






















| Building Photo | Building Address | Suite | ±Total SF (Office SF) | Rate PSF/Price (Shell/Office) | Comments | Contact |
|--|--|-------|--|-----------------------------------|---|--|
| INDUSTRIAL PROPERTIES | | | | | | |
|  | 1201 Building 1201 1 st Ave S Seattle, WA | | 38,947 Divisible | Call for rates | <ul style="list-style-type: none"> • Entire building available • 18,225 SF Whse; 8,162 SF Ofc; 12,560 SF Restaurant • 4 DH; 1 GL • Across street from T-Mobile Park • Exposed beam ceilings and brick • Plentiful fee parking during business hours | <p>Mike Roy 206.787.1470</p> <p>Joe Scalzo 206.787.1478</p> |
|  | 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 | <p>Kevin Skillestad 206.787.1460</p> <p>Jim Honan 206.787.1464</p> |
|  | 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 | <p>Kevin Skillestad 206.787.1460</p> <p>Mike Roy 206.787.1470</p> |
|  | 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 DH; 1 GL • 22' clear height • Minimal office | |
|  | Prologis Park Seattle 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"> • Available for Lease/Sale • Rare in-city cross-dock facility • 24 truck positions • Double RR spur – 4 cars/track • Office on 2 floors • Close proximity to Port of Seattle | <p>Kevin Skillestad 206.787.1460</p> <p>Ed Hogan 206.755.3345</p> |


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|  | 25-27 S Hanford St Seattle, WA | 25 | 16,231 (1,000-4,743) | \$1.05/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 \$2,300,000 Owner will carry contract | <ul style="list-style-type: none"> NOW AVAILABLE FOR SALE 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 |
|  | 3706 Airport Way S Seattle, WA | | 10,456 | \$2,300,000 | <ul style="list-style-type: none"> UNDER CONTRACT Investment owner/user opportunity Approximately 4,065 SF leased for 5+ yrs Approximately 6,400 SF (3,975 SF Office) available for occupancy/income 3 GL doors; 14' clear height Proforma NOI +/- \$134,538 | Kevin Skillestad 206.787.1460 Troy Stark Kidder Mathews 206.205.0206 |
|  | 327 S Kenyon St Seattle, WA | | 8,200 (1,600) 1.17 Acres | \$3,000,000 \$18,500/Mo NNN | <ul style="list-style-type: none"> Standalone building 2 GL; Outside deck platform 14' clear under beam Sprinklered Heavy 480-volt power | Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477 |
|  | Food Processing Building 5707 Airport Way S Seattle, WA | | 7,600 (1,400) | Call for rates | <ul style="list-style-type: none"> Located in the heart of Georgetown 2 GL; 15'9"-15'5" Clear Sublease expires 10/31/2022 | Kevin Skillestad 206.787.1460 Troy Stark Kidder Mathews 206.949.6577 |

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| INDUSTRIAL PROPERTIES | | | | | | |
|  | South 93rd Business Park 1705 S 93 rd St Seattle, WA | F-2 | 6,124 (150) | \$7,655/Mo Gross | <ul style="list-style-type: none"> • 3 GL doors; 17'-20' clear height • Sprinklered • Direct access to freeways • Owner managed and well-maintained | Kevin Skillestad Jim Honan Lucas Denney 206.787.1800 |
|  | Superior Custom Controls 12544 27 th Ave NE Seattle, WA | | 5,150 (350 + 350 Mezz) | \$1,595,000 | <ul style="list-style-type: none"> • NEW • 8,427 SF lot; apx 3,500 SF Yard • 1 oversized GL door • Zoning allows for light mfg, auto, retail/wholesale, warehouse and more • Offices in vanilla-shell condition • Functional forklift included with purchase • Existing floor drains in warehouse | Fletcher Farrar 206.787.1469 |
|  | 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 |
|  | Meineke White Center Bldg 1704 SW Roxbury St Seattle, WA | | 2,130 8,350 Land | \$815,000 | <ul style="list-style-type: none"> • 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 | | | | | | |
|  | Ballard/Interbay Flex Space 4237 24 th Ave W Seattle, WA | | 13,635 (7,134) | | <ul style="list-style-type: none"> • LEASED | Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477 |

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| OFFICE PROPERTIES | | | | | | |
|  | Pacific Georgetown 6363 Building 6363 7 th 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"> • Freestanding high-quality office • Class A buildout • Dynamic Georgetown neighborhood • 3/1,000 parking ratio (Free!) • 1 block from Starbucks • Abundant natural light • Fully secured building | Ed Hogan 206.787.1477 John Werdel NAI-PSP 206.332.1488 |
|  | 1201 Building 1201 1 st Ave S Seattle, WA | 200 304 328 | 2,266 1,718 697 | \$6,800 Gross \$4,250 Gross \$1,775 Gross | <ul style="list-style-type: none"> • Exposed beam ceilings with wood floors • Exposed brick • Plentiful fee parking during business hours • Across street from T-Mobile Park • Immediate Highway 99 access | Joe Scalzo 206.787.1478 Michael Roy 206.787.1470 |
| RETAIL PROPERTIES | | | | | | |
|  | 1201 Building 1201 1 st Ave S Seattle, WA | | 12,560 Restaurant | Call for rates | <ul style="list-style-type: none"> • Entire building available • Across street from T-Mobile Park • Exposed beam ceilings and brick • Plentiful fee parking during business hours | Mike Roy 206.787.1470 Joe Scalzo 206.787.1478 |
|  | Georgetown Retail Site 5531 Airport Way S Seattle, WA | | 10,310 Divisible up to 5,000 | 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 |
| OFFICE / RETAIL PROPERTIES | | | | | | |
|  | Western Steel Casting Park 3300 1 st Ave S Seattle, WA | 100 | 2,858 | \$2.00/SF/Mo NNN | <ul style="list-style-type: none"> • High identity corner in SODO • Fully insulated and sprinklered • Electrical drops throughout • 3 private offices • Excellent signage with plenty of parking | Kevin Skillestad 206.787.1460 Ed Hogan 206.787.1477 |

SPACE AVAILABLE Seattle Area

Last Updated
9/11/2020

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|--|---|-------|-----------------------|-------------------------------|--|--------------------------|
|  | 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 |