








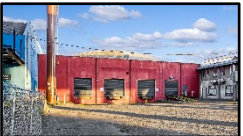









Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
<b>INDUSTRIAL PROPERTIES</b>						
	<b>5900 1<sup>st</sup> Ave S</b> Seattle, WA		65,562 (22,013)	\$1.65 (\$107,500/mo)	<ul style="list-style-type: none"> <li>• 5 dock positions w/levelers</li> <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>3420 E Marginal Way S</b> Seattle, WA		48,864  RR only Add'l Ofc BTS	Call for rates	<ul style="list-style-type: none"> <li>• +/- 6 Docks (3 scissor positions)</li> <li>• 16' to beams clear height; 27'4" to ceiling</li> <li>• Immediate access to Port of Seattle</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477
	<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>3401 Colorado Ave S</b> Seattle, WA		33,462 (800)	Call for rates	<ul style="list-style-type: none"> <li>• 7 DH; 1 Ramp (northend)</li> <li>• 22' clear height</li> <li>• Heavy power (440/220v)</li> <li>• Dry sprinkler system</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477
	<b>SeaKing Industrial Park</b> 1601 S 92 <sup>nd</sup> Place Seattle, WA	9100	29,956 (1,340)	\$1.15, NNN \$34,450/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	12,029 (1,859 Div)	Call for rates	<ul style="list-style-type: none"> <li>• 7 DH; 5 GL</li> <li>• 18' clear height</li> </ul>	Mike Roy 206.787.1470

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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>• <b>PENDING</b></li> <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 21<sup>st</sup> 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>3301 1<sup>st</sup> Ave S</b> Seattle, WA		20,000  (16,000 sf mezz in addition to footprint)	\$13,000/Mo NNN	<ul style="list-style-type: none"> <li>• 1 GL Door (16'x17') additional doors can be added</li> <li>• 10'2" clear height under mezzanine; 44' center bay</li> <li>• Heavy power</li> <li>• 2 Jib Cranes</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.755.3345
	<b>3430 E Marginal Way S</b> Seattle, WA		16,300 (minimal)	Call for rates	<ul style="list-style-type: none"> <li>• 3 DH; 1 ramp</li> <li>• 16' clear height to beams; 24' to ceiling</li> <li>• Clear span (100' x 163')</li> <li>• Dry sprinkler system</li> <li>• Immediate access to Port of Seattle</li> </ul>	Kevin Skillestad 206.787.1460  Ed Hogan 206.787.1477


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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>MarVac Building</b> 1535 S Albro Pl Seattle, WA		9,493 (4,315)	\$2,200,000	<ul style="list-style-type: none"> <li><b>NEW</b></li> <li>3 GL doors; 12' Clear in warehouse</li> <li>Excellent access to I-5</li> <li>Views overlooking Boeing Field</li> <li>Zoned IG2 U/85</li> <li>5 stalls on site and street parking</li> </ul>	Kevin Skillestad 206.787.1460  Lucas Denney 206.787.1461
	<b>4813 Airport Way S</b> Seattle, WA		6,571 (1,326)	Call for rate NNN=\$1.75/SF	<ul style="list-style-type: none"> <li><b>LEASED</b></li> </ul>	Kevin Skillestad 206.787.1460  Mike Roy 206.787.1470
	<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
		EG3	4,452 (190)	\$5,565/Mo Gross	<ul style="list-style-type: none"> <li><b>LEASED</b></li> </ul>	206.787.1800
		ED	4,387 (454)	\$5,484/Mo Gross	<ul style="list-style-type: none"> <li>2 GL doors; Available 5/1/21</li> </ul>	
	<b>305 S Dawson St</b> Seattle, WA		5,428 (1,990)	\$1,900,000	<ul style="list-style-type: none"> <li>Fully fenced and secured standalone bldg.</li> <li>Immediate access to 4<sup>th</sup> Ave S</li> <li>3 offices; 2 restrooms; 1 breakroom</li> <li>16' clear; 1 GL door (14'x12')</li> </ul>	Kevin Skillestad 206.787.1460  Lucas Denney 206.787.1461

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	<b>Manufacturing/Yard Space</b> 747 S Monroe St Seattle, WA		3,508 SF (1,308)  35,000 SF Lot	\$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)  15,000 Lot	\$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
	<b>Meineke White Center Bldg</b> 1704 SW Roxbury St Seattle, WA		2,130  8,350 Land	\$815,000	<ul style="list-style-type: none"> <li><b>PENDING</b></li> <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

## FLEX PROPERTIES

	<b>Findlay Place</b> 205 S Findlay St Seattle, WA	207	1,475 <b>NEW</b> (625)	\$23/SF/YR, NNN NNN=\$6.15	<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>	Lucas Denney 206.787.1461
		205	1,215 (365)			Kevin Skillestad 206.787.1460

## OFFICE PROPERTIES

	<b>Pacific Georgetown 6363 Building</b> 6363 7 <sup>th</sup> Ave S Seattle, WA	100	10,484 (2 floors)	\$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>	Ed Hogan 206.787.1477
			Divisible to 5,938 / 4,546			