



**TRACK SIX**  
— SODO BUSINESS PARK —  
3847 1st Ave S | Seattle, WA

[track6sodo.com](http://track6sodo.com)



**NEWMARK**

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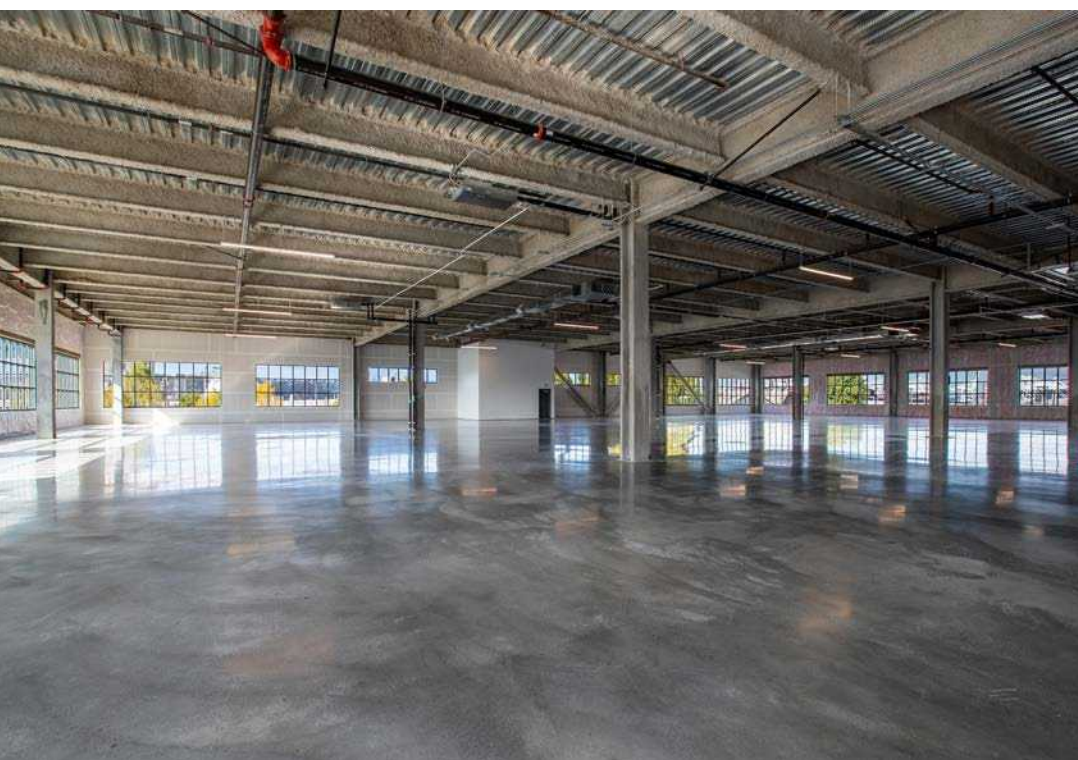
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Introducing a new **four-story** **210,774 SF** building located at the footsteps of Downtown Seattle. **Currently under construction**, the building features **dock high and grade level loading** into **forklift rated freight elevators** serving floors 2-4. In a building **wrapped in natural light**, tenants will enjoy a creative environment ideal for **assembly, R&D, engineering, maker's space**, and light distribution in a one of its kind opportunity for a **Class A environment** of this scale and location. With **views of Downtown Seattle**, we are presenting a place for innovation and for users who seek to **BE A PART OF THE REVOLUTION OF SODO.**







# PROPERTY HIGHLIGHTS



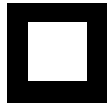
### HEIGHT

85' Tall: 4-Story



### CLEAR HEIGHTS

Floor 1: 24' clear  
Floors 2/3: 16' clear  
Floor 4: 14' clear



### LAND AREA

104,401 SF



### AVAILABLE BUILDING AREA

152,147 SF



### FLOOR PLATE

±55,000 Gross SF



### PARKING

104 Stalls



Four (4) Dock High  
One (1) Grade Level  
Loading



Freight & Passenger  
Elevators Servicing  
Upper Floors



50' x 45' Column  
Spacing



Divisible Down to  
±13,500 SF



4th Floor  
Conference Room  
with South Facing  
Views



Full Temperature  
HVAC Capable



## TENANT FINISH OPTIONS

### STANDARD CONDITION

- Double storefront entry door to suite
- Polished concrete floor
- Open air exposed ceiling system
- White vinyl insulation barrier on inside of perimeter walls
- Rooftop Units installed for climate control expansion
- LED lighting to achieve 15 foot candle

### • PREMIUM CONDITION

- All standard condition improvements
- Multiple climate zoned HVAC system
- Higher intensity LED lighting

### ADDITIONAL IMPROVEMENTS

(Can be amortized into lease)

- Paint and finished drywall at inside of exterior walls
- Additional electrical power
- Small kitchens
- Additional restrooms
- Conference rooms
- Private rooms
- Floor drains
- Preferred flooring system
- Locker rooms & showers



## FLOOR SQUARE FOOTAGE OPTIONS

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<i>FOURTH FLOOR</i>	$\pm 41,461$ SF*	14' Clear Height
<hr/>		
<i>THIRD FLOOR</i>	$\pm 55,343$ SF*	16' Clear Height
<hr/>		
<i>SECOND FLOOR</i>	$\pm 55,343$ SF*	16' Clear Height
<hr/>		
<i>FIRST FLOOR</i>	<b>LEASED</b>	24' Clear Height
<hr/>		
<i>*DIVISIBLE TO</i>	$\pm 13,500$ SF	

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[CLICK HERE TO VIEW VIDEO](#)



# TRACK SIX

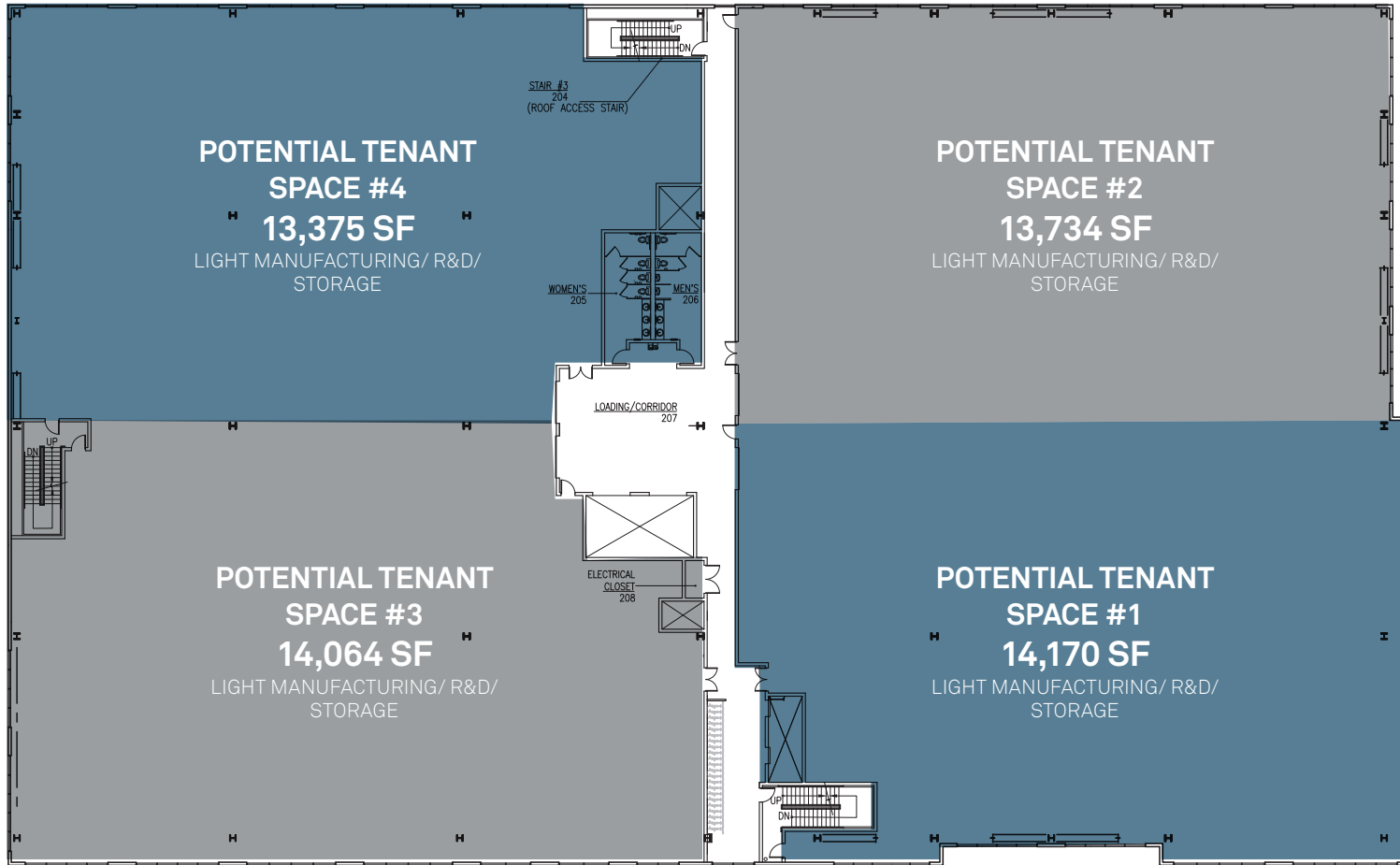
— SODO BUSINESS PARK —





## FIRST FLOOR - LEASED

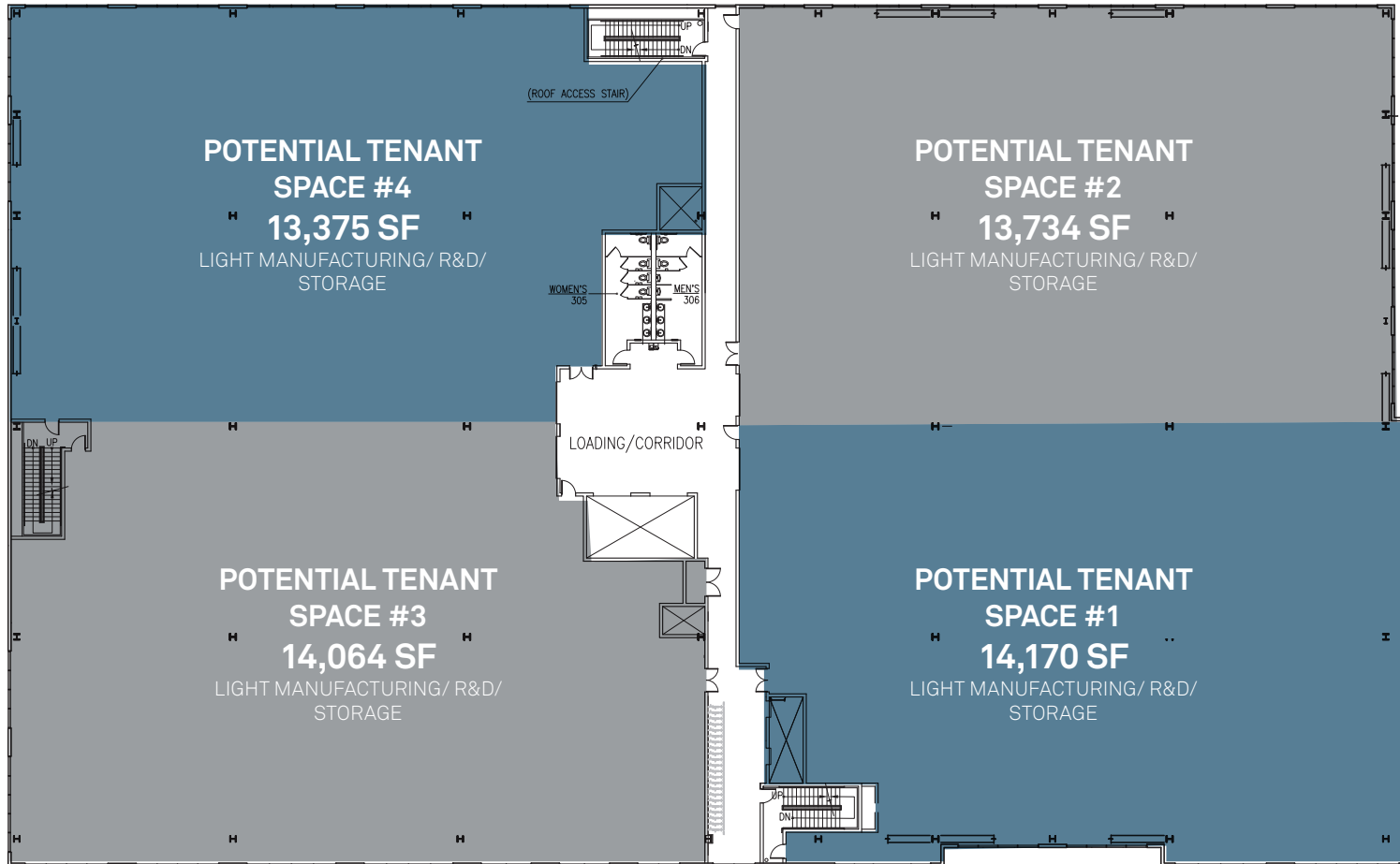




16'  
CLEAR HEIGHT

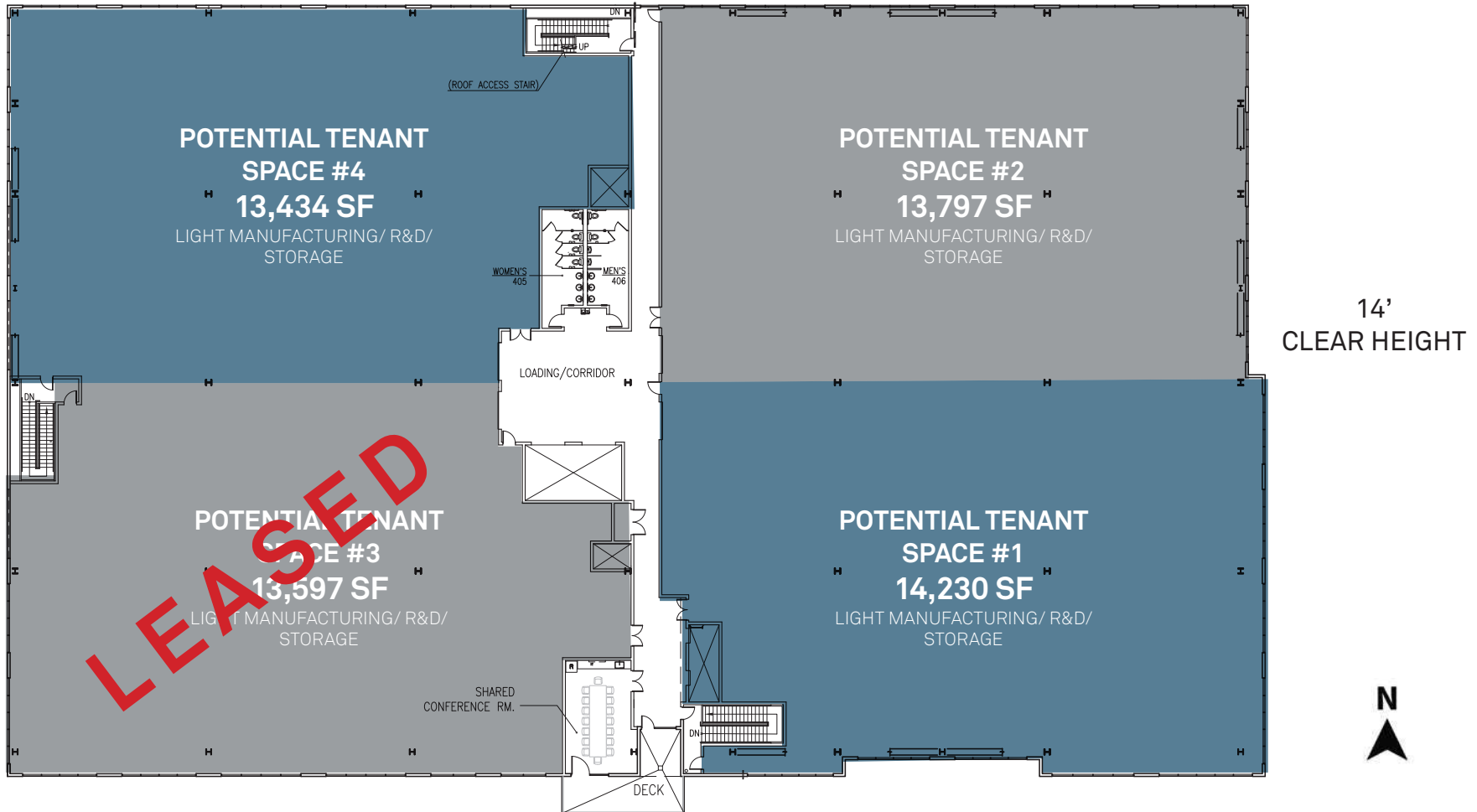
## SECOND FLOOR - 55,343 RSF

(DIVISIBLE TO ±13,500 SF)



# THIRD FLOOR - 55,343 RSF

(DIVISIBLE TO ±13,500 SF)



# FOURTH FLOOR - 41,461 RSF

(DIVISIBLE TO ±13,500 SF)

# TRACK SIX

— SODO BUSINESS PARK —



BUILDING PARKING

BUILDING PARKING

BUILDING PARKING



# ADDITIONAL OFF-SITE PARKING

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## FOOD & DRINKS (WITHIN 1 MILE RADIUS)

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Peco Pit BBQ            | 23. Seapine Brewing Co.       |
| 2. Taqueria Taco Gol       | 24. Ghostfish Brewing Co.     |
| 3. McDonald's              | 25. Maison Tarven             |
| 4. Pho Cyclo Cafe          | 26. SODO Deli                 |
| 5. SODO Poke and More      | 27. Burger King               |
| 6. Starbucks Reserve       | 28. Yak's Teriyaki            |
| 7. Arby's                  | 29. Siren Tavern              |
| 8. Dona Queen Donut & Deli | 30. Alaska Silk Pie Co.       |
| 9. Korean Restaurant       | 31. SODO Pizza                |
| 10. Seattle' Best Teriyaki | 32. Waters Winery             |
| 11. Pho City               | 33. Rotie Cellars             |
| 12. SODO Kitchen           | 34. Nine Hats Wines           |
| 13. Subway                 | 35. Schooner Brewing          |
| 14. Denny's                | 36. Kerloo Cellars            |
| 15. By's                   | 37. Structure Cellars         |
| 16. Cafe Con Leche         | 38. Jack's BBQ                |
| 17. Money Loft             | 39. Raney's Bar & Grill       |
| 18. 2bar Spirits           | 40. Laurelhurst Cellars       |
| 19. Fall Line Winery       | 41. Teriyaki Plus             |
| 20. Elsom Cellars          | 42. Starbucks                 |
| 21. PICK-QUICK Drive In    | 43. Schwartz Brother's Bakery |
| 22. Orient Express         |                               |





## FEATURED AMENITIES



*Close proximity to hip restaurants, cafes, breweries, wine tasting rooms, and bars*



*Positioned at the epicenter of Seattle Growth*



*Only 1.5 miles to Lumen Field (Seahawks) and T-Mobile Park (Mariners)*

# TRACK SIX

— SODO BUSINESS PARK —

A **Leader** in  
the **Evolution**  
of **Seattle**  
**Industry**

LOCATED JUST  
1 MILE FROM  
THE PORT OF  
SEATTLE

10 MINUTE  
DRIVE TO  
SEATAC INTL.  
AIRPORT









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