavy 3P power</li> <li>• Air lines installed building</li> </ul>	Griffin Day 206.787.1474  Jim Honan 206.787.1464
	<b>5610 4<sup>th</sup> Ave S</b> Seattle, WA		8,940 (2,480)	Call for rates	<ul style="list-style-type: none"> <li>• High-image industrial building on 4<sup>th</sup> Ave</li> <li>• 1 van-height loading door</li> <li>• +/- 14' clear</li> <li>• Abundance of parking/yard space</li> <li>• Airlines and electrical run throughout warehouse</li> </ul>	Kevin Skillestad 206.787.1460  Troy Stark Kidder Mathews 206.205.0206
	<b>327 S Kenyon St</b> Seattle, WA		8,200 (1,600)  1.17 Acres	\$3,000,000  \$18,500/Mo NNN	<ul style="list-style-type: none"> <li>• Standalone building</li> <li>• 2 GL; Outside deck platform</li> <li>• 14' clear under beam</li> <li>• Sprinklered</li> <li>• Heavy 480-volt power</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477
	<b>4813 Airport Way S</b> Seattle, WA		6,520 (1,500)	Call for rate NNN=\$1.75/SF	<ul style="list-style-type: none"> <li>• 1 DH; 1 GL</li> <li>• 18.6' Clear height</li> <li>• +/- 20' x 30'</li> <li>• Modern dock and grade served building in SODO</li> </ul>	Kevin Skillestad 206.787.1460  Mike Roy 206.787.1470

# SPACE AVAILABLE Seattle Area

Last Updated  
1/11/2021


Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
<b>INDUSTRIAL PROPERTIES</b>						
	<b>719 S Monroe St</b> Seattle, WA		6,664 (200)	\$7,000/Mo NNN	<ul style="list-style-type: none"> <li>• 2 GL; 22' clear height</li> <li>• Crane</li> <li>• Heavy power</li> <li>• Secured parking area</li> <li>• Newly renovated restrooms</li> <li>• Sublease through 10/31/2021; direct deal possible through landlord</li> </ul>	Lucas Denney 206.787.1461
	<b>South 93<sup>rd</sup> Business Park</b> 1705 S 93 <sup>rd</sup> St Seattle, WA	F2	6,124 (150)	\$7,655/Mo Gross	<ul style="list-style-type: none"> <li>• 3 GL doors; 17'-20' clear height</li> <li>• Available 6/1/2021</li> </ul>	Kevin Skillestad Jim Honan Lucas Denney
		EG1	2,500 (180)	\$3,125/Mo Gross	<ul style="list-style-type: none"> <li>• 1 GL door</li> <li>• Available 1/1/2021</li> </ul>	206.787.1800
	<b>Manufacturing/Yard Space</b> 747 S Monroe St Seattle, WA		3,508 SF (1,308)	\$12,000/Mo NNN	<ul style="list-style-type: none"> <li>• Highly secure space in South Seattle</li> <li>• 1 GL door; 18' Clear Height</li> <li>• Clear span building</li> <li>• 60' drive-on scale</li> <li>• Fenced and paved</li> </ul>	Kevin Skillestad 206.787.1460
	<b>543 S Monroe St</b> Seattle, WA		3,424 (544)	\$6,000/Mo NNN	<ul style="list-style-type: none"> <li>• Fenced yard with small building</li> <li>• Adjacent to 12,000 SF building at 10,800/mo, NNN</li> <li>• In close proximity to SR-99</li> </ul>	Kevin Skillestad 206.787.1460
			15,000 Lot			
	<b>Meineke White Center Bldg</b> 1704 SW Roxbury St Seattle, WA		2,130	\$815,000	<ul style="list-style-type: none"> <li>• Great 1031 tax exchange opportunity</li> <li>• 3 GL doors; 12'-15' Clear Height</li> <li>• Lease runs through 4/2025</li> <li>• Very busy shop</li> <li>• \$44,676 NOI; 5% CAP</li> </ul>	Tim Pavolka 253.606.7610

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<b>FLEX PROPERTIES</b>						
	<b>Findlay Place</b> 205 S Findlay St Seattle, WA	205	1,215 (365)	\$23/SF/YR, NNN	<ul style="list-style-type: none"> <li>Flex space ready for occupancy</li> <li>365 SF office on upper floor</li> <li>20' ceiling height</li> <li>Located in the heart of the fast-growing Georgetown submarket</li> <li>Within walking distance to local amenities</li> </ul>	<p>Lucas Denney 206.787.1461</p> <p>Kevin Skillestad 206.787.1460</p>
<b>OFFICE PROPERTIES</b>						
	<b>Pacific Georgetown 6363 Building</b> 6363 7 <sup>th</sup> Ave S Seattle, WA	100	10,484 (2 floors)  Divisible to 5,938 / 4,546	\$22.00/SF/YR NNN	<ul style="list-style-type: none"> <li>Freestanding high-quality office</li> <li>Class A buildout</li> <li>Dynamic Georgetown neighborhood</li> <li>3/1,000 parking ratio (Free!)</li> <li>1 block from Starbucks</li> <li>Abundant natural light</li> <li>Fully secured building</li> </ul>	<p>Ed Hogan 206.787.1477</p> <p>John Werdel NAI-PSP 206.332.1488</p>
<b>RETAIL PROPERTIES</b>						
	<b>Georgetown Retail Site</b> 5531 Airport Way S Seattle, WA		10,310  Divisible up to 5,000	Call for rates	<ul style="list-style-type: none"> <li>2 Drive-in doors (8'x8')</li> <li>12' clear height</li> <li>Located in Georgetown's Antique Row</li> </ul>	<p>Mike Roy 206.787.1470</p> <p>Kevin Skillestad 206.787.1460</p>
<b>OFFICE / RETAIL PROPERTIES</b>						
	<b>CPR Seattle</b> 118 NE 45th St Seattle, WA		1,387	\$30/SF/YR NNN	<ul style="list-style-type: none"> <li>Shared restrooms and breakroom</li> <li>Traffic counts over 22,000 cars per day</li> <li>Can be used as office, classroom space, yoga studio, etc.</li> <li>Minutes to I-5 and Univ of Washington</li> <li>Directly across from Dick's Drive-in</li> <li>Walking distance to tons of amenities</li> </ul>	<p>Ed Hogan 206.787.1477</p>



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<b>YARD</b>						
	<b>SODO Yard + Office</b> 151 S Horton St Seattle, WA		1.26 Acres (55,000 SF)	\$0.50 NNN	<ul style="list-style-type: none"> <li>Fully fenced and paved</li> <li>1,750 SF warehouse on site</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477