

# Northwest Corporate Park

715 S Fidalgo St & 770 S Michigan St  
Seattle, WA 98108

**SYLVANIA BLDG**  
45,125 SF

**BLDG C**  
83,500 SF



Exclusively marketed by:



**John Vernon**  
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# 715 S Fidalgo St & 770 S Michigan St Seattle, WA



BLDG C	
<b>TOTAL SF SHELL</b>	83,500 SF
<b>OFFICE SF</b>	9,073 total SF (additional 4,138 SF of 2nd floor space)
<b>CLEAR HEIGHT</b>	22'
<b>DOCK DOORS</b>	30 Docks; 2 Ramps
<b>LEASE RATE</b>	\$1.40 shell / \$1.25 office NNN (2024) \$0.392
SYLVANIA BLDG	
<b>TOTAL SF SHELL</b>	46,125 SF
<b>OFFICE SF</b>	1,800 SF
<b>CLEAR HEIGHT</b>	20'
<b>DOCK DOORS</b>	10 Docks; 1 Ramp
<b>LEASE RATE</b>	\$1.40 shell / \$1.25 office NNN (2024) \$0.384

# Northwest Corporate Park, Bldg C & Sylvania Bldg

NAI Puget Sound Properties is pleased to present an opportunity to lease a prime office/warehouse space in Georgetown.

**IG2-85**  
Zoning

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**TOTAL AVAILABLE SF** 129,625 SF

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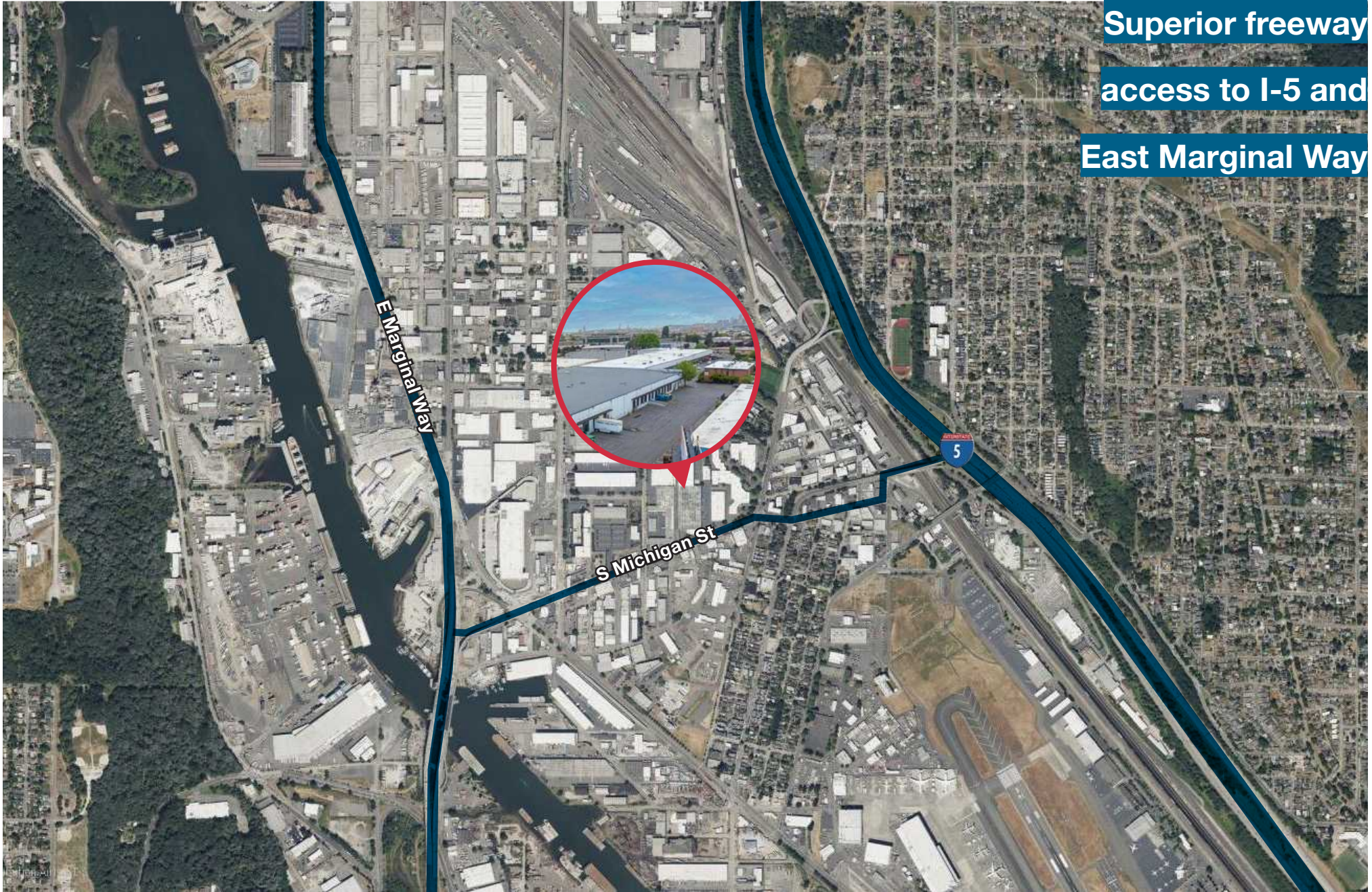
**WILL CONSIDER DIVIDING TO** Approx. 27,000 SF

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**AVAILABLE** Q2 2024

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Superior freeway

access to I-5 and

East Marginal Way

E Marginal Way

S Michigan St

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# GEORGETOWN



Located within the industrial market, Georgetown is one of Seattle’s oldest neighborhoods. Don’t let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, Georgetown has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.

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**NAI** Puget Sound  
Properties