

FOR LEASE OR SALE

37 S HUDSON BLDG

SPECIALIZED R&D/MANUFACTURING FACILITY

NAI Puget Sound
Properties

PROPERTY OVERVIEW

37 S HUDSON BLDG

37 S HUDSON STREET | SEATTLE, WA

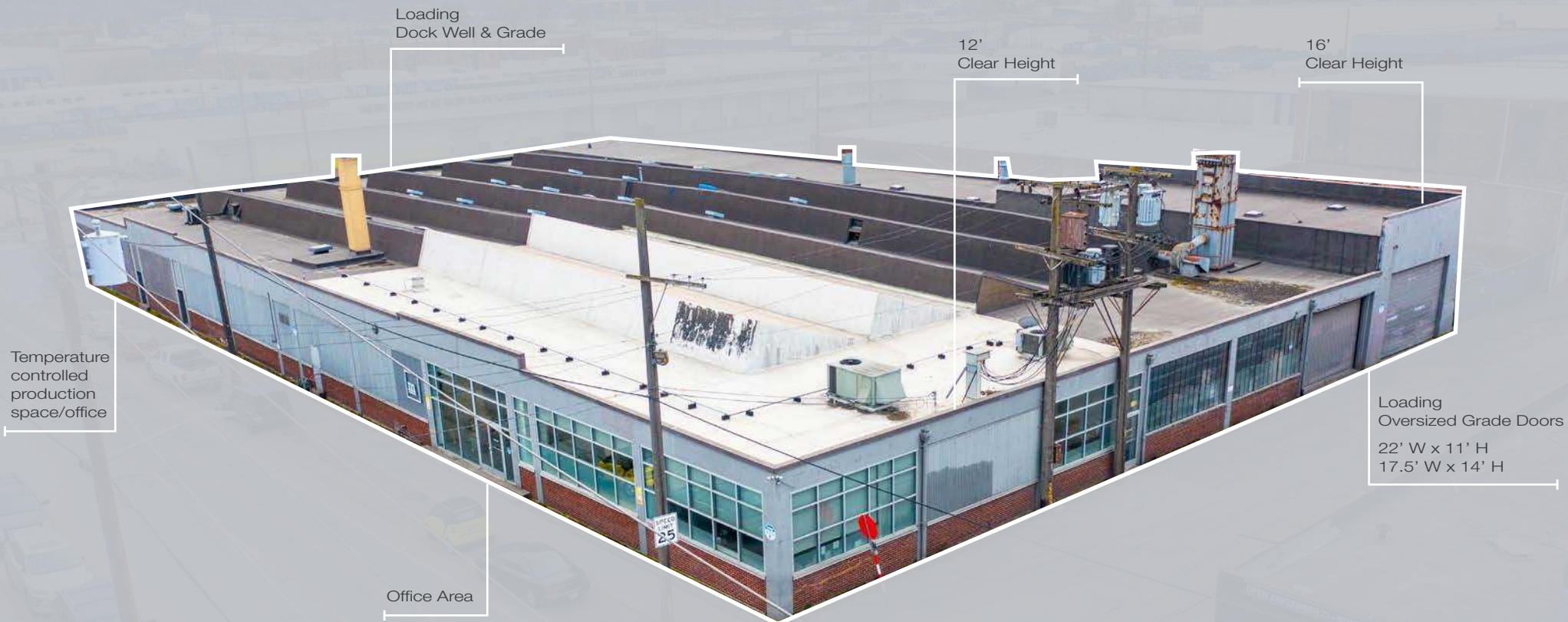
- 38,412 Total SF
- Divisible to 7,000 SF
- 6,728 SF of creative brick & beam office space.
- 2,960 SF of temperature control production space/office
- 1,512 SF mezzanine training/conference room.
- 12' - 16' clear height
- Loading: 1 Dock; 3 Grade
- Heavy Power 1,800 amps of 240/480 V 3 phase, with track distribution
- Sprinklered
- Abundant street parking
- Available: June 1, 2023
- Asking Monthly Rent: Negotiable
- For Sale: Reduced asking price = \$10,000,000 (\$260,33 PSF)
- Possible seller financing

BOB SWAIN, CCIM

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E MARGINAL WAY S

37 S Hudson Bldg



AVAILABILITY

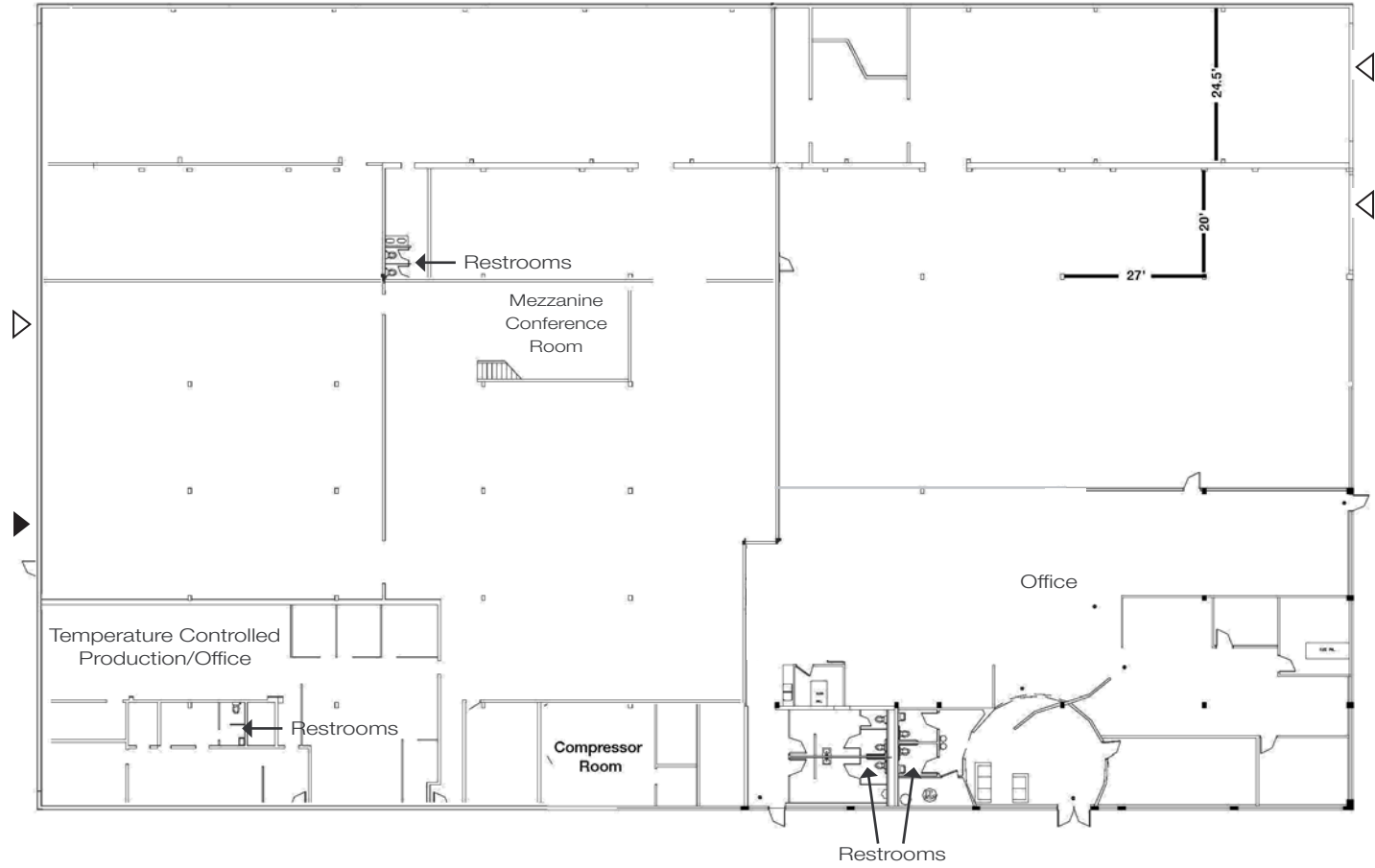
38,412 TOTAL SF

- 6,728 SF** | Creative brick & beam office space
- 2,960 SF** | Temperature controlled production space/office
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FLOOR PLAN

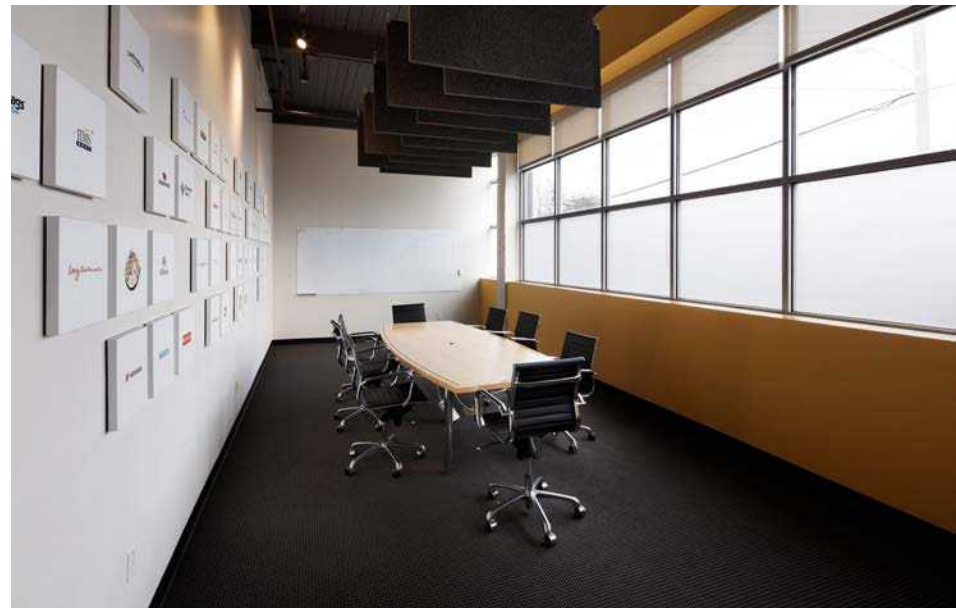


△
Grade Door

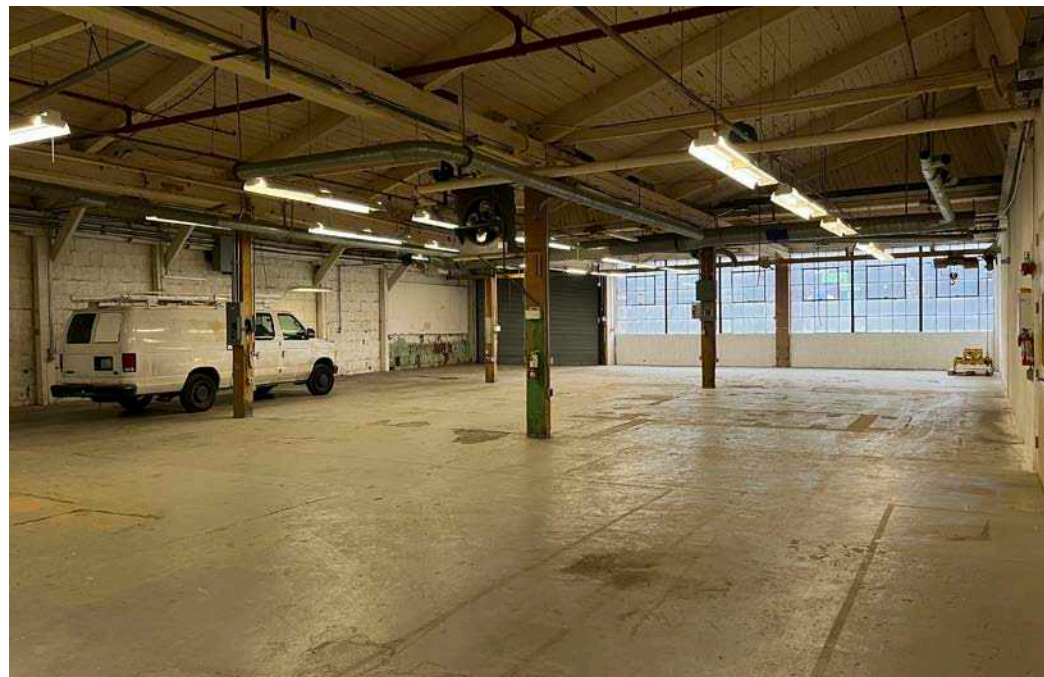
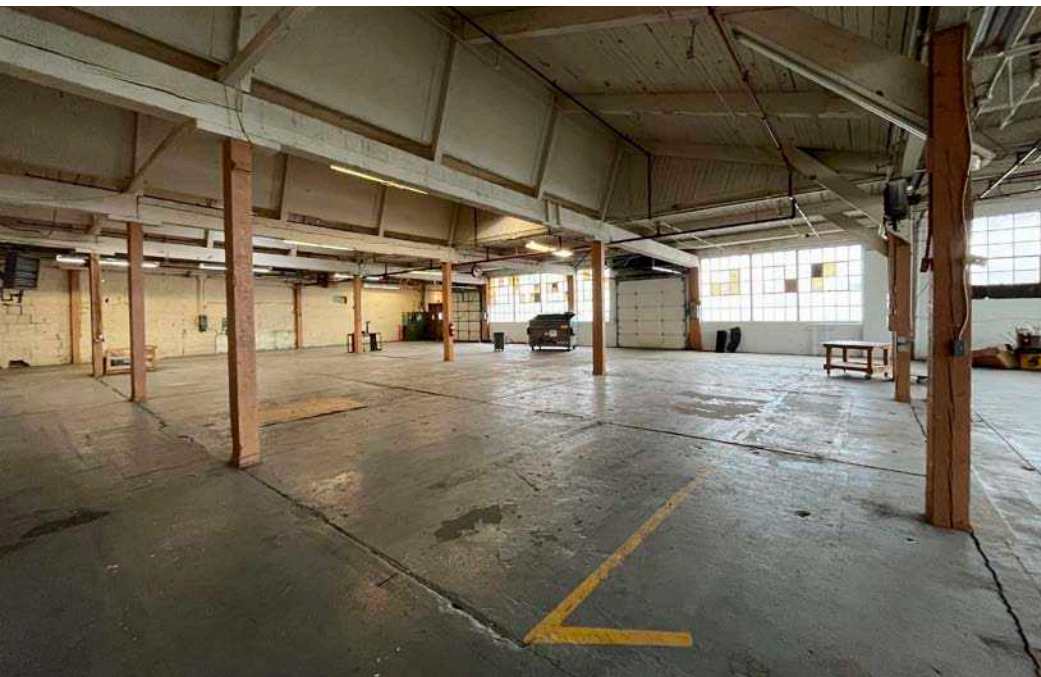
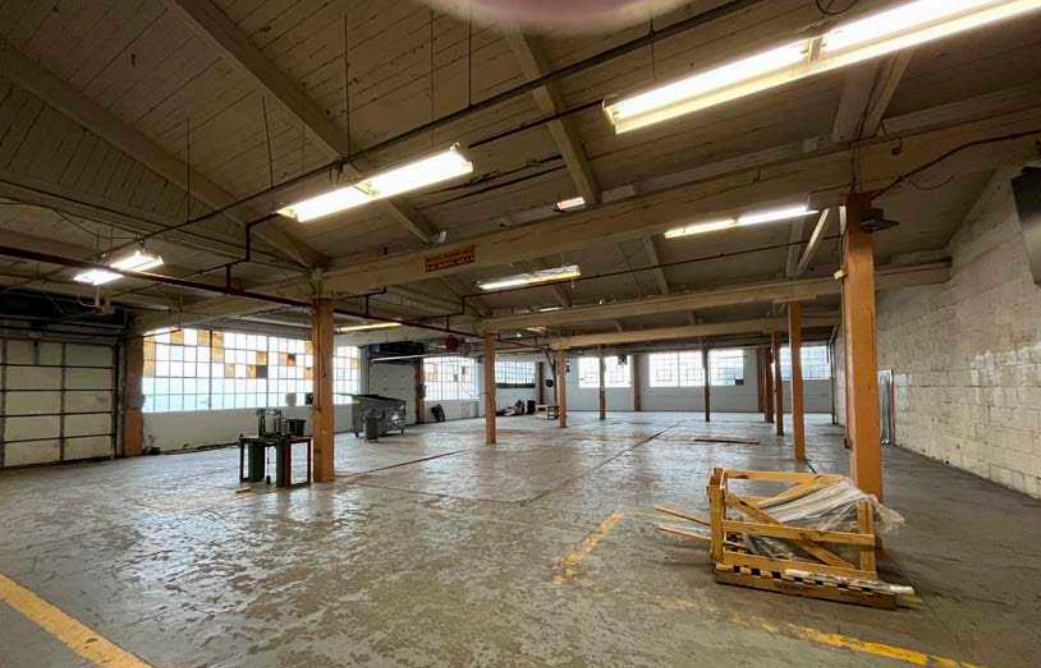
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Dock Door



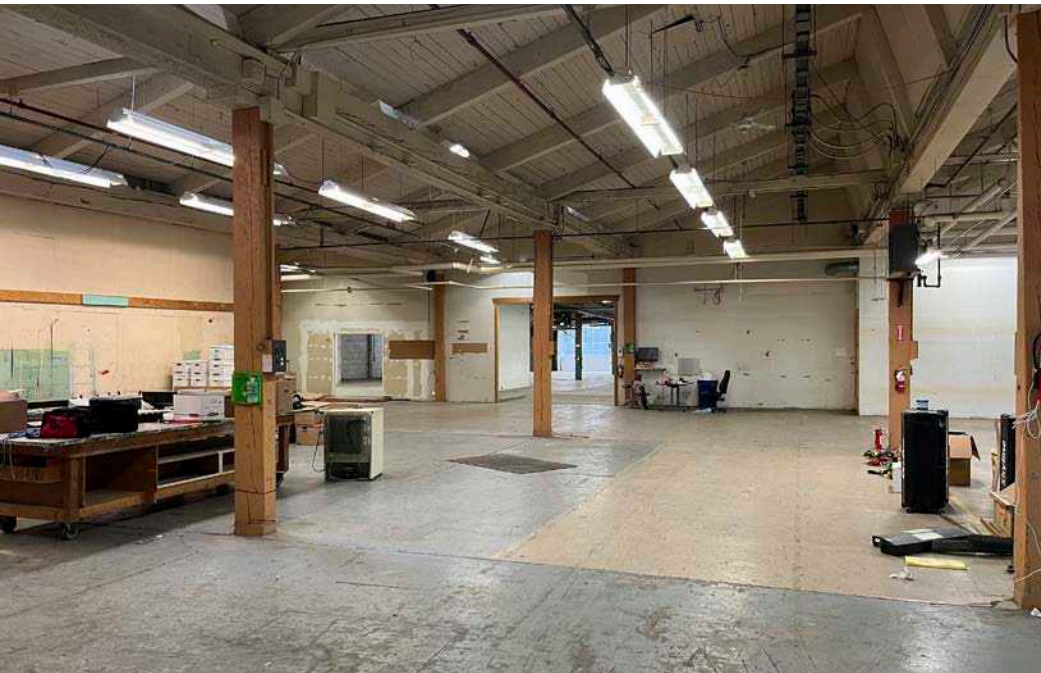
FLOOR PLAN | 38,412 Total SF



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MARKET OVERVIEW

GEORGETOWN

Georgetown is a neighborhood located in the south of Seattle, Washington. It is known for its industrial and artsy atmosphere, and has become a popular area for businesses to lease office space due to its affordable rents and proximity to downtown Seattle.

The neighborhood offers a mix of office spaces, including converted warehouses, industrial buildings, and modern office complexes. The office spaces in Georgetown are suitable for a wide range of businesses, from startups to established corporations.

One advantage of leasing office space in Georgetown is the neighborhood's accessibility. It is located close to major transportation routes, including Interstate 5 and State Route 99, making it easy for employees and clients to reach.

Overall, Georgetown is a desirable location for businesses looking for affordable office space in Seattle. Its industrial character and artistic vibe make it a unique and vibrant area that continues to attract new tenants.

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Exclusively Listed By:

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