

**48,405 SF  
STAND-ALONE BUILDING WITH YARD FOR LEASE**



**3223 3RD AVE S  
SEATTLE, WA 98134**

**SODO COMMERCE HUB**

**CBRE**



# BUILDING SPECIFICATIONS

## Available Now



### ADDRESS

3223 3rd Ave S, Seattle, WA 98134



### YARD

Secured/Private Yard



### BUILDING SF

48,405 SF



### GRADE DOORS

2 Grade Level



### OFFICE SF

8,515 SF



### CLEAR HEIGHT

22'



### DOCK DOORS

8 Dock High



### PARKING

On-Site



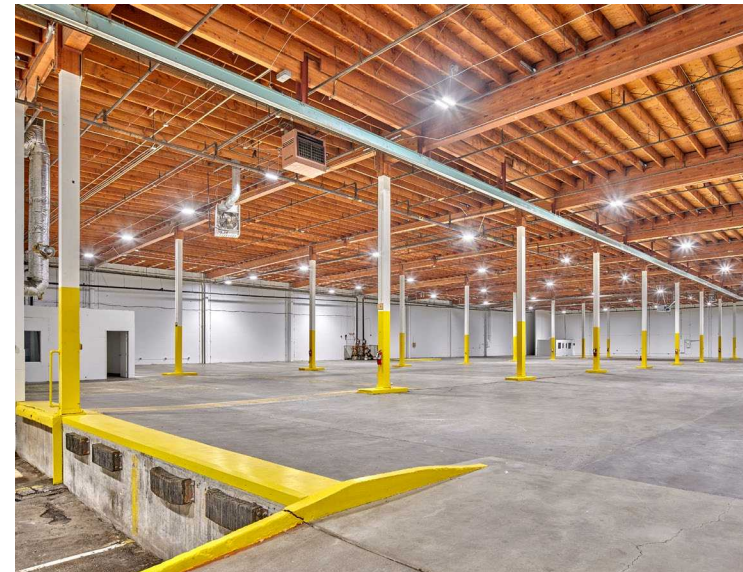
### LOCATION

SoDo



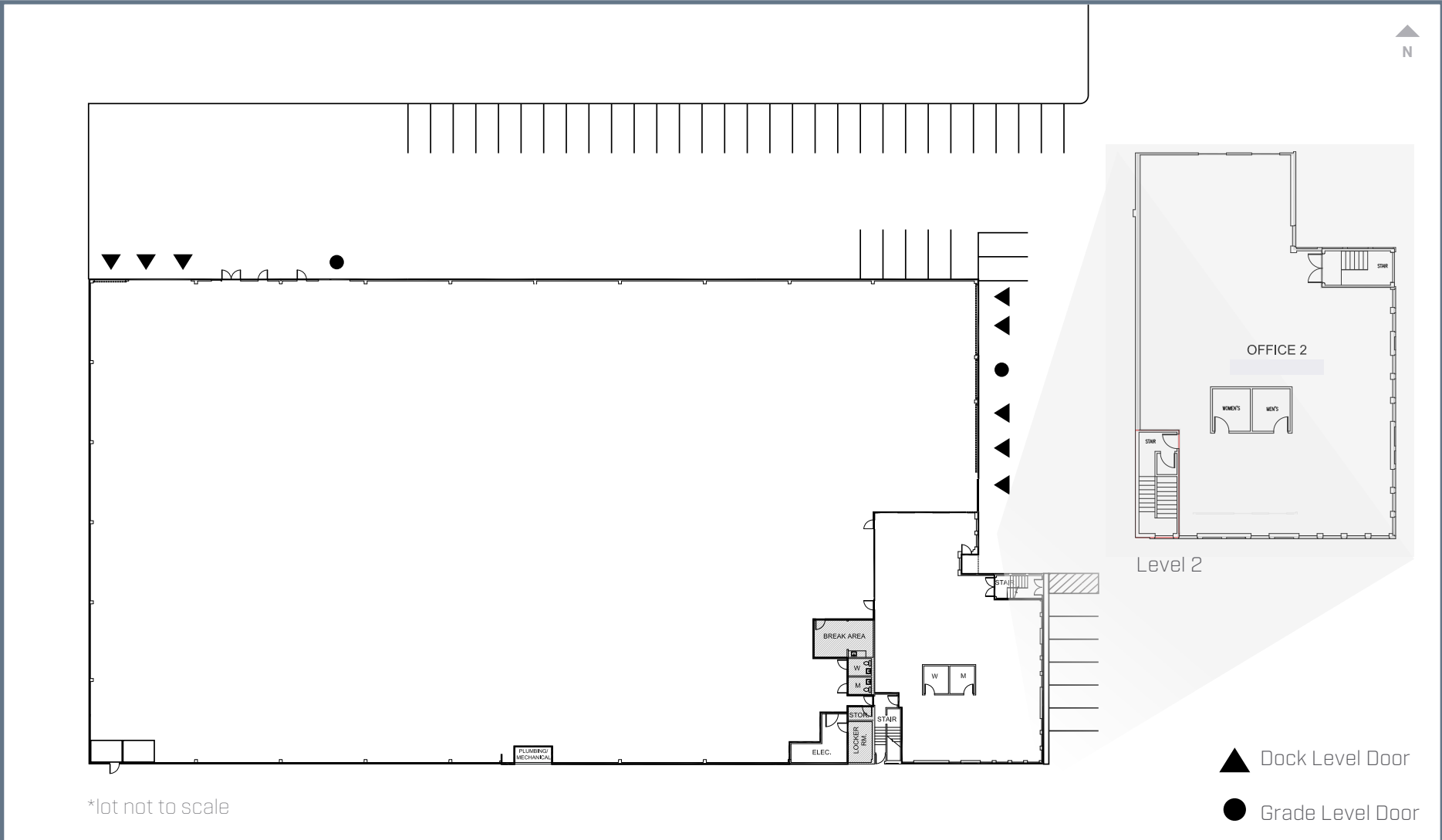
### SPRINKLERS

Fully Sprinklered

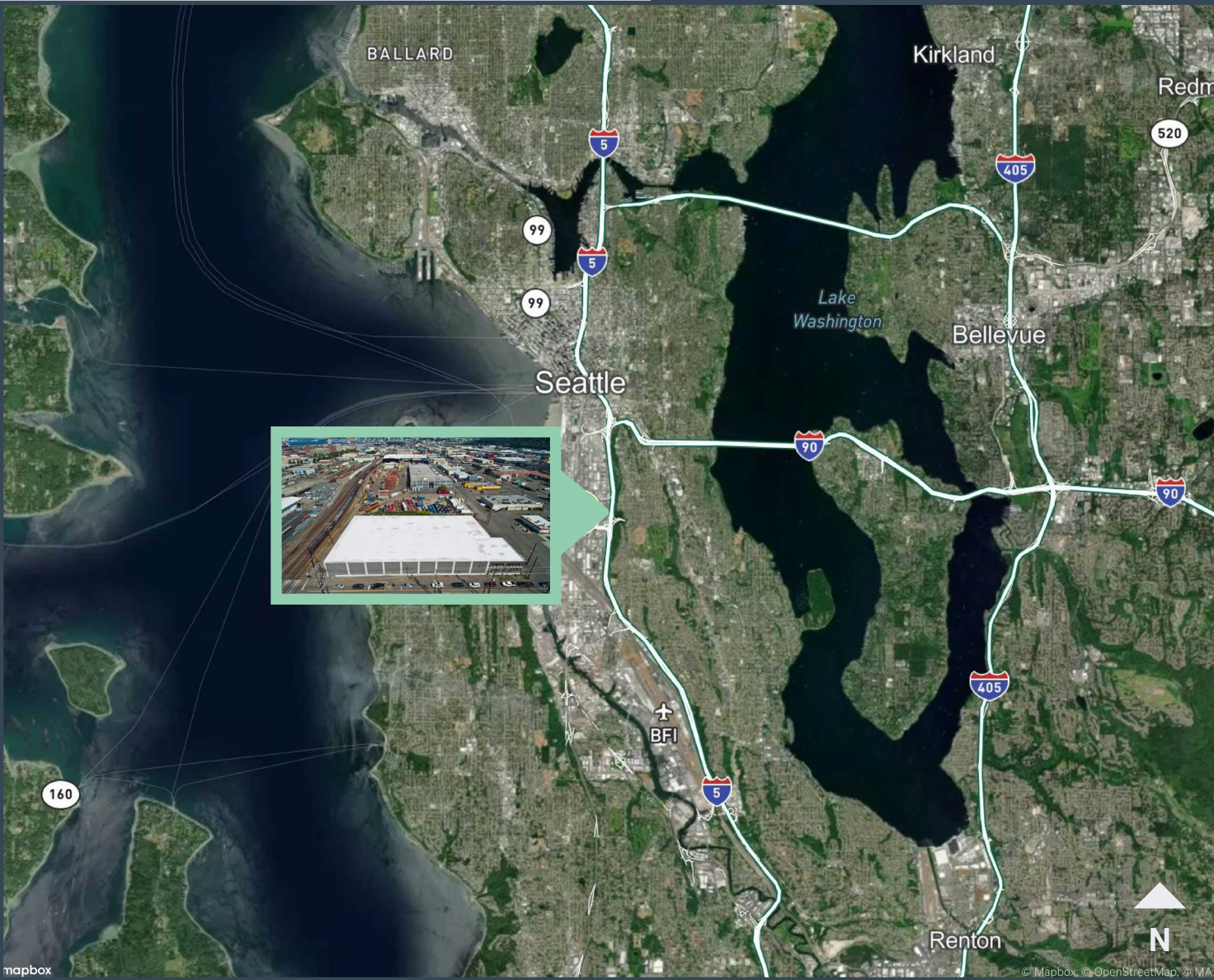


# FLOOR PLAN

48,405 SF TOTAL



# DRIVE TIMES



SEATTLE  
**8 MINUTES**

BELLEVUE  
**17 MINUTES**

I-5  
**1 MINUTE**

I-90  
**4 MINUTES**

HWY 99  
**7 MINUTES**



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SEATTLE, WA 98134

# SODO COMMERCE HUB

48,405 SF  
SPACE FOR LEASE

## ANDREW STARK

Executive Vice President  
+1 206 310 9044  
andrew.stark@cbre.com

## ZAC SNEDEKER

Senior Vice President  
+1 425 444 0133  
zac.snedeker@cbre.com

## JORDAN SALINE

Associate  
+1 206 707 4629  
jordan.saline@cbre.com



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