

45,597 SF | For Lease



PROMOTION - \$1.00/SF/Month NNN for the first year on a full building deal completed prior to 12/31/2024



637 S Lucile Street Seattle, WA

45,597 SF | Divisible to 22,504 SF

1,967 SF Office

14 Dock-high positions

1 Grade-level door (double wide)

24' Clear height

2400 amps, 277v/480v

Permits in hand and can demise quickly

51.6' x 20' Column spacing

Excellent access to SR-99 & I-5

Available now

Please contact

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Michael Roy

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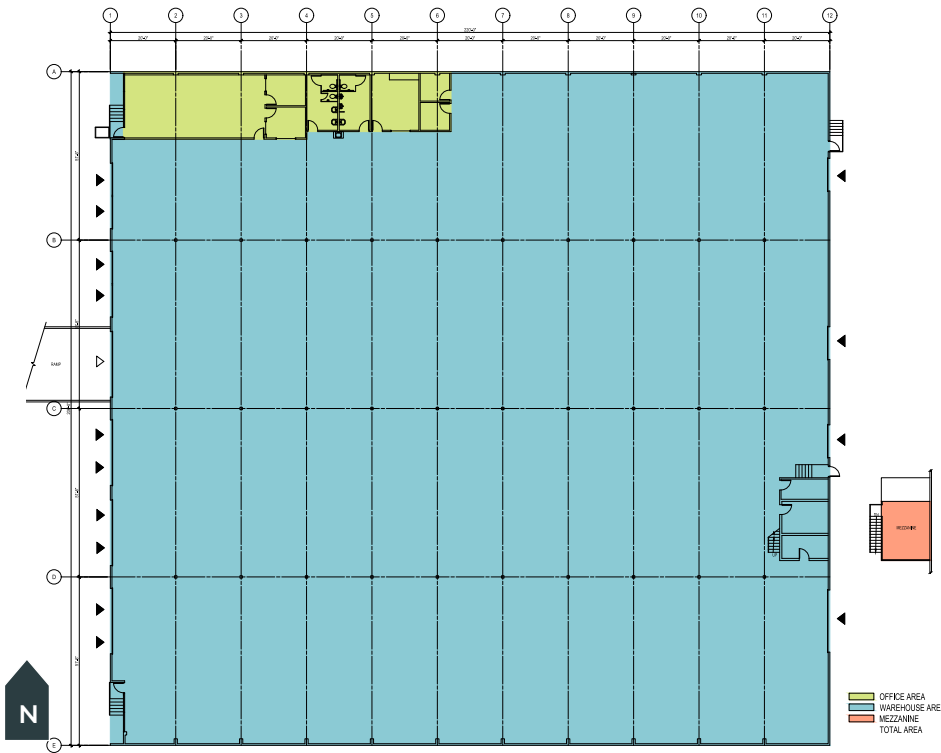
Owned by



Option 1 Specifications

637 S Lucile Street, Seattle, WA

45,597 SF | Full Building



Building Information

- 45,597 SF Total
- 1,967 SF Office
- 277 SF Mezzanine
- 14 Dock-high positions
- 1 Grade-level door (double-wide)
- 24' Clear height
- 2400 amps, 277v/480v
- 51.6' x 20' Column spacing
- Available now



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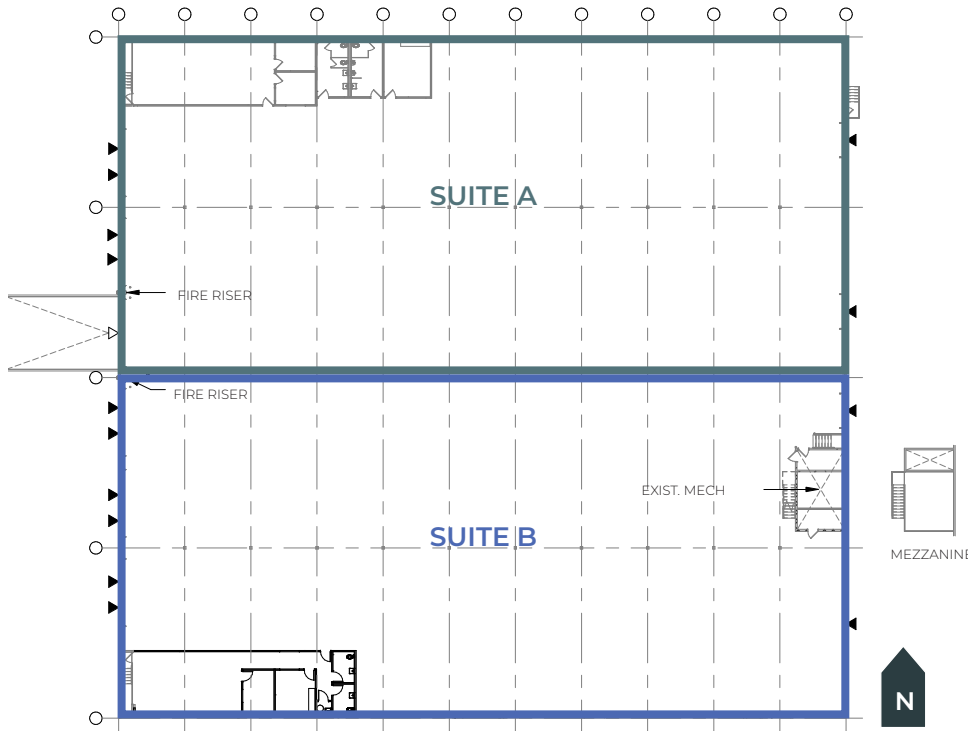
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Option 2 Specifications

637 S Lucile Street, Seattle, WA

45,066 SF | Divisible to 22,504 SF



Suite A

22,562 SF Total

20,776 SF Warehouse

1,786 SF Office

6 Dock-high positions

1 Grade-level door (double-wide)

Suite B

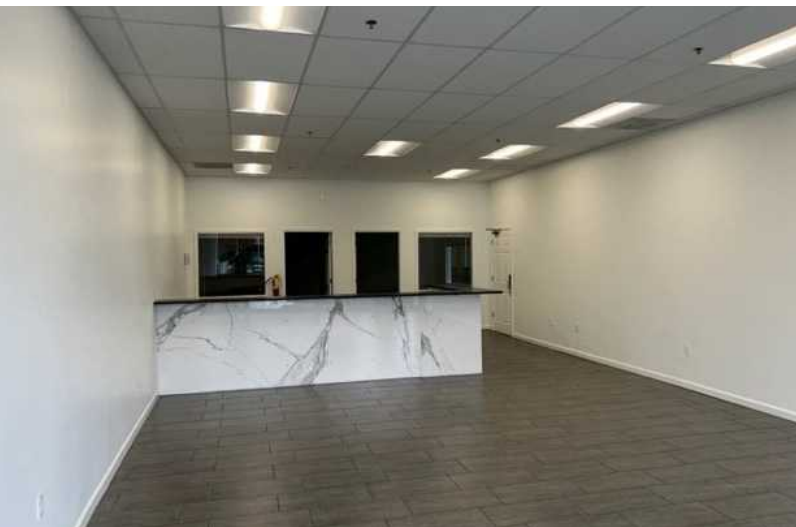
22,504 SF Total

20,852 SF Warehouse

1,372 SF Office

280 SF Mezzanine

8 Dock-high positions



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Excellent Access to SR-99 & I-5

637 S Lucile Street, Seattle, WA



45,597 SF
Building



1,967 SF
Office



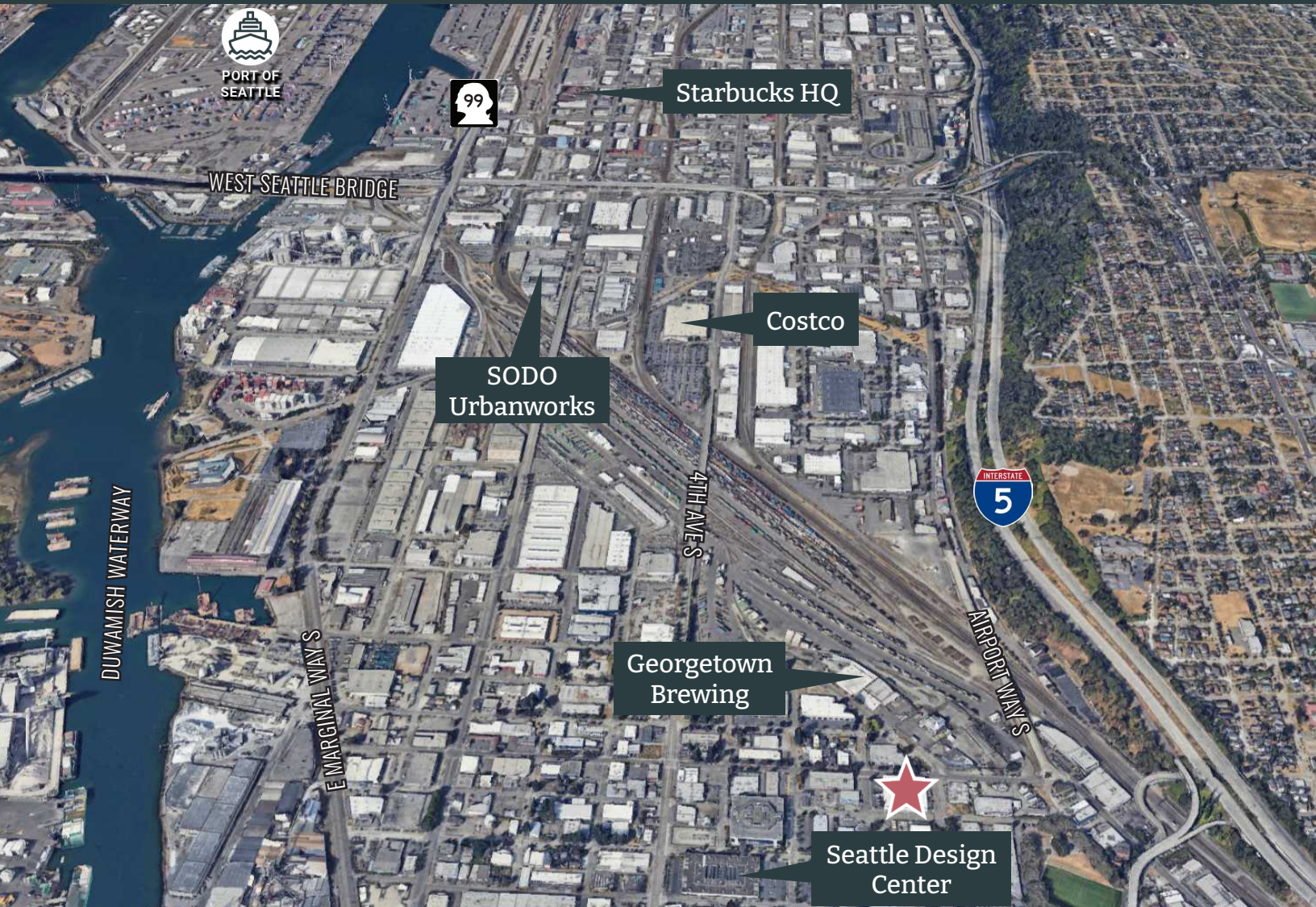
14 Dock
Positions



1 Grade Level
Door



24'
Clear Height



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