

FOR SALE

BRANOM INSTRUMENT BUILDING

5500 4TH AVE SOUTH | SEATTLE, WA



NEIL WALTER
COMPANY

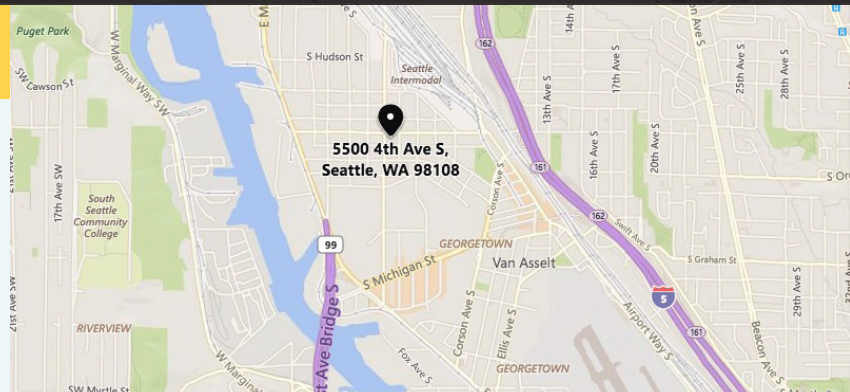
ICONIC GEORGETOWN PROPERTY



SHOWINGS BY APPOINTMENT ONLY. DO NOT DISTURB TENANT

FOR SALE | \$3,800,000

Building Size:	11,364 SF Total 5,280 SF Total Office (2 Floors) 3,168 SF 1st Fl; 2,112 SF 2nd Fl 6,084 SF Warehouse/Assembly
Land Size:	21,287 SF (0.49 Acres)
Parking:	36+ marked stalls
Site Coverage:	43%
Clearance:	10'-4" (warehouse)
Loading:	Grade-level
Zoning:	C1-65 Zoning (commercial, residential, office)



For more information, please contact:

ED HOGAN

206 755 3345

ehogan@neilwalter.com

KEVIN SKILLESTAD

206 787 1460

kskillstad@neilwalter.com

All square footage and measurements references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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PROPERTY FEATURES

Location	Office Area
<ul style="list-style-type: none">• In the heart of Georgetown/Design Center• Corner location on 4th and Lucille• High identity property	<ul style="list-style-type: none">• Air-conditioned• Abundant glass
Warehouse/Assembly	Investment Highlights
<ul style="list-style-type: none">• Grade-level loading• 10'-4" clearance (warehouse)• Heavy power	<ul style="list-style-type: none">• Current lease expires 7/1/21 (no renewal options)• Zoning and site coverage allows for substantial redevelopment

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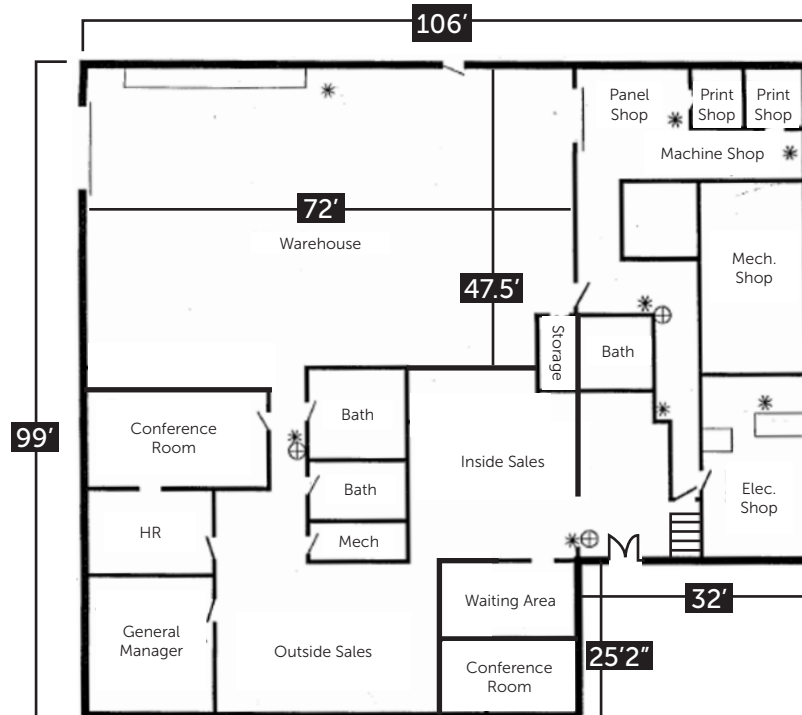
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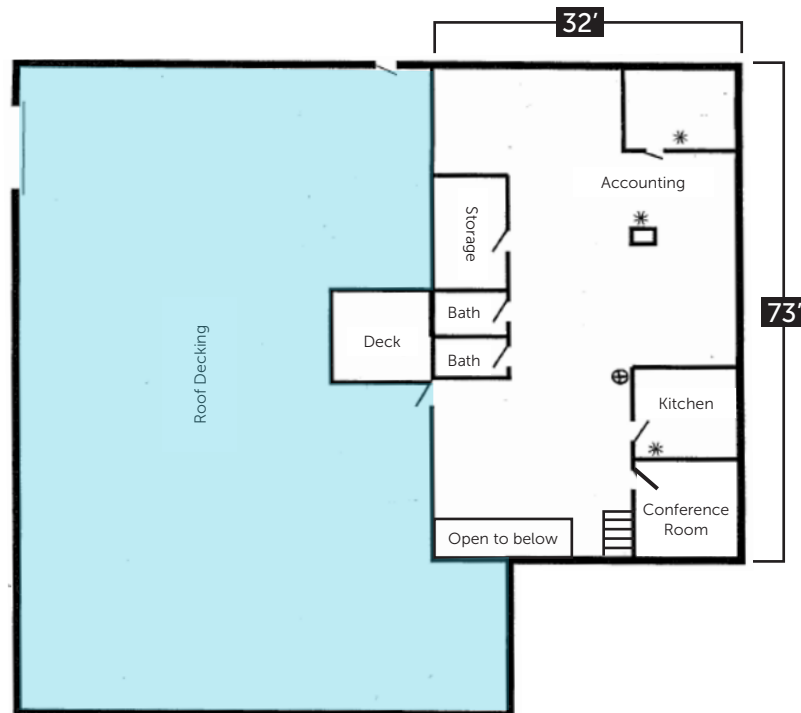
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NEIL WALTER
C O M P A N Y

First Floor



Second Floor



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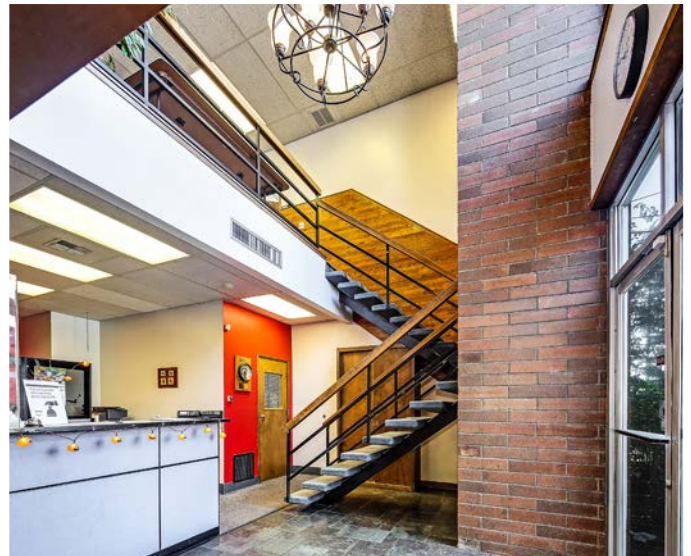
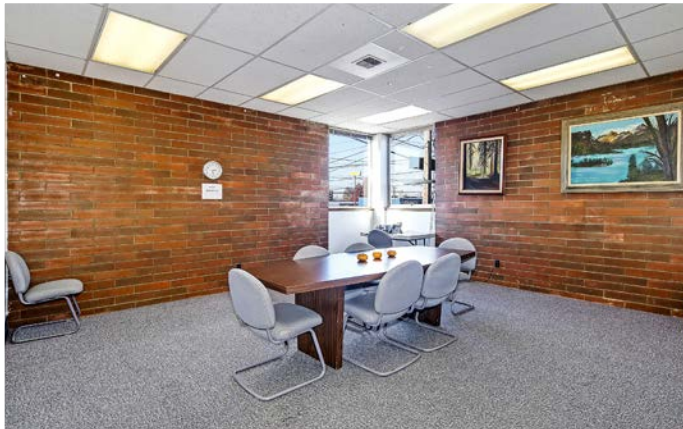
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