

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

**Kevin Skillestad** 206 715 0757 kevin.skillestad@kbcadvisors.com **Michael Roy** 206 940 7199 michael.roy@kbcadvisors.com Hans Vieser 425 765 7926 hans.vieser@kbcadvisors.com



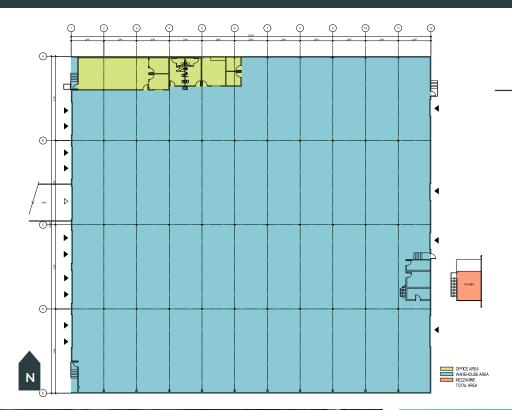




## **Option 1 Specifications**

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





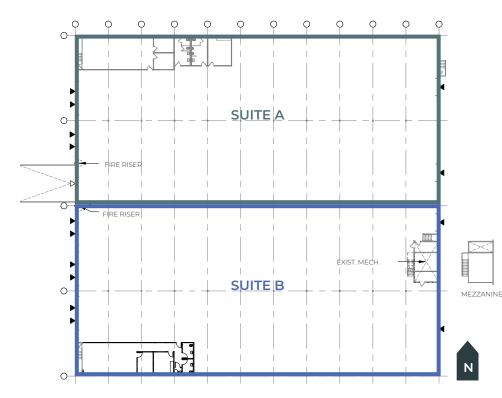
### Please contact



## **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





### Please contact



### **Excellent Access to SR-99 & I-5**

637 S Lucile Street, Seattle, WA



45,597 SF Building



1,967 SF Office



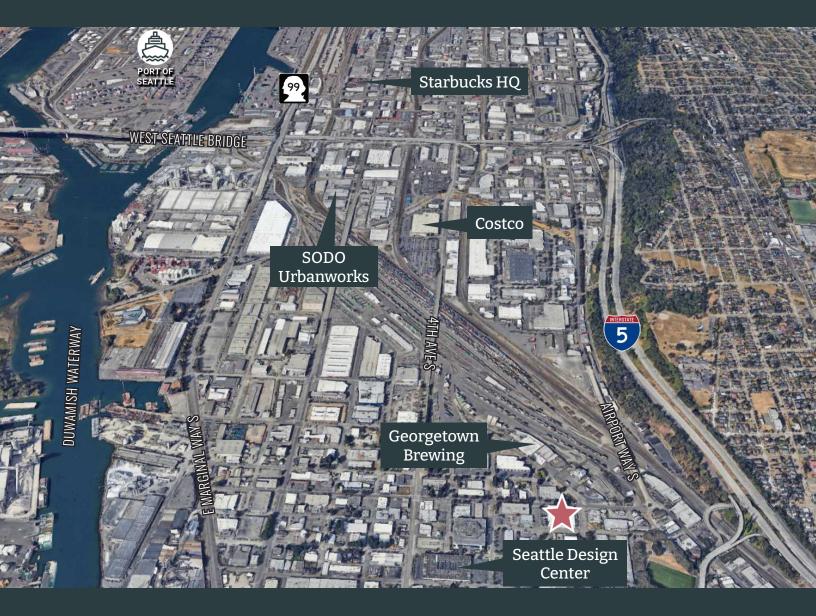
14 Dock Positions



1 Grade Level Door



24' Clear Height



### Please contact

**Kevin Skillestad** 

206 715 0757

kevin.skillestad@kbcadvisors.com

Michael Roy

206 940 7199

michael.roy@kbcadvisors.com

**Hans Vieser** 

425 765 7926

hans.vieser@kbcadvisors.com



© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.