















Building Photo	Building Address	Suite	± Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
<b>INDUSTRIAL PROPERTIES</b>						
	<b>Fidalgo Distribution Ctr</b> 5940, 5990 1 <sup>st</sup> Ave S Seattle, WA	5940	75,316 (4,551)	Call for rate	<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>	Jim Honan 206.787.1464
		5990	37,964 (4,550)			Kevin Skillestad 206.715.0757 KBC Advisors
	<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>	Jim Honan 206.787.1464  Kevin Skillestad 206.715.0757 KBC Advisors
	<b>1<sup>st</sup> &amp; Lucile Building</b> 1501-1511 1 <sup>st</sup> Ave S Seattle, WA		33,388 (Div) (9,296)	Call for rates	<ul style="list-style-type: none"> <li>• Available 11/1/2021</li> <li>• 4 DH doors; 22' Clear height</li> <li>• Great frontage on 1<sup>st</sup> Ave</li> </ul>	Jim Honan 206.787.1464  Kevin Skillestad 206.715.0757 KBC Advisors
	<b>Prologis Park Seattle</b> 3200 Occidental Ave S Seattle, WA		22,633 (2,985)	\$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>	Ed Hogan 206.755.3345  Kevin Skillestad 206.715.0757 KBC Advisors
	<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>	Ed Hogan 206.755.3345  Kevin Skillestad 206.787.1460

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	<b>3430 E Marginal Way S</b> Seattle, WA		16,300 (minimal)	Call for rates	<ul style="list-style-type: none"> <li>• For Sale or Lease</li> <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>	Ed Hogan 206.787.1477  Kevin Skillestad 206.787.1460
	<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>	Ed Hogan 206.787.1477  Kevin Skillestad 206.787.1460
	<b>6250 Stanley Ave S</b> Seattle, WA		13,044	\$3,800,000 Investment Sale	<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>	Lucas Denney 206.787.1461  Kevin Skillestad KBC Advisors 206.715.0757
	<b>26 S Dawson St</b> Seattle, WA		11,818 (1,045)	\$1.15, NNN NNN=\$0.23	<ul style="list-style-type: none"> <li>• 3 DH Doors; ± 20' Clear Height</li> <li>• New AC units in office</li> <li>• 15+ parking stalls on site</li> <li>• Close proximity to Downtown Seattle and Port of Seattle</li> <li>• Visibility to E Marginal / SR-99</li> </ul>	Ed Hogan 206.787.1477  Kevin Skillestad 206.787.1460
	<b>South 96<sup>th</sup> Business Park</b> 410 S 96 <sup>th</sup> St Seattle, WA	7-9	11,500 (1,300)	Call for rates	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 1GL door; 1 pony dock</li> <li>• Available 2/1/2022</li> </ul>	Lucas Denney 206.787.1461
		5&6	7,680 (585)		<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 1 GL door; 1 pony dock</li> <li>• Available 2/1/2022</li> </ul>	Jim Honan 206.787.1464
	<b>South 93<sup>rd</sup> Business Park</b> 1705 S 93 <sup>rd</sup> St Seattle, WA	ED	4,387 (454)	\$5,484/Mo Gross	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	Jim Honan Lucas Denney  206.787.1800

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<b>FLEX PROPERTIES</b>						
	<b>Western Steel Casting Park</b> 3300 1 <sup>st</sup> Ave S Seattle, WA	400	5,002	\$2.25/Mo NNN	<ul style="list-style-type: none"> <li>• Clear 18'-10" to beam; 27'-10" to ceiling</li> <li>• Fully insulated, sprinklered, heavy power</li> <li>• Plenty of parking</li> <li>• 10' x 12' grade door</li> <li>• Corner retail/office location with frontage and signage on 1<sup>st</sup> Ave S</li> </ul>	Ed Hogan 206.787.1477
	<b>Findlay Place</b> 205 S Findlay St Seattle, WA	207	1,475 (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)			
<b>OFFICE PROPERTIES</b>						
	<b>Pacific Georgetown 6363 Building</b> 6363 7 <sup>th</sup> Ave S Seattle, WA	100	5,938	Call for rate	<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
		200	4,600			
		240	2,496			