







Available Property Summary – February 2010

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

www.nai-psp.com

	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	<u>FOR SALE</u> Michelangelo Building 5933 - 6th Ave. S Seattle, WA	53,000 (3,000)	-	-	-	18'	6 DH 2 GL	Rare Class 'A' facility with excellent corporate image. 3 five-ton overhead cranes. Located next to the Design Center and minutes from I-5 & Hwy 99. Possible lease back.	Tamir Ohayon (425) 586-5627
								<u>FOR SALE: \$8,250,000</u>	
	<u>FOR LEASE AND/OR SALE</u> Rainier Brewery Building 3100 Airport Way S Seattle, WA	1,000 - 40,000	-	Call for Rates	-	-	-	Multiple spaces available. Office, retail, live/work and industrial uses. Located in the heart of SODO with great access to I-90, I-5 and Highway 99. All sales will be based on condo agreement.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
								<u>FOR SALE: \$125 - \$200 PSF</u>	
	<u>FOR LEASE AND/OR SALE</u> 37 S Hudson St. Seattle, WA	38,412 (10,412)	15,000	\$0.58 \$1.00	\$0.12	11'-16'	1 DH 3 GL	Zoned IG2 U/85. 1800 amp, 120/240-volt, 3-phase power with stinger leg. Paint booth, dust collection system, airlines throughout, compressor, and single rail crane (4,000 lbs).	Bob Swain (425) 586-5622
								<u>FOR SALE: \$4,800,000</u>	
	PWA Building 7700 - 2nd Ave. S Seattle, WA	37,000 (~2,400)	-	\$0.50	TBD	24'	3 DH 6 GL	1,450 SF of hard deck mezzanine (not a part of SF). Great location in South Seattle with exposure to Hwy 509 and Hwy 99.	Tamir Ohayon (425) 586-5627
	Nelson Chevrolet Property 4904 - 17th Ave. NW Seattle, WA	27,040 (8,380)	6,000	\$0.50 \$0.90	TBD	14'	2 GL	Clear span warehouse/shop. 2 oversized grade level doors. 64,000 SF of paved yard at \$0.20 PSF.	Bob Swain (425) 586-5622
	Seattle Lighting Fixture 26 S Hanford St. Seattle, WA	19,707	-	\$0.60	\$0.12	22'	5 DH	Space has restroom. 3 - 5 year term. Shown by appointment only.	Gordon Fouts (425) 586-5617







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	217 S Findlay St. Seattle, WA	19,120	7,537 (1,287) 8,904 (2,574)	\$0.57	TBD	24'	1-2 DH	Great location in the heart of Georgetown South Seattle. Minutes from Design Center, I-5 and Hwy 99.	Tamir Ohayon (425) 586-5627
	FOR LEASE AND/OR SALE Former Bill Hatch Building 4202 - 6th Ave. S Seattle, WA	18,150 (4,398)	-	\$0.60 \$0.65	\$0.11	24'	1 GL	This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. Immediate access to I-5. FOR SALE: \$2,400,000	John Vernon (425) 586-5638
	Seattle Lighting Fixture 26 S Hanford St. Seattle, WA	18,064	-	\$0.70	\$0.12	22'	3 DH	Space has restroom. Can provide 1,000 SF office and/or 6,000 SF office. 3 - 5 year term. Shown by appointment only.	Gordon Fouts (425) 586-5617
	FOR LEASE AND/OR SALE Michelangelo Building 5933 - 6th Ave S Seattle, WA	16,000	-	\$0.55	TBD	18'	1 DH	No office space, but restroom available. Ample on-site parking. Located next to the Design Center and minutes from I-5 & Hwy 99.	Tamir Ohayon (425) 586-5627
	Budget Equipment Building 1534 - 1st Ave. S Seattle, WA	13,000	-	\$0.50	-	8'	1 DH	Bone dry basement space. Conveyor belt system for ingress and egress. Restroom access on main floor. Located off Occidental Street across from Safeco Field parking garage.	Gordon Fouts (425) 586-5617
	Pacific Georgetown Center 6363 - 7th Ave. S Seattle, WA	5,000 - 10,853	-	\$0.70	\$0.33	12'	2 GL	First floor. Climate controlled warehouse. Abundant parking. Perfect freeway access just off Michigan Street exit and I-5. Close to amenities.	Bob Swain (425) 586-5622






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	1017 S Myrtle St. Seattle, WA	9,200 (1,000)	-	\$0.56	TBD	24'	2 DH	AVAILABLE NOW! Great location in Georgetown with close proximity to I-5, Highway 99 and I-90.	Tamir Ohayon (425) 586-5627
	SODO Warehouse 135 S Brandon St. Seattle, WA	6,850 (1,295)	-	\$0.65	TBD	16'	2 DH	Long-term lease available with landlord. Great location in the heart of Georgetown.	Tamir Ohayon (425) 586-5627 Gordon Fouts (425) 586-5617
	King Street Building 1005 S King St. Seattle, WA	5,500 (400)	-	\$0.55	TBD	16'	1 GL	Corner lot facing King St. and 10th. Potential views of Puget Sound, Stadiums and Downtown Seattle. Great unique hard to find redevelopment opportunity. Land size is 12,000 SF.	Tamir Ohayon (425) 586-5627
	1017 S Myrtle St. Seattle, WA	4,750 (330)	-	\$0.58	\$0.11	24'	1 GL	Great location in Georgetown with close proximity to I-5, Highway 99 and I-90. Great small space.	Tamir Ohayon (425) 586-5627
	Georgetown Design Building 5517 Sixth Ave. S Seattle, WA	1,186 (165)	-	\$1.05	\$0.31	12'	1 GL	Excellent Georgetown location.	Bob Swain (425) 586-5622






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 <p><u>FOR LEASE AND/OR SALE</u> Rainier Brewery Building 3100 Airport Way S Seattle, WA</p>	1,000 - 40,000	\$1.00	-	Multiple spaces available. Office, retail, live/work and industrial uses. Located in the heart of SODO with great access to I-90, I-5 and Highway 99. All sales will be based on condo agreement.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
<u>FOR SALE: \$125 - \$200 PSF</u>					
 <p>AuBeta Technologies Building II 801 S Fidalgo St. Seattle, WA</p>	3,500 - 18,000	\$6.00 PSF (for the first year) \$13.50 (after first year)	TBD	\$6.00 PSF for first year! Divisible to 3,500 SF, 4,500 SF or 9,000 SF. Two floors. Free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. UPS power backup. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Morgan Burbridge (206) 332-1491
 <p>Pacific Georgetown Center 6363 - 7th Ave. S Seattle, WA</p>	950 - 15,489	\$12.00-\$15.00	\$4.00	First class BTS office on second floor. 950 - 10,000 SF all office or part office/part warehouse space also available. \$0.70 PSF, NNN warehouse shell. Perfect freeway access off the Michigan St. exit and I-5. Some flex/warehouse available also.	Bob Swain (425) 586-5622
 <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 parking.	Gordon Fouts (425) 586-5617
 <p>AuBeta Technologies Building I 800 S Michigan St. Seattle, WA</p>	5,500	\$6.00 PSF (for the first year) \$13.50 (after first year)	TBD	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 Morgan Burbridge (206) 332-1491






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 <p>Screen Play Building 1630 - 15th Ave. W Seattle, WA</p>	11,800	\$0.75	TBD	AVAILABLE NOW! Great layout. On-site free parking. 1 GL door and freight elevator. Great location on lower Queen Anne/Interbay minutes from downtown Seattle.	Tamir Ohayon (425) 586-5627
 <p><u>FOR SUBLEASE</u> Wells Fargo Center 999 Third Ave. Seattle, WA</p>	7,301	\$25.00 Full Service	-	SUBLEASE THRU MARCH 31, 2016! Available now. 36th floor sublease. High end improvements and Puget Sound views. Elevator lobby exposure. Tenant improvement allowance available. Flexible term.	Kirk Johnson (206) 332-1470
 <p><u>FOR SUBLEASE</u> Northgate Executive Center 155 NE 100th St., Bldg. B Seattle, WA</p>	2,300	\$18.00 Full Service	-	SUBLEASE THRU MARCH 31, 2012! First floor space. Back-up generator to space. High level of internet connectivity. Free parking.	Tyler Springer (425) 586-5642
 <p><u>FOR SUBLEASE</u> Fourth & Vine Building 2601 Fourth Ave., Suite 650 Seattle, WA</p>	~2,000	Call for info.	-	Short term sublease. Access to showers, shared conference room and great kitchen/break room.	Morgan Burbridge (206) 332-1491
 <p>1910 Fairview Building 1910 Fairview Ave. E Seattle, WA</p>	844 557	\$20.00 Full Service	-	Former office/file storage area. These areas can be fully used for windowless office space, data/ server room or storage area. Newly constructed men's and women's shower/locker rooms, handicapped shower, bike storage and grade level access service this floor. Building is LEED Certified.	John Werdel (425) 586-5633



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Retail




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 <p><u>FOR LEASE</u> 6505 - 5th Ave. S Seattle, WA</p>	2,378	\$12.00	\$2.27	<u>AVAILABLE APRIL 1, 2010!</u> Georgetown retail showroom.	Bob Swain (425) 586-5622
 <p><u>FOR LEASE</u> 620 Denny Way Seattle, WA</p>	870	\$2,550/mo.	-	Located in Downtown Seattle next to the Space Needle. Great visibility. Easy access to Hwy 99 and I-5.	Tamir Ohayon (425) 586-5627 Barry Kelly (425) 586-5625

Investment Opportunities

Property Name & Address	Size	Sale Price	Comments	Broker
 <p><u>FOR SALE AND/OR LEASE</u> Former Bill Hatch Building 4202 - 6th Ave. S Seattle, WA</p>	18,150 (4,398)	\$2,400,000	Office/warehouse opportunity located in South Seattle with 18,150 SF on two floors. This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. 1 GL loading door. Immediate access to I-5. Also available for lease at \$0.60 PSF, NNN shell & \$0.65 PSF office add-on.	John Vernon (425) 586-5638
 <p>Shoreline Plaza 16053 Aurora Ave. N Shoreline, WA</p>	6,501	\$2,399,050	Zoned regional business. 0.50 acres (21,936 SF). Multi-tenant with 100% occupancy and strong rental history. ~40,000 daily traffic count on Aurora Ave N. ~8.00% Cap rate.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642
 <p>Tully's Drive Thru Coffee Shop 3100 Airport Way S Seattle, WA</p>	1,750	\$1,000,000	Newer building completed in 2006. Free standing building next to Tully's headquarters. Located in the heart of the SODO district on Airport Way South.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638