

GEORGETOWN YARDS

±35,000 SF
RECENTLY LEASED

Freshly renovated office & creative
industrial space for lease located minutes
south of Downtown Seattle



Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

Leased by

km Kidder
Mathews

GEORGETOWNYARDS.COM

A REVITALIZED DESTINATION FOR OFFICE & CREATIVE INDUSTRIAL SPACE



Newly renovated common areas



Revitalized facade & outdoor pavilion



Flexible floor plans



Community conference center & lounge



Signage available



CenturyLink, Comcast & Wave available



Covered & surface parking

2.5/1,000 Office
1.0/1,000 Industrial



Close proximity to highways, Port of Seattle & SeaTac International Airport



GEORGETOWN YARDS

TAKE A BREATH IN WELL-MAINTAINED GREEN SPACES





ACCESS

5 MIN
to Downtown Seattle

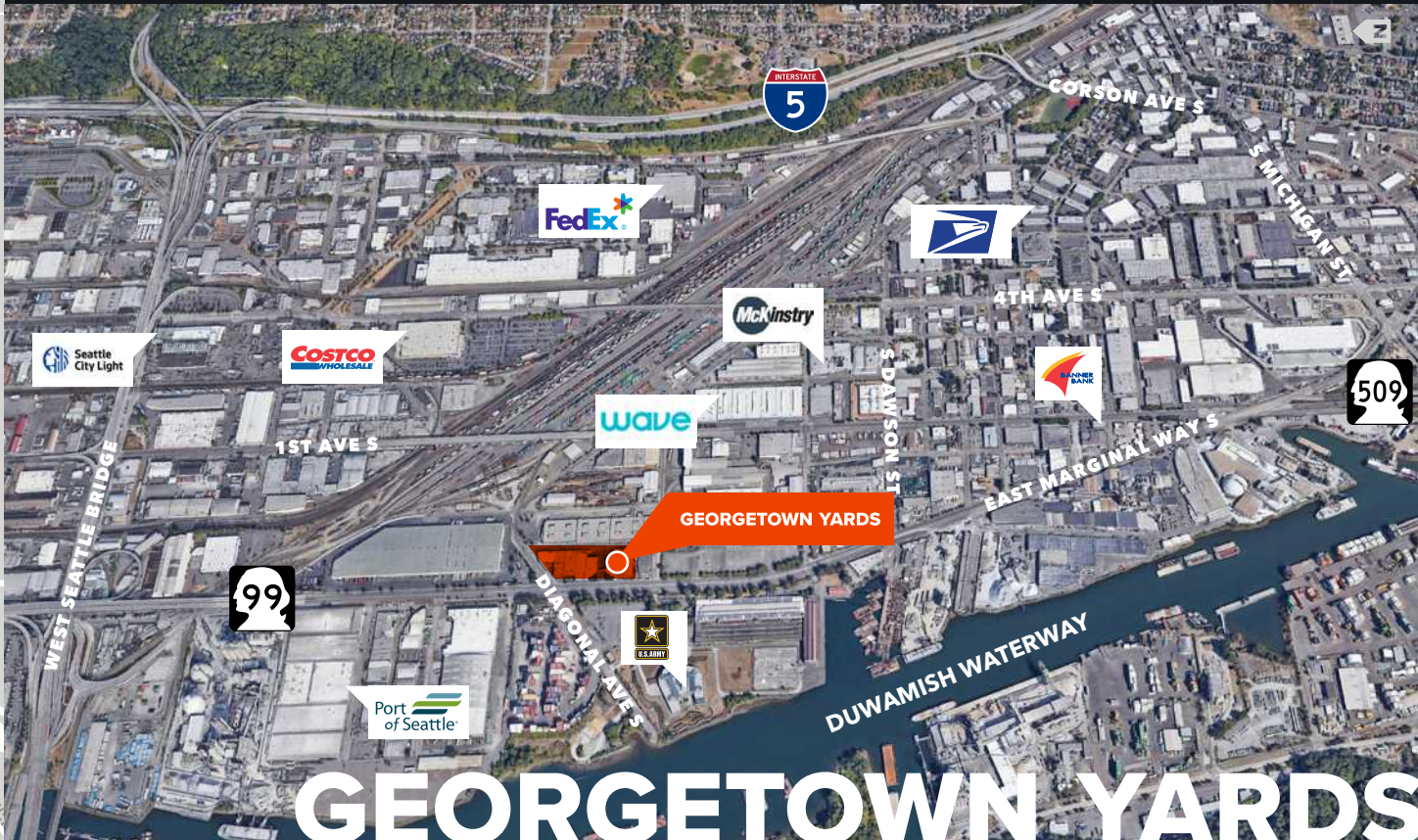
5 MIN
to West Seattle

8 MIN
to Lumen & Safeco Fields

12 MIN
to SeaTac Airport

20 MIN
to Bellevue

30 MIN
to Tacoma



GEORGETOWN YARDS

DISCOVER SODO



FOOD + DRINK

- 1 Romio's Pizza & Pasta
- 2 Banzai Sushi
- 3 Burger Madness
- 4 Nine Pies Pizzeria
- 5 Two Beers Brewing Co
- 6 Seattle Wine Tours
- 7 Fulcrum Coffee Roasters
- 8 Ghostfish Brewing
- 9 Westland Distillery
- 10 Starbucks

- 11 Asiaginger Teriyaki
- 12 Emerald City Beer Co
- 13 Mio Coffee
- 14 Jack's BBQ

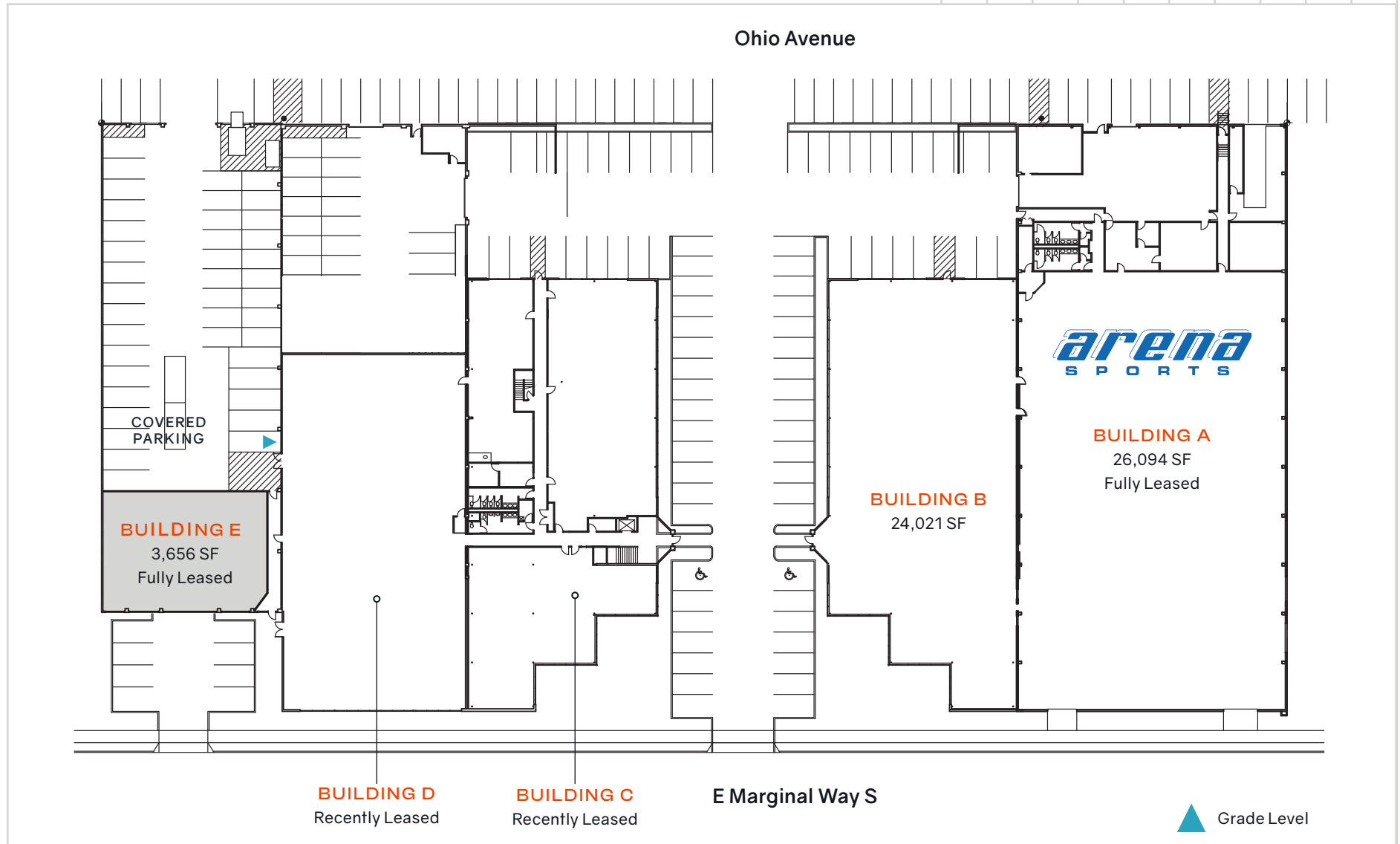
ENTERTAINMENT

- 15 Showbox SODO
- 16 Living Computer Museum
- 17 SODO Tracks Murals
- 18 King 5 Media Group

MISCELLANEOUS

- 19 Old Rainier Brewery
- 20 Starbucks Headquarters
- 21 Amazon Fresh SODO
- 22 Port of Seattle

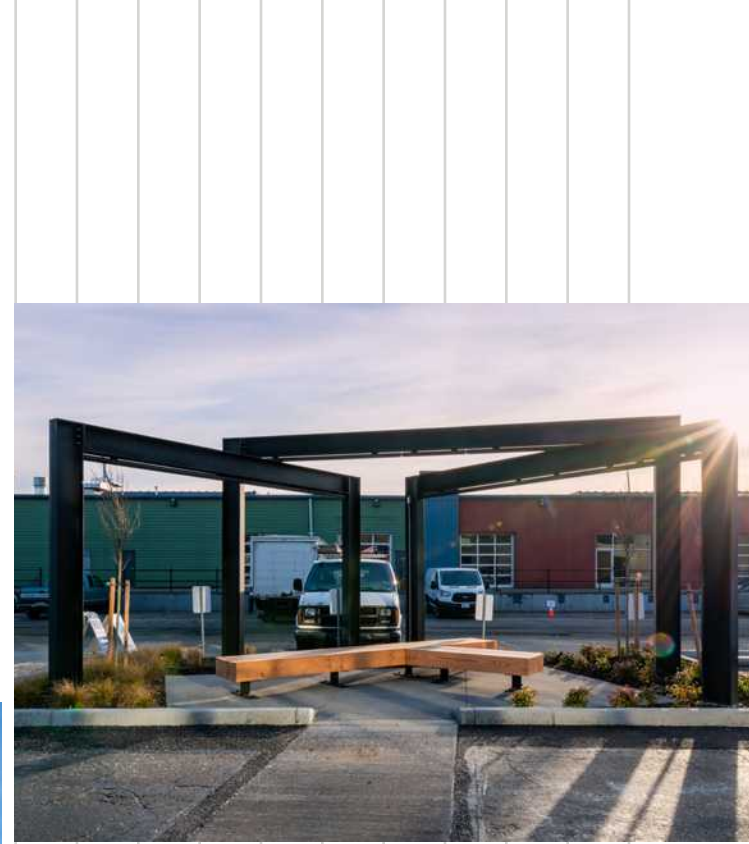
SITE PLAN



AVAILABILITIES

OFFICE SPACE

Building	Suite	Floor	SF	Rate	Available
B	B140	1st	2,653 SF	\$24.00, NNN	January 1, 2025
B	B150	1st	1,504 SF	\$24.00, NNN	Now
B	B240	2nd	4,931 SF	\$24.00, NNN	Now
C	C170	1st	1,467 SF	\$24.00, NNN	Now



GEORGETOWN YARDS

BUILDING B

1st floor office space

1,504 RSF total

\$24.00 NNN

Suite B140 available
1/1/25

Suite B150 available now



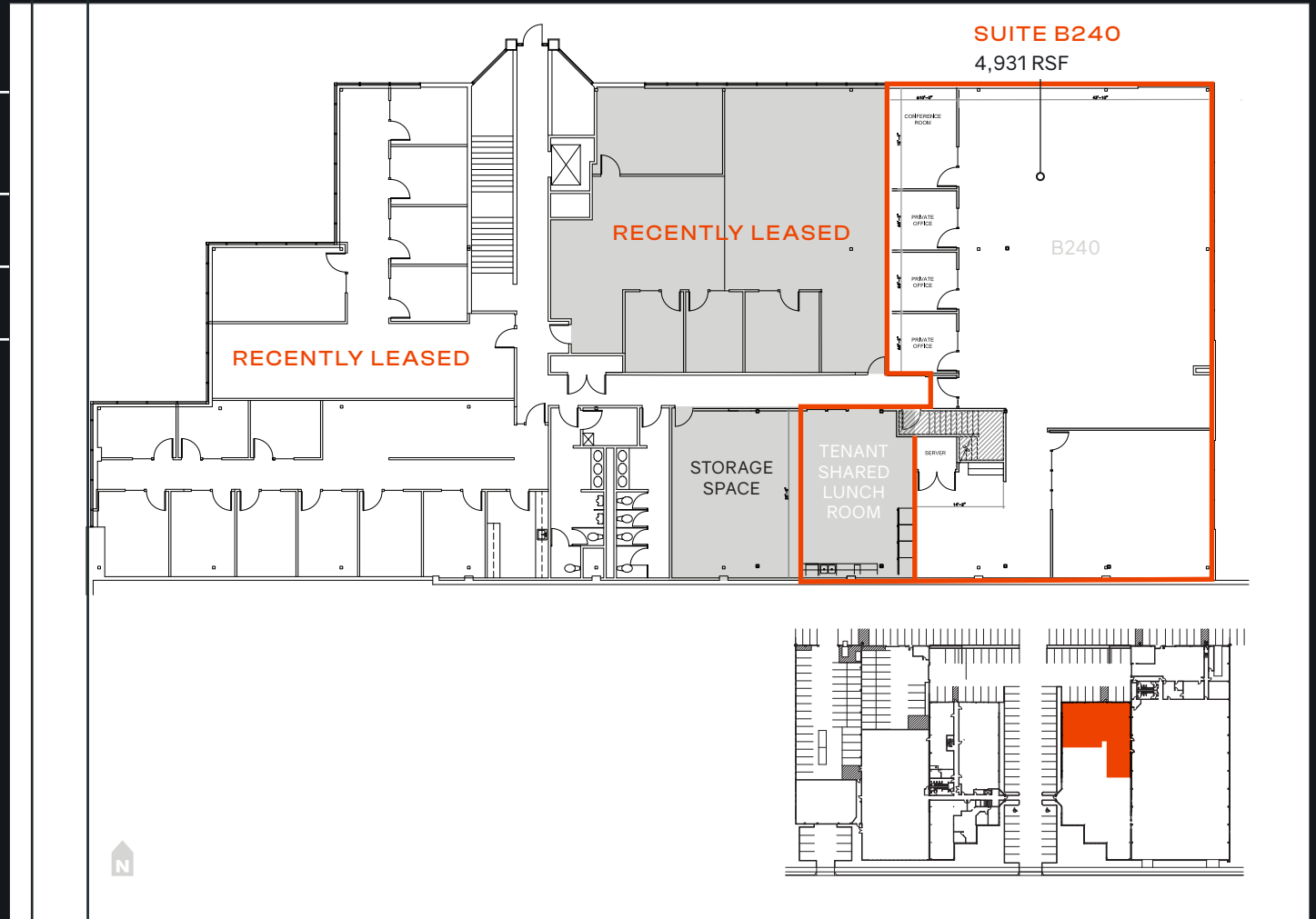
BUILDING B

2nd floor office space

Suite B220: 499 RSF
(storage space)

Suite B240: 4,931 RSF

\$24.00 NNN



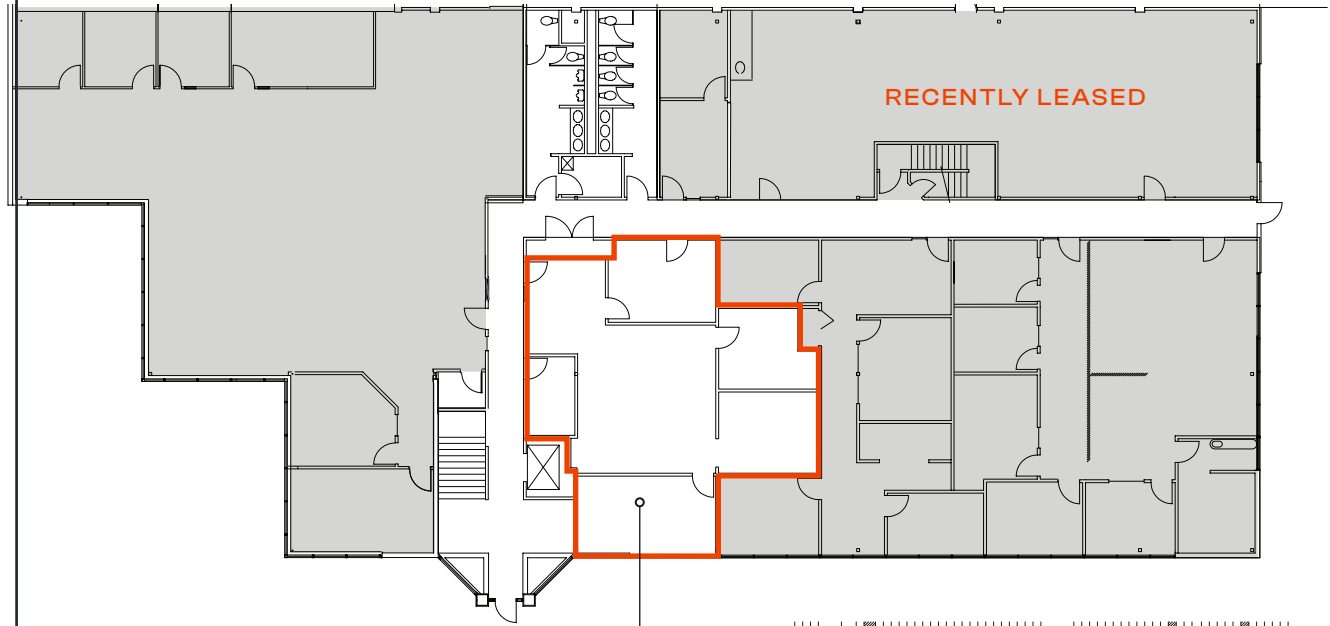
BUILDING C

1st floor office space

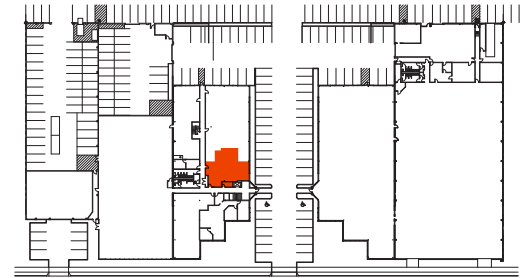
Suite C170 1,467 RSF

\$24.00 NNN

Available now



SUITE C170
1,467 RSF



GEORGETOWN YARDS

NEWLY RENOVATED OFFICE COMMON AREAS



Airy, open floor plans



GEORGETOWN YARDS

GEORGETOWN YARDS

4634-4636 E MARGINAL WAY S, SEATTLE

Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

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