






Available Property Summary – January 2012

South Seattle Industrial

Bellevue Office
 11235 SE 6th Street Suite 130
 Bellevue WA 98004
 tel 425 586 5600 | fax 425 455 9138

Seattle Office
 1420 Fifth Avenue Suite 2670
 Seattle WA 98101
 tel 206 332 1466 | fax 206 332 1499

Tacoma Office
 1015 'A' Street Suite 101
 Tacoma, WA 98402
 tel 253 383 3100

	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	NW Corporate Park - Seattle, Building U 549-549B S. Dawson Street Seattle, WA	58,116 (11,080)	46,531 (4,000 - 10,000)	\$0.55 \$0.75 \$0.65 \$0.75	\$0.15	22'	6 DH	AVAILABLE FEBRUARY 1, 2012! Excellent Design Center location. Immediate access to I-5. AVAILABLE NOW!	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	Former Ingersoll- Rand Bldg 2724 6th Avenue South Seattle, WA	43,320	-	\$0.39 \$0.75	TBD	12' - 30'		Total contiguous 43,320 SF. Bldg. 1: 20,520 SF, Bldg. 2: 14,400 SF, Bldg. 3: 8,400 SF. 60+ off-street parking stalls. Alley-level grade access. Dock high loading for upper warehouse. Abundant power for manufacturing uses.	John Vernon (425) 586-5638 Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627
	NW Corporate Park - Seattle, Building B 6001 - 6th Ave. S Seattle, WA	37,700 (3,974)	-	\$0.58 \$0.75	\$0.16	22'	15 dock doors (double)	AVAILABLE MARCH 1, 2012! Excellent Design Center location. Immediate access to I-5.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	Rainier Brewery Building 3100 Airport Way S Seattle, WA	5,244 - 25,500	5,256	\$0.25 - \$1.00 Blended	TBD	9'-16'	DH GL	FLEX/WAREHOUSE SPACE. Multiple spaces available. Located in the heart of SODO with great access to I-90, I-5 and Hwy 99.	Tamir Ohayon (425) 586-5627
No Photo Available	FOR SALE SoDo Industrial Building Confidential Listing	21,890 (1,620)	-	-	-	10'-18'	DH GL	2-story industrial building with 16,000 SF land. Heavy electrical power. Zoned General Industrial. FOR SALE: \$2,600,000	Gordon Fouts (425) 586-5617 Rich Mermelstein (206) 332-1478
	NW Corporate Park - Seattle, Building U 520 S Brandon St. Seattle, WA	17,040 (3,480)	-	\$0.65 \$0.75	\$0.15	22'	3 DH 1 GL	Excellent Design Center location. Immediate access to I-5.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638







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	Garza Warehouse 3433 Airport Way S Seattle, WA	15,500	-	\$0.60	TBD	29'	DH 3 GL	Office to be built as needed. 1900 amps, 480-volt, 3-phase power. Restrooms on main floor and mezzanine.	Gordon Fouts (425) 586-5617 Rich Mermelstein (206) 332-1478
	NW Corporate Park - Seattle, Building U 510 S Dawson St. Seattle, WA	11,585 (800)	-	\$0.65 \$0.75	\$0.15	22'	2 DH	Excellent Design Center location. Immediate access to I-5.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	Fisherman's Wharf Warehouse 2123 W Elmore St. Seattle, WA	10,521	7,200 3,321	\$0.65 blended	\$0.10	12'-29'	2 DH 1 GL	Load leveler. 12,120 SF lot. Double-set restrooms with showers.	Gordon Fouts (425) 586-5617 Dick Paylor (425) 586-5624
	NW Corporate Park - Seattle, Building C 705 S. Fidalgo Seattle, WA	7,200 (1,150)	-	\$0.65 \$0.75	\$0.17	22'	2 GL	Excellent Design Center location. Immediate access to I-5.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	217 S Findlay St. Seattle, WA	6,600 (700)	-	\$0.58 blended	TBD	24'	1 DH	Sprinklered. Ample power. Great location in the heart of Georgetown South Seattle. Minutes from Design Center, I-5 & Hwy 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	5939 4th Ave. S Seattle	6,512 (4,032)	-	\$11,000/mo.	TBD	12'	GL DH	~ 30,000 SF of additional yard (fenced/secured). Prime visibility on 4th Ave S corridor. On main bus line. Zoned IG2 U/85. Owner will consider build-to-suit for larger retail/office users.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638



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 NW Corporate Park - Seattle, Building E 660 S. Lucile St. Seattle, WA	6,240 (462)	-	\$0.78 Blended	\$0.22	16'	2 DH	Excellent Design Center location. Immediate access to I-5.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 Georgetown Design Building 5517-5519 Sixth Ave. S Seattle, WA	2,841 (665)	<u>Suite 5517</u> 1,186 (165) <u>Suite 5519</u> 1,655 (500)	\$0.90	\$0.31	11'	2 GL	Both suites are contiguous and can be combined for 2,841 SF. Suite 5519 is available April 1, 2012 for \$1.00 PSF, NNN. Suite 5517 is available February 1, 2012 for \$1.10 PSF, NNN.	Bob Swain (425) 586-5622







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 <p>1910 Fairview Building 1910 Fairview Ave. E Seattle, WA</p>	6,187 - 26,813 Suite 300: 10,313 Suite 200: 10,313 Suite 100: 6,187 Lower Level Storage: 844-1,441	\$27.00 - \$28.00 Full Service	-	Floors 2 & 3 vacant. Suite 100 is available April 1, 2012. Lower level storage: 844 - 1,441 SF vacant.	John Werdel (206) 332-1488
 <p>1848 Westlake Ave N Seattle, WA</p>	+/- 14,908	-	-	Available for Sublease. Short term. Thirty days occupancy. Main floor, second floor and penthouse. Unique location.	Morgan Burbridge (206) 332-1491
 <p>Guiry Schillstad Bldg 92 Lenora St. Seattle, WA</p>	13,000	\$12.00	TBD	Creative, open office space. Surrounded by world class dining and in-city living. Walking distance to numerous amenities. Abundant neighborhood parking. Divisible to 2,000 SF / 4,400 SF / 6,600 SF.	Rich Mermelstein (206) 332-1478
 <p>1407 S. Dearborn Street Seattle, WA</p>	10,049	\$1.10, NNN	\$2.64	For Sale or Lease. Brick Building with A/C, bamboo flooring & coved windows. 5 private offices, conference room and executive office. FOR SALE: \$1,950,000	Tamir Ohayon (425) 586-5627 Rich Mermelstein (206) 332-1478
 <p>Screen Play Building 1630 - 15th Ave. W Seattle, WA</p>	8,300	\$12.00	\$3.00	Great layout. 2/1,000 SF on-site free parking. Elevator. Great location on lower Queen Anne/ Interbay minutes from downtown Seattle.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p>200 SW Michigan Street Seattle, WA</p>	1,804 - 8,192	\$16.00, Full Service (First Floor) \$19.00, Full Service (Third Floor)	-	Beautiful brick and beam building recently renovated. Fenced parking available. Minutes drive to downtown Seattle or SeaTac Airport. Easy access to W Marginal Way, Hwy 99 & Hwy 509.	Mike George (425) 586-5618 Nick Fletcher (425) 286-5605

Pending







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 <p>The Griffin Building 2005 Fifth Ave. Seattle, WA</p>	~6,405	\$21.00 (Full Service, Not Janitorial)	-	Creative, open space located on the 4th floor (top floor). Abundant natural lighting. Efficient design and layout. State of the art HVAC systems. Wired conference rooms. 6 parking garages within 4 block radius.	Rich Mermelstein (206) 332-1478
 <p>Seattle Lighting Fixture 26 S Hanford St. Seattle, WA</p>	6,000	\$1.00	\$0.12	Second floor class A office with quality finishes. 11 private offices, two large conference rooms and two sets of restrooms. Shown by appointment only. State-of-the-art HVAC. Ample free parking.	Gordon Fouts (425) 586-5617 Rich Mermelstein (206) 332-1478
 <p>AuBeta Technologies Building I 800 S Michigan St. Seattle, WA</p>	5,500	\$13.50	\$4.32	Fully remodeled space with free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p>1148 NW Leary Seattle, WA</p>	5,000	\$12.00	TBD	New office build-out and great work environment. Interior atrium in the middle creating lots of natural light. 18 free on-site parking stalls. Open areas and lunchroom.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p>1436 Elliott Ave. Building 1436 Elliott Ave. W Seattle, WA</p>	~4,000	Negotiable	TBD	Creative office space available! Heavy build-out, free on-site parking, new energy efficient lighting and wired for telecom. High visibility and easy access. Minutes to downtown Seattle and all freeways.	Rich Mermelstein (206) 332-1478
 <p>FOR SALE 6362 - 6th Ave. S Seattle, WA</p> <p style="font-size: 2em; transform: rotate(-10deg); opacity: 0.5;">Price Reduced!</p>	3,637	-	-	Outstanding owner/user opportunity in Georgetown. Former credit union branch with drive thru window. Plenty of street parking on-site.	Mike George (425) 586-5618 Nick Fletcher (425) 586-5605

FOR SALE: \$599,000 (\$163 PSF)





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 <p><u>FOR SUBLEASE</u> 1411 4th Ave. Seattle, WA</p>	3,533	\$15.00 Full Service	-	SUBLEASE THRU OCTOBER 31, 2012! Total of 11 window offices. Reception area, kitchen, conference room, document center and server room. Professional on-site property management. Historical landmark building.	Rich Mermelstein (206) 332-1478
 <p>University Square 4725 University Way NE Seattle, WA</p>	~ 2,047	\$18.00 Full Service	-	Mix of office and exam rooms with sinks. Built-in reception area and waiting room. Passenger elevator. Underground parking garage. Walking distance to UW and transit station. Easy access to I-5 and minutes to downtown Seattle. Professional property management.	Rich Mermelstein (206) 332-1478
 <p>1419 Elliott Ave. Building 1415-1425 Elliott Ave. W Seattle, WA</p>	~1,916	Negotiable	TBD	LIVE-WORK SPACE! Main floor (~1,596 SF) and upper floor (~320 SF) with a deck (~1,274 SF) and lower level storage (~3,170 SF). 360 degree deck with territory views. High-end stainless steel kitchen fixtures and gas burner. Solid hardwood floors, fireplace and Murphy bed. Direct elevator access (passenger elevator). Abundant parking.	Rich Mermelstein (206) 332-1478
 <p>WA State Employee's Credit Union Bldg. 1500 Fairview Ave. E Seattle, WA</p>	~1,367	\$21.00 Full Service	-	Located on the 2nd floor. Creative office space with abundant natural lighting. Efficient design and layout. State-of-the-art HVAC systems. Modern security/access systems. Wired conference rooms. 4 parking stalls.	Rich Mermelstein (206) 332-1478







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	<p>FOR SALE OR LEASE Film Stop Building 500 - 3rd Ave. W Seattle, WA</p> <p style="font-size: 2em; opacity: 0.5; transform: rotate(-5deg);">Pending</p>	~24,000	-	\$10.00 NNN	TBD		1 DH	Divisible. Flex space for light manufacturing, storage or assembling. Retail exposure on 3rd Ave. W. Heavy 3-phase power and freight elevator. Abundant on-site parking.	Rich Mermelstein (206) 332-1478
	<p>Ferguson Terminal Building 4205 - 9th Ave. NW Seattle, WA</p>	21,699 (1,798)	13,899 7,800	\$0.60 Blended	TBD	37'2"	1 GL oversized	2 10-ton cranes. 8.5" reinforced floors. Heated with new insulated roof. 3-phase, 480-volt AC @ 60Hz power. Clear span! Yard space also available for \$0.25 PSF, NNN.	John Vernon (425) 586-5638 Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627
	<p>1419 Elliott Ave. Building 1415-1425 Elliott Ave. W Seattle, WA</p>	+/- 11,600	~4,400 ~2,000	Negotiable	TBD	20'	DH	Office/warehouse space. New energy efficient lighting. Freight passenger elevators. High visibility and easy accessibility. Minutes to downtown Seattle and freeways.	Rich Mermelstein (206) 332-1478
	<p>1465 Elliott Ave. Building 1465 Elliott Ave. W Seattle, WA</p>	8,900	~4,000 ~2,500 ~2,400	Negotiable	TBD		DH	Flex space for office, warehouse or light manufacturing. 8,900 RSF of high visibility space. 2,400 RSF (2nd floor), 2,500 RSF (lower level) and 4,000 SF on main floor with high ceilings (dock high). Hardwood floors, outdoor decks, free parking, heavy power and freight elevator. High visibility.	Rich Mermelstein (206) 332-1478
	<p>1461 Elliott Ave. Building 1461 Elliott Ave. W Seattle, WA</p>	8,850	-	\$12.00	TBD	15'-18'2"	1 DH	4 private offices and warehouse. Abundant parking. Professional property management. Minutes to downtown Seattle. Blocks away from Whole Foods Market and Staples.	Rich Mermelstein (206) 332-1478
	<p>300 Dexter Ave. N Seattle, WA</p>	7,040	5,900	\$12.00 (Main Floor) \$6.00 (Basement)	TBD	13'-14'	1 DH	PRICE CHANGE! 5,900 SF on main floor (office/warehouse/showroom). 1,140 SF daylight basement (crane access for loading. 1 DH door (recessed or secured parking for 2 cars. Zoned SM-85.	Bob Swain (425) 586-5622 John Vernon (425) 586-5638 Tamir Ohayon (425) 586-5627




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	815 W Ewing Street Seattle, WA	5,036 (1,560)	-	\$0.55 Blended	TBD	16'	1 DH	8 covered parking stalls and additional street parking available on W Ewing. Quite, stand-alone building facing Salmon Bay.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
	1441 Elliott Ave. Building 1441 Elliott Ave. W Seattle, WA	~2,982		Negotiable	TBD		1 GL 1 DH	Lower level warehouse space available. Minutes to downtown Seattle and all freeways. Quality deal oriented, on-site parking, professional landlord. Roll-up door direct access. High visibility street level office/retail, clear span w/ high ceilings	Rich Mermelstein (206) 332-1478
	1451 Elliott Ave. Building 1451 Elliott Ave. W Seattle, WA	~2,400		Negotiable	TBD	20'	GL	Free standing metal building w/ high ceilings, GL loading, heavy power, on-site parking and storage.	Rich Mermelstein (206) 332-1478







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Retail

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Property Name & Address	Size (SF)	Rate/SF	NNN/SF	Comments	Broker
 <p>FOR SALE 2150 N Northgate Way Seattle, WA</p>	Gas station on 20,000 SF lot	-	-	Great location with close proximity to Downtown Seattle. Averages sales of 180,000 gallons per month, \$45,000 per month store sales and \$8,000 per month car wash sale. FOR SALE: \$3,000,000	Itzik Mizrahi (425) 586-5637 John C. Wu (425) 586-5613
 <p>Delridge Way BTS 7301 Delridge Way Seattle, WA</p>	Up to 4,000	Call for Details	-	19,000 SF triangle site on 3 busy streets. Can build up to 4,000 SF (BTS, free-standing building). Drive thru possible. Cross easements with AM/PM. Zoned C1-40.	Itzik Mizrahi (425) 586-5637 Barry Kelly (425) 586-5625
 <p>5314 15th Avenue NW Seattle, WA</p>	3,000	\$24.00- \$28.00	TBD	Brand new construction. 3,000 SF retail Build-To- Suit. Great Ballard location.	Itzik Mizrahi (425) 586-5637 Tamir Ohayon (425) 586.5627
 <p>534 NE Northgate Way Seattle, WA</p>	2,818	\$26.00	TBD	Retail or office space in very desirable, high traffic location in Northgate Retail District. Neighbor to Northgate Mall. 14 off-street parking stalls. Unique signage opportunity. Excellent access to I-5 and numerous amenities. Exceptional visibility and street presence.	Jeff Tillman (206) 332-1473
 <p>1516 Roxbury Street Seattle, WA</p>	652	\$25.00, NNN	TBD	Abundant surface parking. Newer brick construction. Join T-Mobile & Walgreens.	Barry Kelly (425) 586-5625
 <p>FOR SALE Northgate 76 Gas Station 2143 N Northgate Way Seattle, WA</p>	Gas Station	-	-	Prime freeway exit location. Adjacent to McDonalds. 24/7 drive thru Starbucks. Gas Station Income: 111,000 gallons per month; \$50,000 per month c-store. Building Income: \$79,775 per year, plus NNN (Starbucks rent); \$17,400 per year (other rent). FOR SALE: \$3,250,000 Business Only Sale Price: \$650,000	John C. Wu (425) 586-5613 Itzik Mizrahi (425) 586-5637

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Land

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Property Name & Address	Size	Rate/SF	Zoning	Comments	Broker
<p><u>FOR LEASE</u></p> <p>Nelson Chevrolet Property 4904 17th Ave SW Seattle, WA</p>	+/- 45,000 SF	\$0.20 PSF	-	Paved yard.	Bob Swain (425) 586-5622
<p>North Seattle Development Site 14330 Linden Ave. N Seattle, WA</p>	21,875 SF	\$1,050,000	C2-65	Frontage depth of 125' x 175'. Located one block west of Aurora/Hwy 99. Seller will consider providing financing or a long-term ground lease.	Bob Swain (425) 586-5622 John Vernon (425) 586-5638 Tamir Ohayon (425) 586-5627
<p><u>FOR SALE</u></p> <p>Interbay Development Site 15th Ave. NW & Boston St. Seattle, WA</p>	21,000 SF	\$2,000,000	C1-40	Paved and currently leased month-to-month for parking. Includes 4 tax parcels.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
<p><u>FOR LEASE</u></p> <p>1021 W Ewing St. Seattle, WA</p>	17,500 SF	\$0.20 PSF	-	Fenced and secured space that can be leased with 4,000 SF industrial space (726 SF office) at \$0.85 PSF, NNN (includes ~6,000 SF of yard space in price).	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638