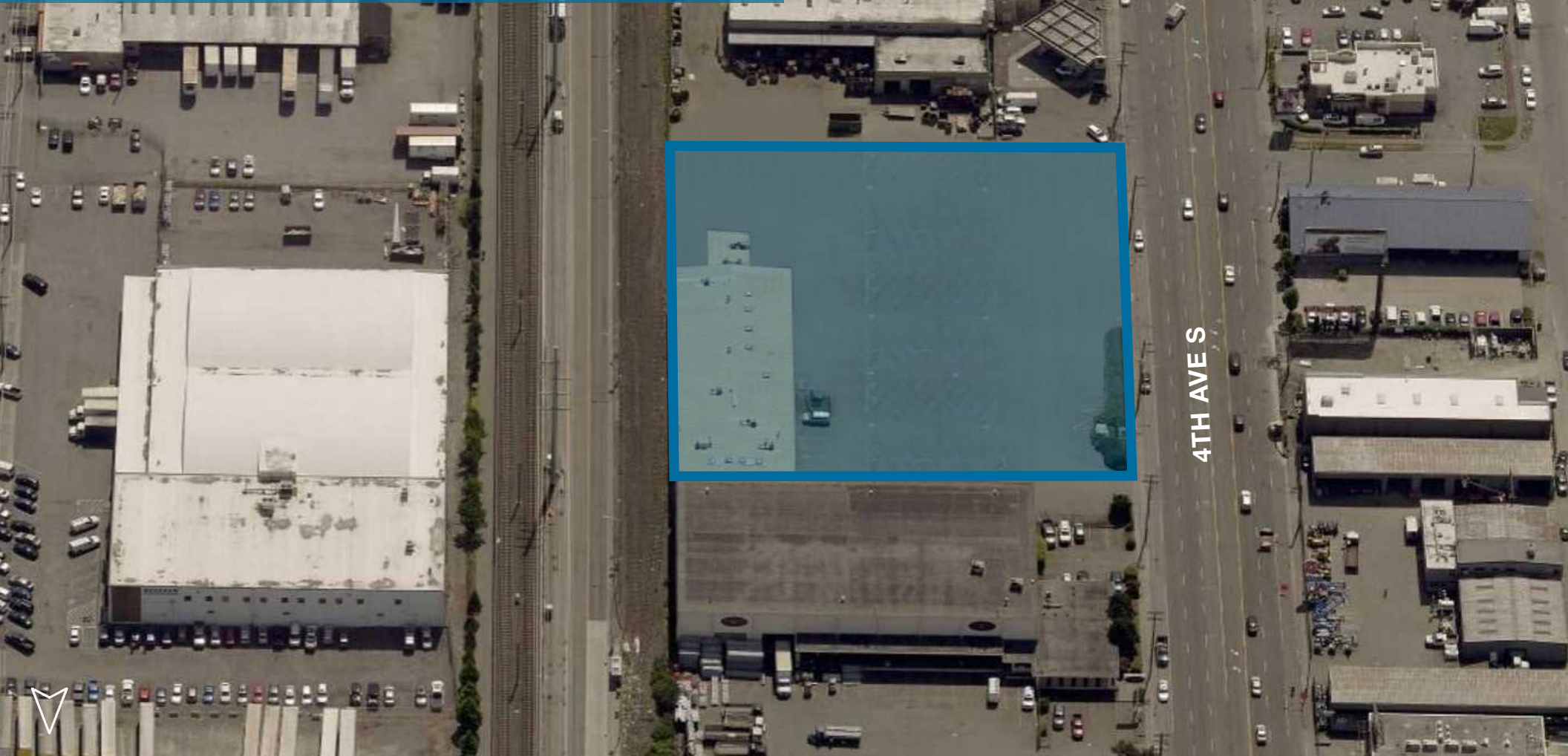


# FOR LEASE OR SALE

28,738 SF Warehouse/Office on 2 Floors  
66,929 SF (1.53 acres) Yard/Parking



1964 4th Ave S | Seattle, WA 98134

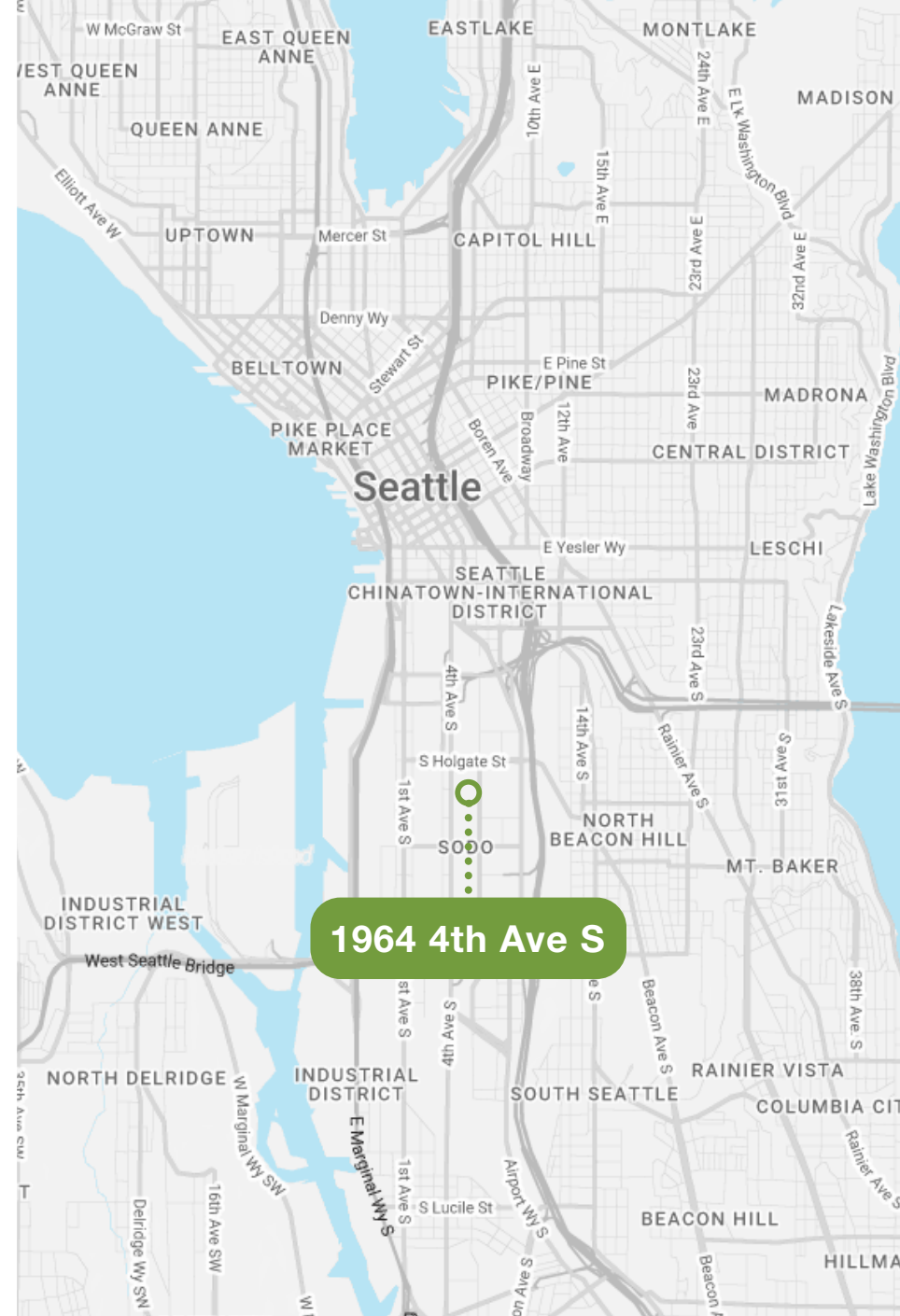
**BOB SWAIN**  
425.586.5622  
bswain@nai-psp.com

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425.586.5638  
jvernon@nai-psp.com

**NAI** Puget Sound  
Properties  
www.nai-psp.com

# PROPERTY HIGHLIGHTS

ADDRESS	1964 4th Ave S, Seattle, WA 98134
BUILDING SIZE	28,738 SF on 2 floors. Demisable to +/- 8,000 SF
LOT SIZE	81,000 SF (1.86 acres)
POWER	Heavy power
VISIBILITY	High visibility on 4th Ave S in the heart of SODO
ACCESSIBILITY	Immediate access to I-5 and I-90
SPRINKLERS	Yes
YARD/PARKING	66,929 SF (1.53 acres)





# PROPERTY OVERVIEW

## ASKING RENT

	SPACE TYPE	SF (BOMA)	\$ PSF/MO.
<span></span>	Conditioned Workspace/Office	14,369 SF	Call Brokers
<span></span>	Ground Level Warehouse	14,369 SF	Call Brokers

WILL CONSIDER DEMISING TO +/-10,000 SF SUITES

## BUILDING SPECS

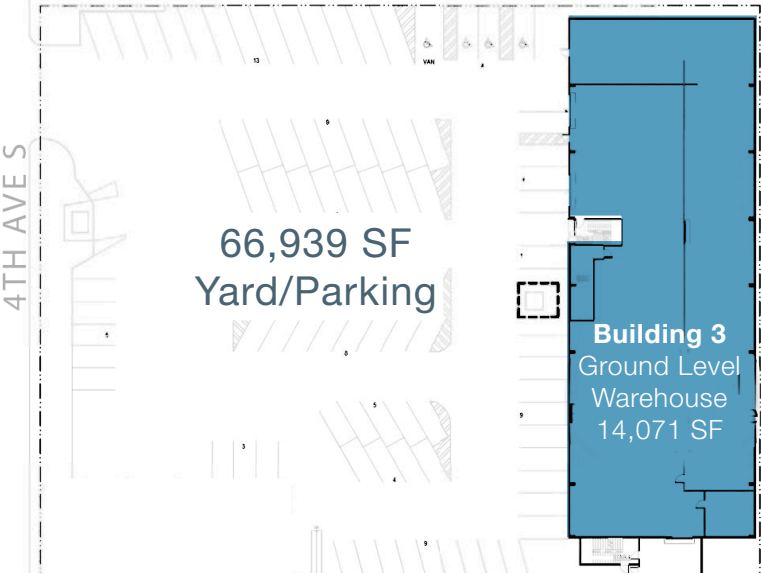
# of Stories	2
Ceiling Height	14'
Doors	3 Grade Level (more can be added)
Sprinklers	Yes
Yard Parking	66,929 SF



1964 4TH AVE S | Seattle, WA

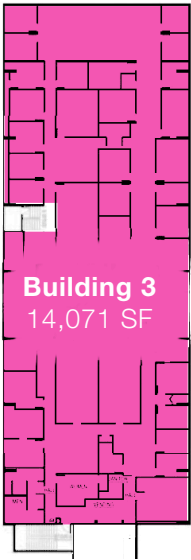
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# FLOOR PLAN



GROUND FLOOR

SPACE TYPE	RENTABLE AREA
● Conditioned Workspace/Office	14,071 SF
● Ground Level Warehouse	14,071 SF
<b>TOTAL/AVG.</b>	<b>28,142 SF</b>



FLOOR 2

# EXCLUSIVELY MARKETING BY

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**Bob Swain**

Partner

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Partner

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