

65 HORTON

65 SOUTH HORTON STREET
SEATTLE, WA 98134

NEW CONSTRUCTION
132,260 SF AVAILABLE
READY FOR OCCUPANCY



STATE-OF-THE-ART INDUSTRIAL FOR LEASE

RYAN **CBRE**

65 HORTON



PROPERTY FEATURES



PARKING

82 secured parking stalls



ELEVATORS

Twin freight elevator access
12,000-lb. capacity



LIVE LOAD

100-175 lb. / SF



POWER

3,000 amps
expandable to 4,000



LOADING

10 dedicated and assigned truck loading docks



CLEAR HEIGHT

18' to structure

FACT SHEET

BUILDING DATA

- § Floor plates divisible to 10,000 SF
- § 10 exclusive docks and secured receiving bay
- § 18' clear height to structure
- § Window heights: 3' - 9'6"
- § 3,000 amp service expandable to 4,000 amps
- § 100 lb/SF office load
- § 175 lb/SF racking load
- § ESFR sprinklers

ON-SITE AMENITIES

- § Fourth floor terrace
- § 82 secured parking stalls
- § Bike storage
- § Secure, common entry & passenger elevator

CONSTRUCTION TIMELINE

- § Ready for TI start
- § Ready for occupancy now
- § Spec office underway

OWNERSHIP

RYAN



LEASING

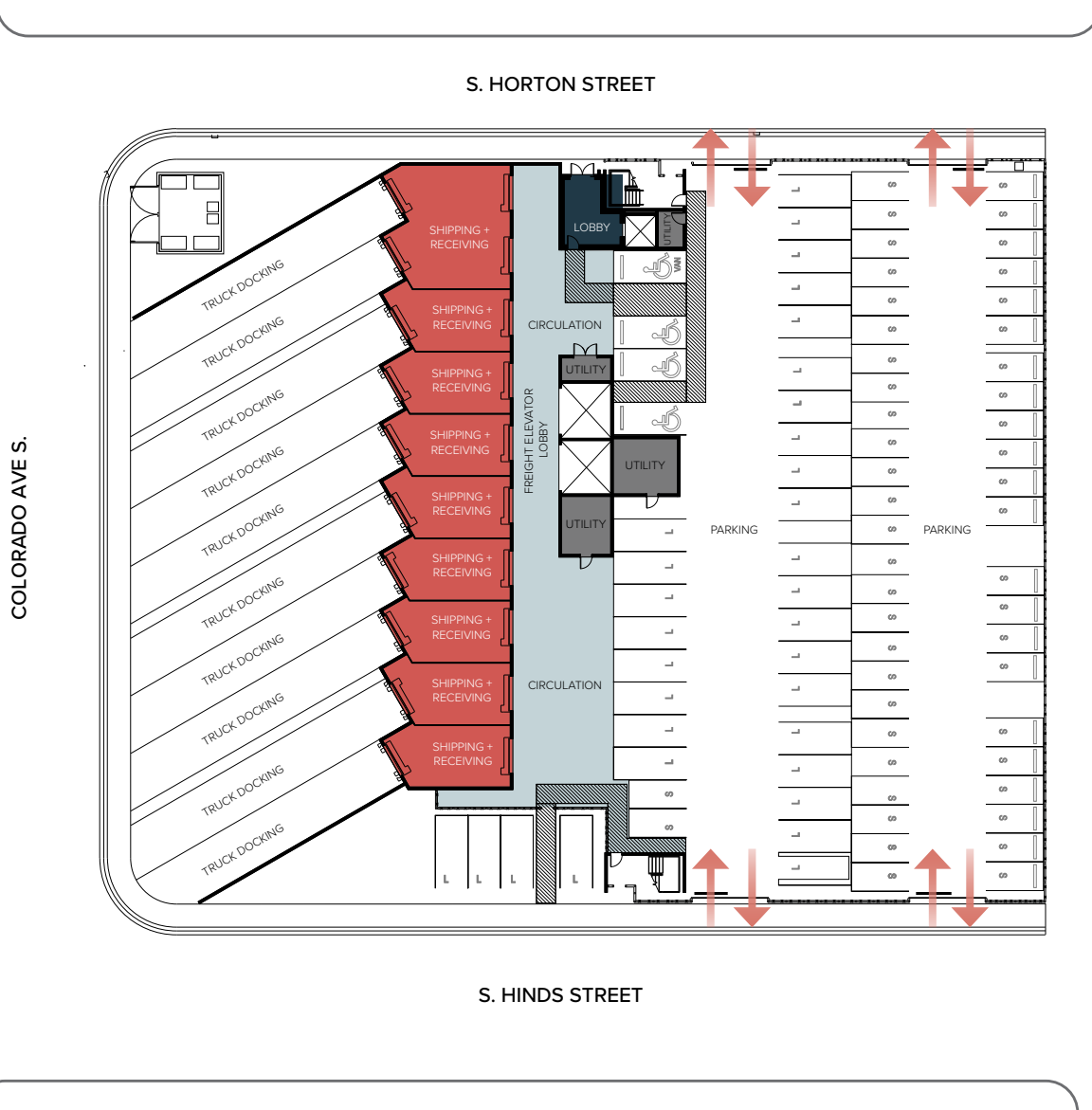
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132,260 SF AVAILABLE
FOR LEASE

GROUND FLOOR LOADING, SHIPPING & RECEIVING

SITE PLAN



Secured Entry

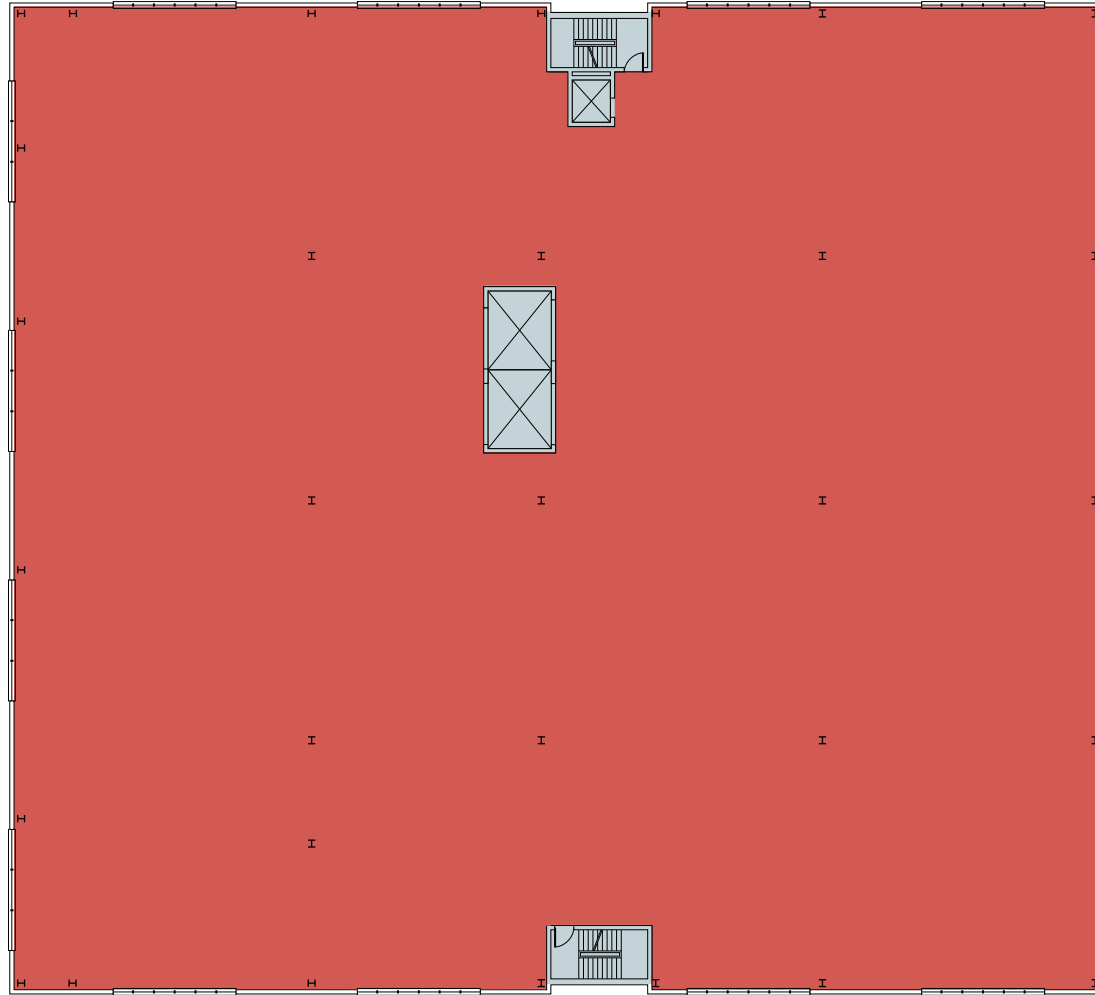


EV Charging Station-ready



Bike Storage

FLOORPLANS

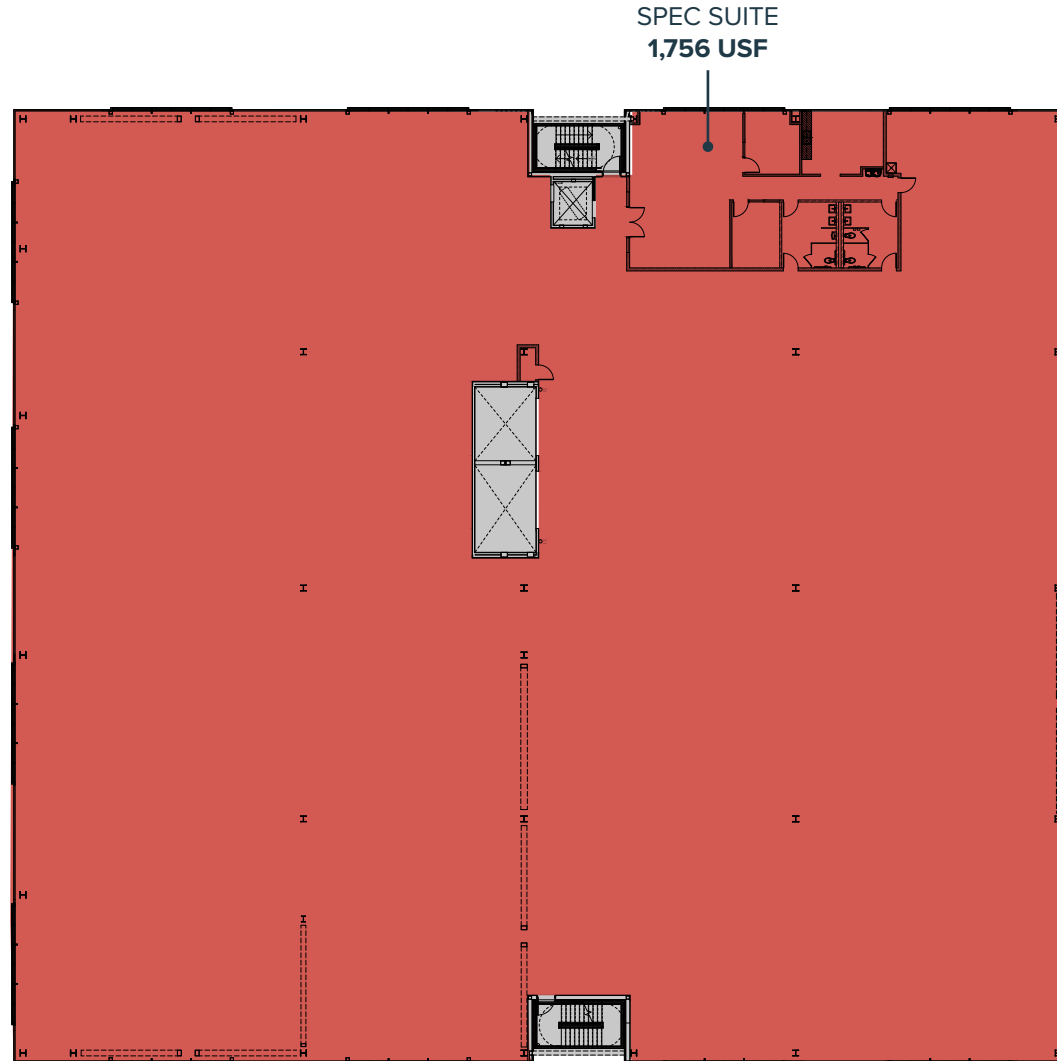


SINGLE TENANT



SINGLE OR MULTI-TENANT CONFIGURATIONS POSSIBLE

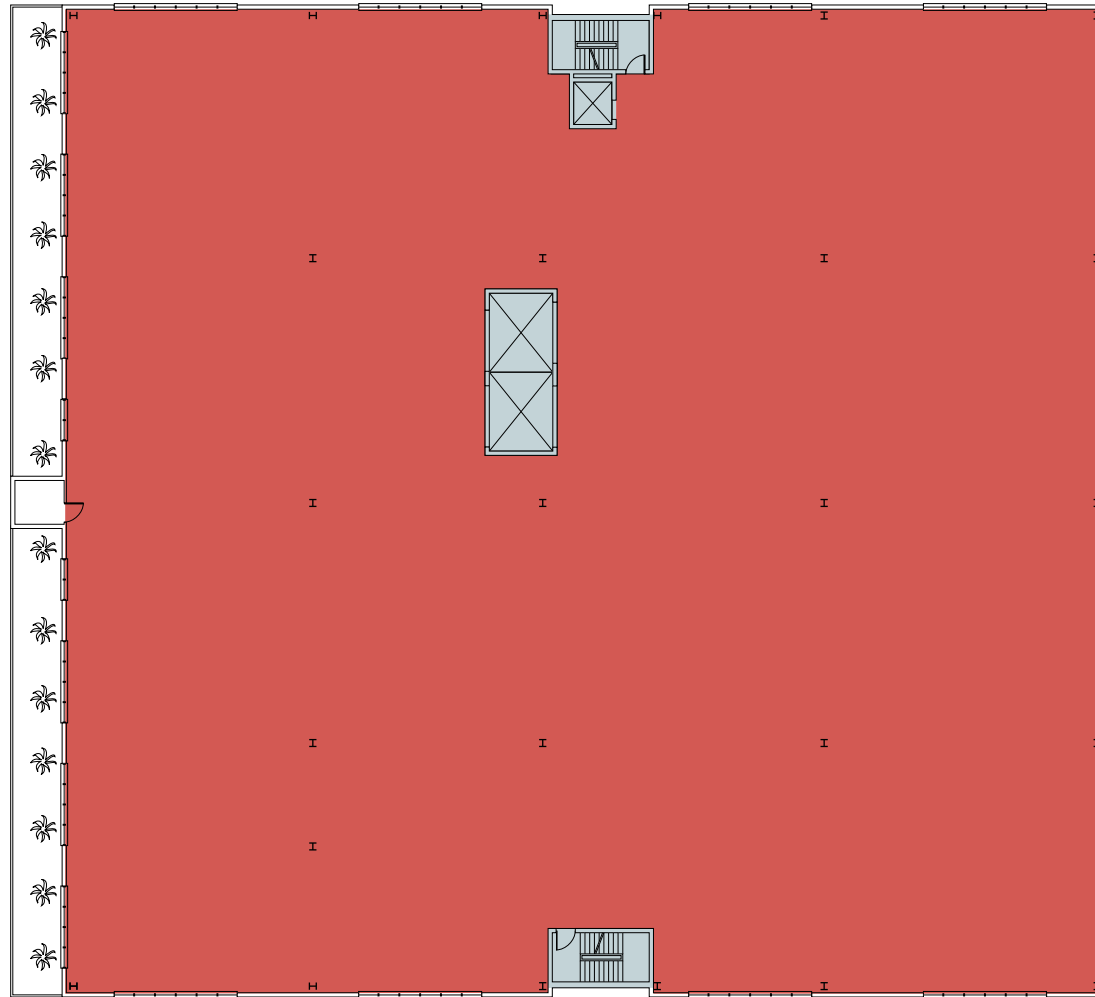
FLOORPLANS



SINGLE TENANT



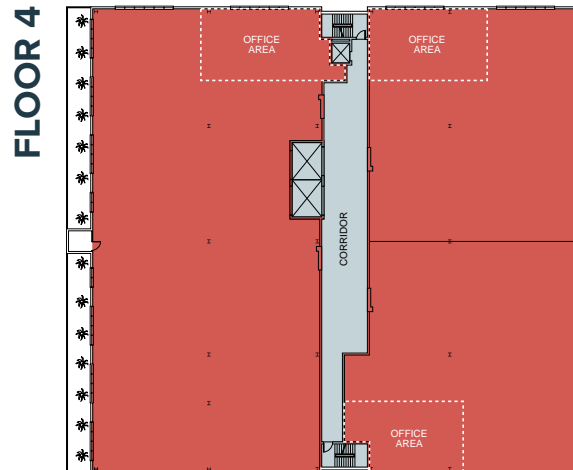
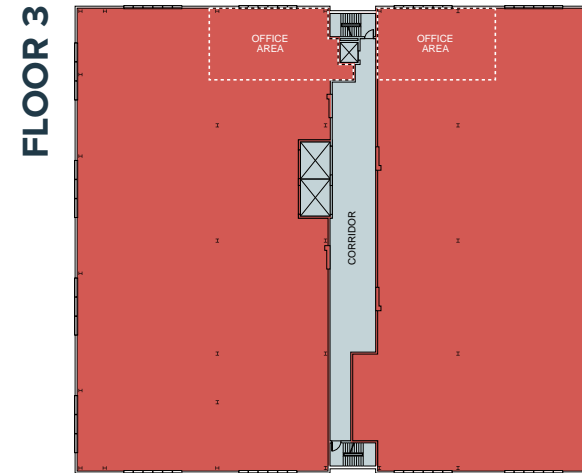
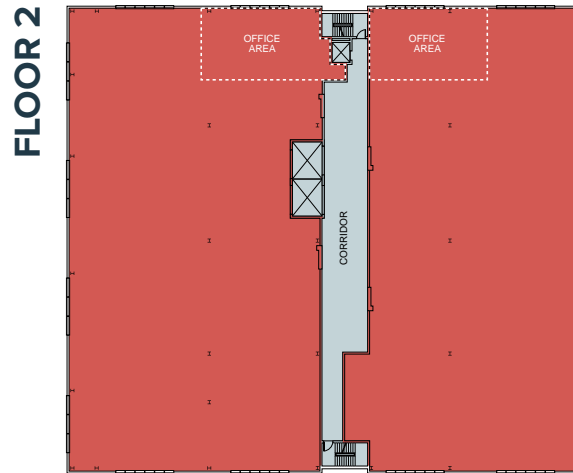
FLOORPLANS



SINGLE TENANT



FLOOR PLANS



Click to view possible multi-tenant configurations

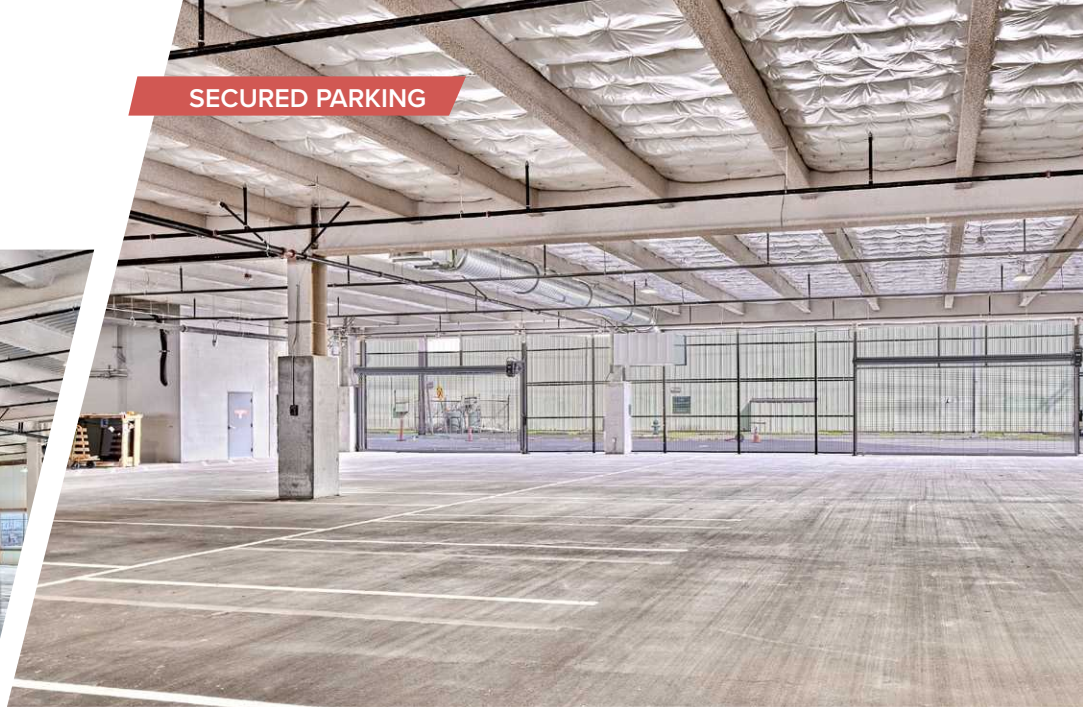


BUILDING PHOTOS

18' CLEAR TO STRUCTURE



SECURED PARKING



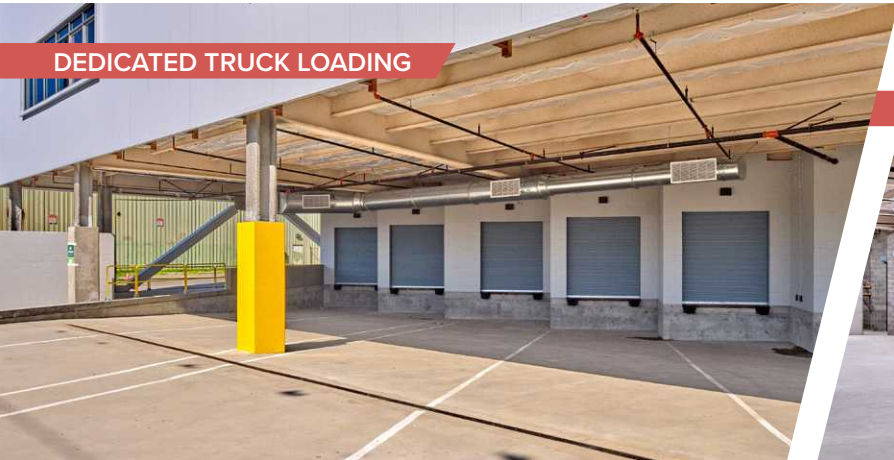
4TH FLOOR ROOFTOP



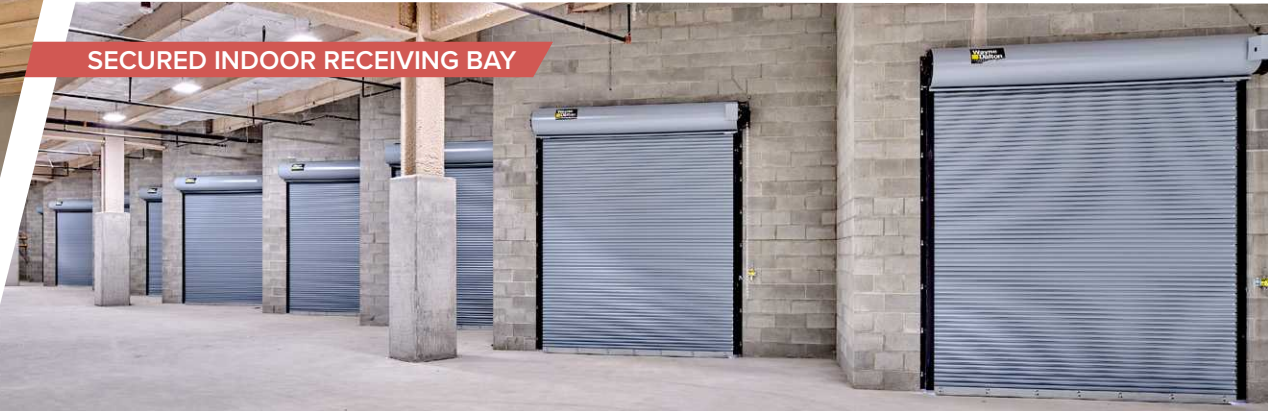
FREIGHT ELEVATOR ACCESS 12,000 LB CAPACITY



DEDICATED TRUCK LOADING

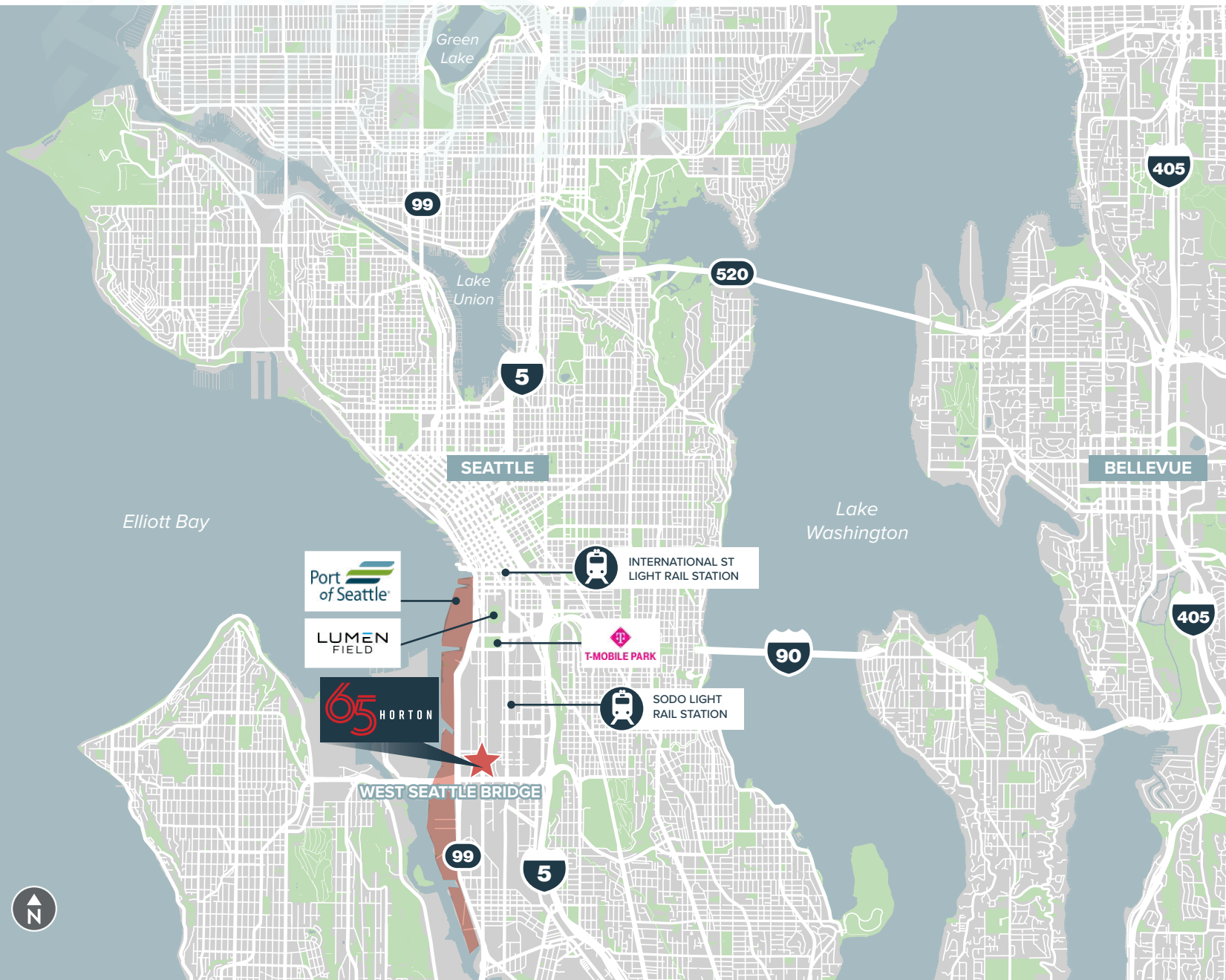


SECURED INDOOR RECEIVING BAY



THE LOCATION

DRIVE TIMES



3.7
MILES TO/FROM
SEATTLE CBD

11
MILES TO/FROM
BELLEVUE CBD

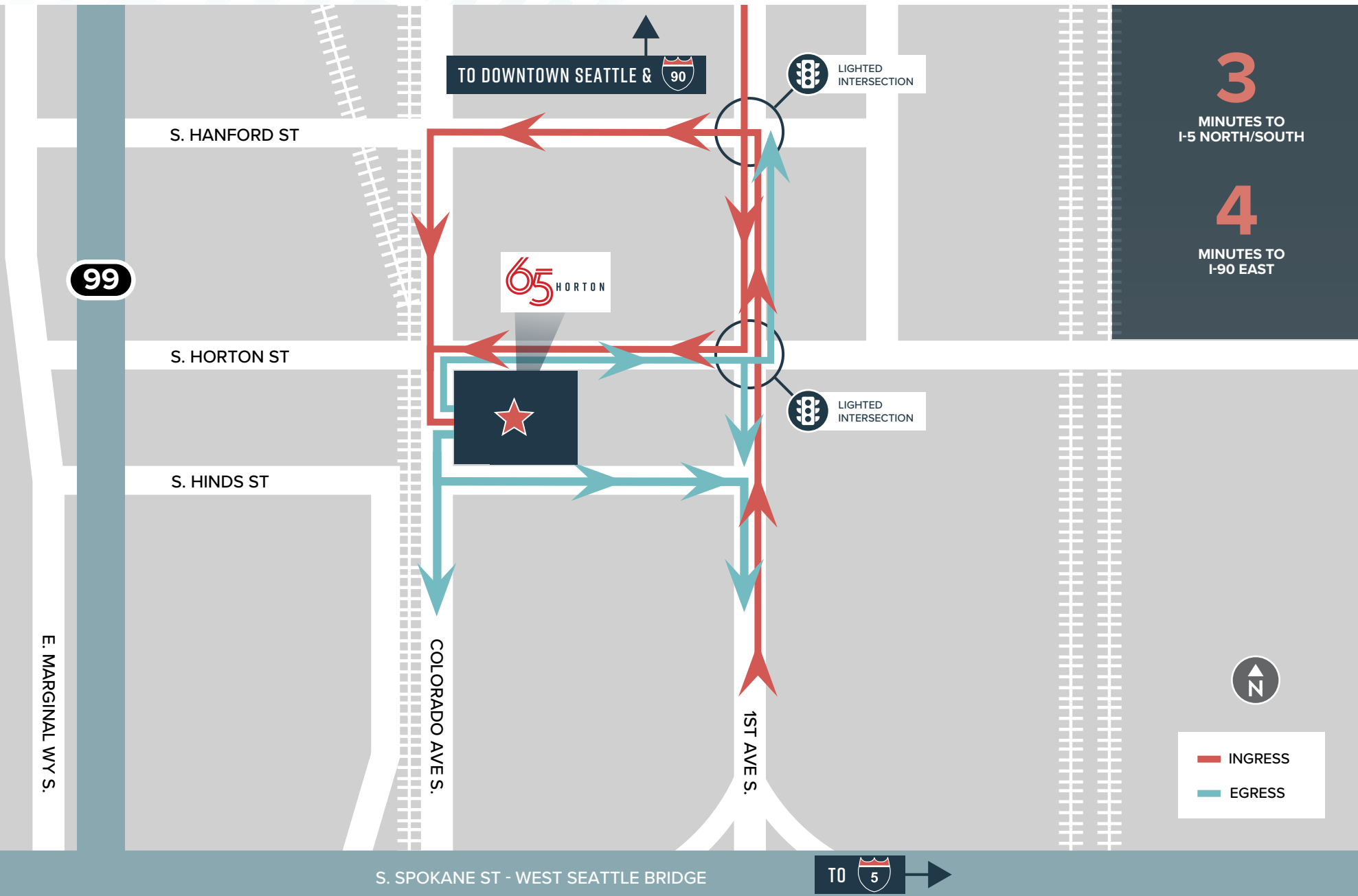
2.5
MILES TO/FROM
PORT OF SEATTLE

11
MILES TO/FROM
SEATAC AIRPORT

31
MILES TO/FROM
PORT OF TACOMA



INGRESS / EGRESS ROUTES



NEIGHBORHOOD AMENITIES

- | | |
|--------------------|-----------------------------|
| 1. FaveKitchens | 16. Sodo Poke & More |
| 2. Big Smoke BBQ | 17. Starbucks Reserve |
| 3. Hooverville Bar | 18. Seattle's Best Teriyaki |
| 4. EFESTE-Sodo | 19. Dona Queen Donut |
| 5. Paseo | 20. Subway |
| 6. Blazing Bagels | 21. Denny's |
| 7. Krispy Kreme | 22. Cafe Con Leche |
| 8. Jack in the Box | 23. By's |
| 9. Jimmy John's | 24. Franz |
| 10. Macrina Bakery | 25. Monkey Loft |
| 11. Starbucks | 26. Ghostfish Brewery |
| 12. Taco Bell | 27. Republic of Cider |
| 13. Derby | 28. Pick-Quick Drive In |
| 14. Pecos Pit BBQ | 29. Orient Express |
| 15. McDonald's | 30. Seapine Brewery |



SOUND TRANSIT
LIGHT RAIL STATION



65 HORTON

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