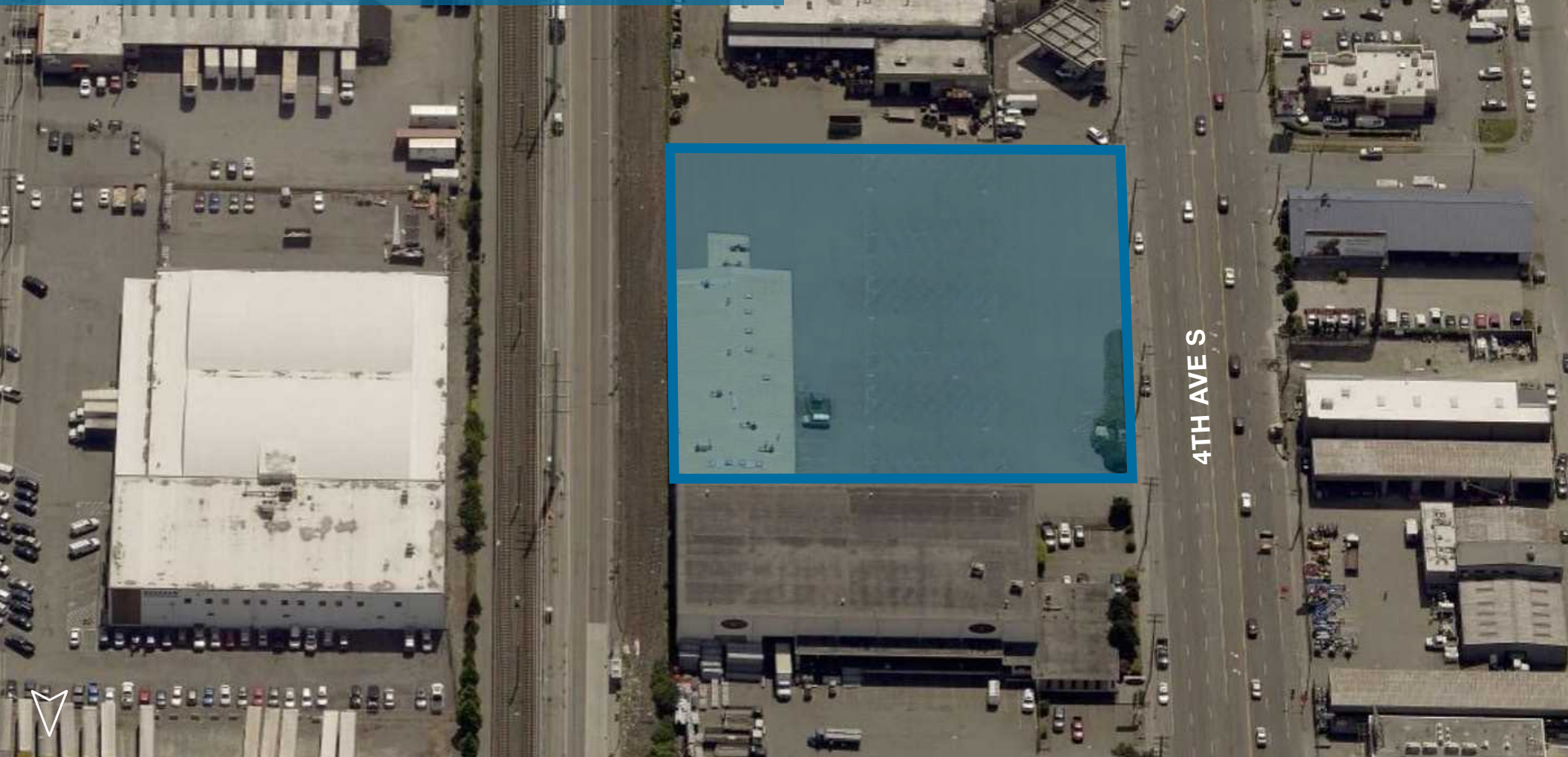


FOR LEASE OR SALE

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



1964 4th Ave S | Seattle, WA 98134

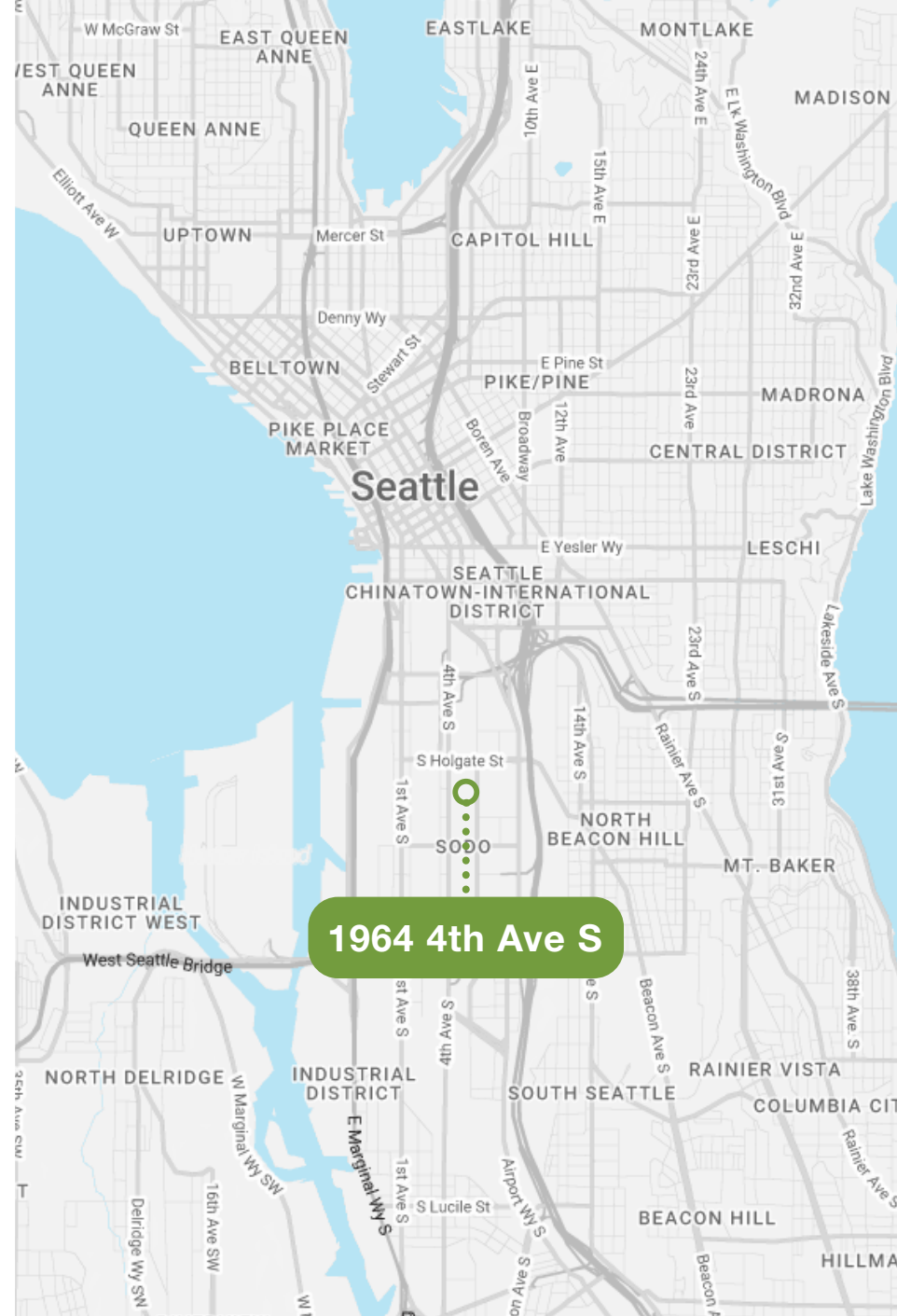
BOB SWAIN
425.586.5622
bswain@nai-psp.com

JOHN VERNON
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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. |
|--------------------------------|-----------|--------------|
| ● Conditioned Workspace/Office | 14,369 SF | Call Brokers |
| ● Ground Level Warehouse | 14,369 SF | Call Brokers |

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

BUILDING SPECS

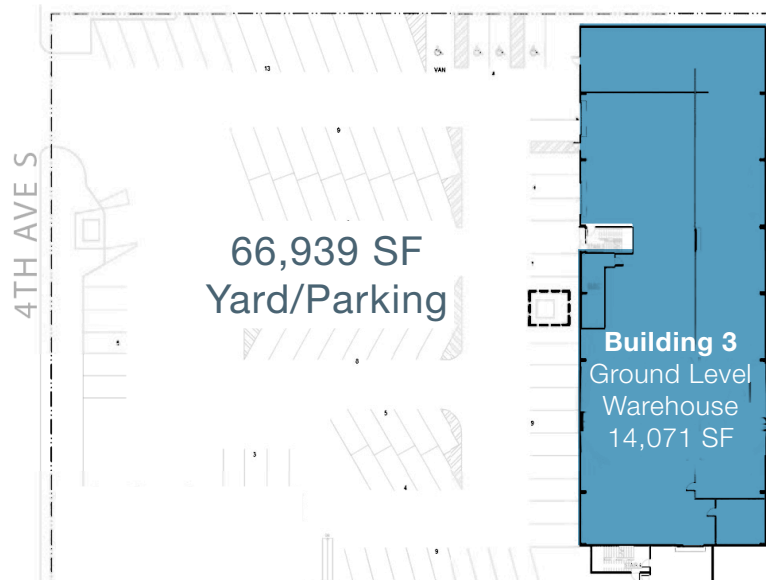
| | |
|----------------|--------------------------------------|
| # of Stories | 2 |
| Ceiling Height | 14' |
| Doors | 3 Grade Level (more can be added) |
| Sprinklers | Yes |
| Yard Parking | 66,929 SF |



1964 4TH AVE S | Seattle, WA

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Seattle\1964 4th Ave S\1964 4th Ave S ALT

FLOOR PLAN



GROUND FLOOR

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



FLOOR 2

EXCLUSIVELY MARKETED BY

Bob Swain

Partner

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John Vernon

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