

GEORGETOWN YARDS

±35,000 SF
RECENTLY LEASED

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



GEORGETOWNYARDS.COM

Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

Leased by

km Kidder
Mathews

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



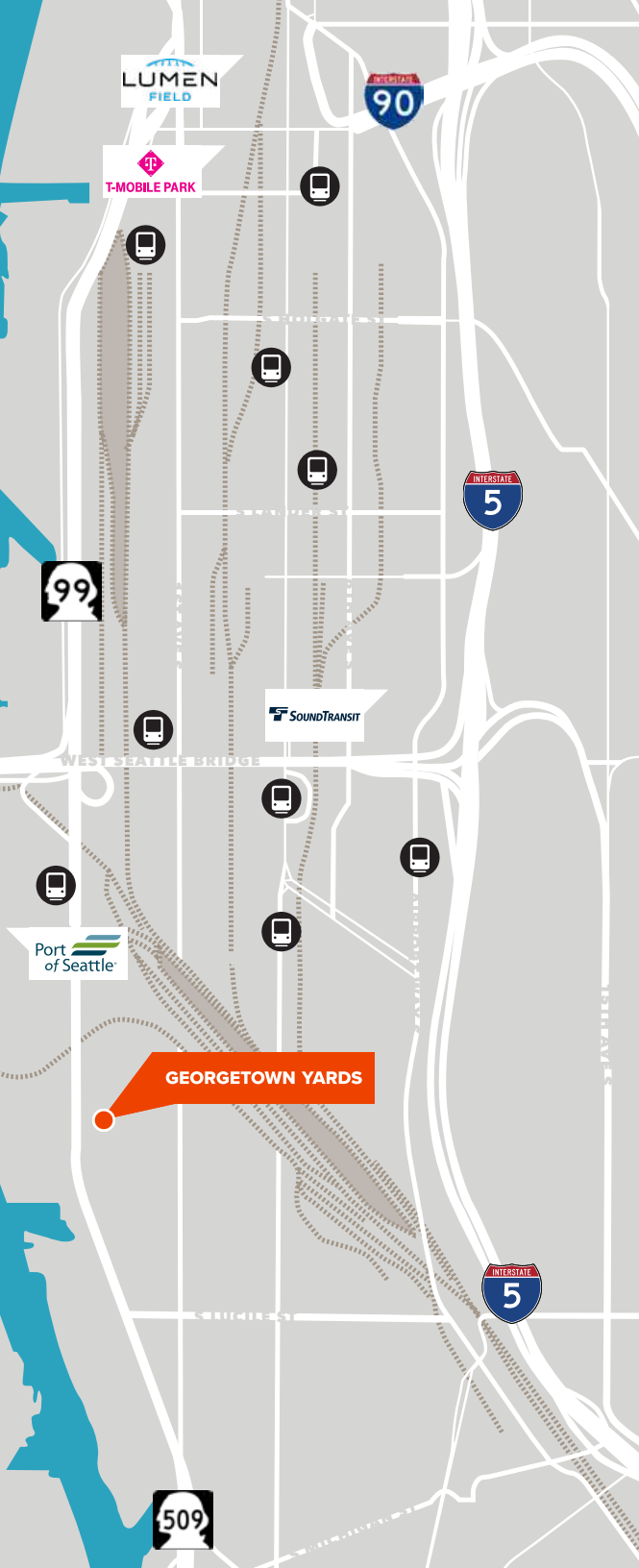
Close proximity to highways, Port of Seattle & SeaTac International Airport



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

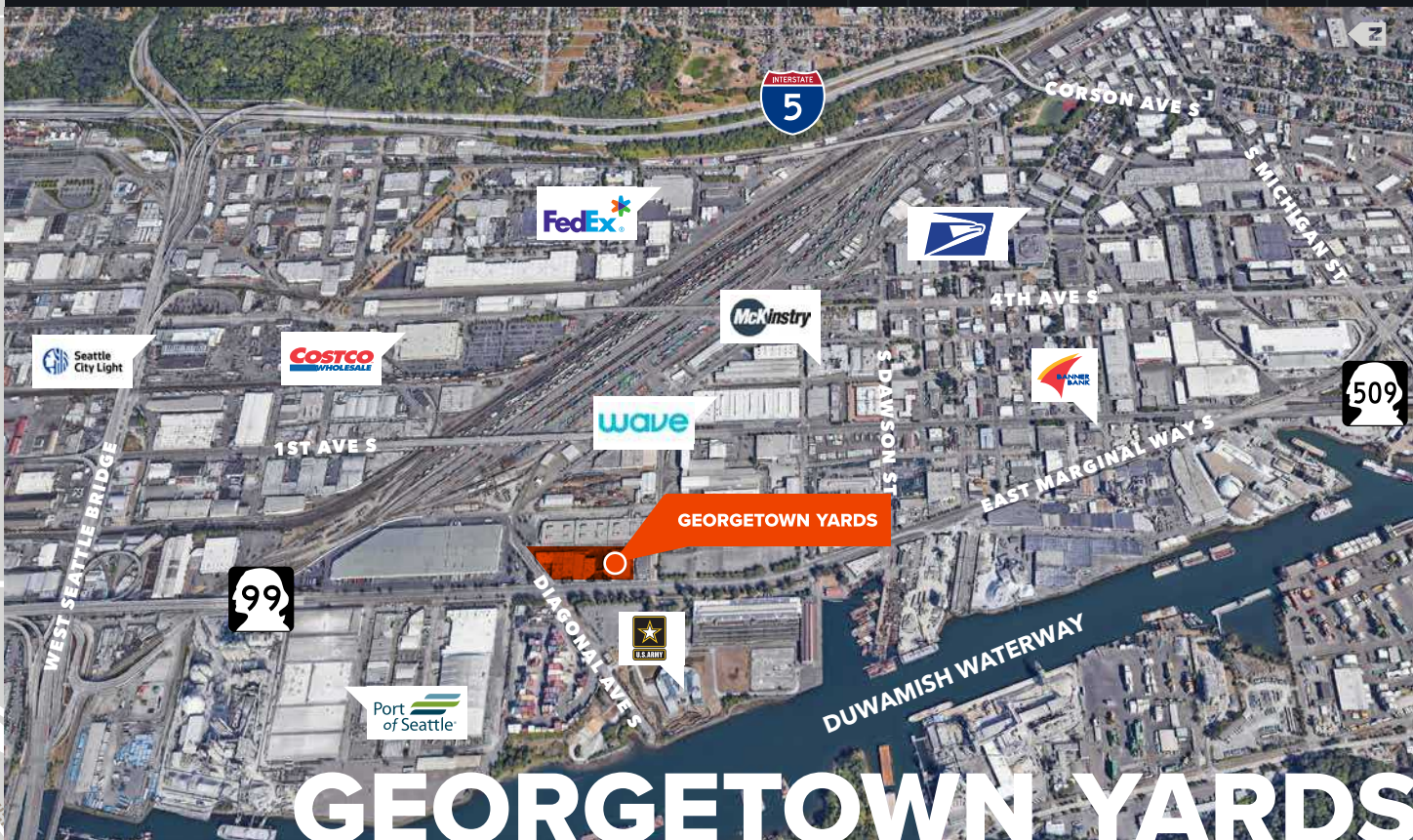
to SeaTac Airport

20 MIN

to Bellevue

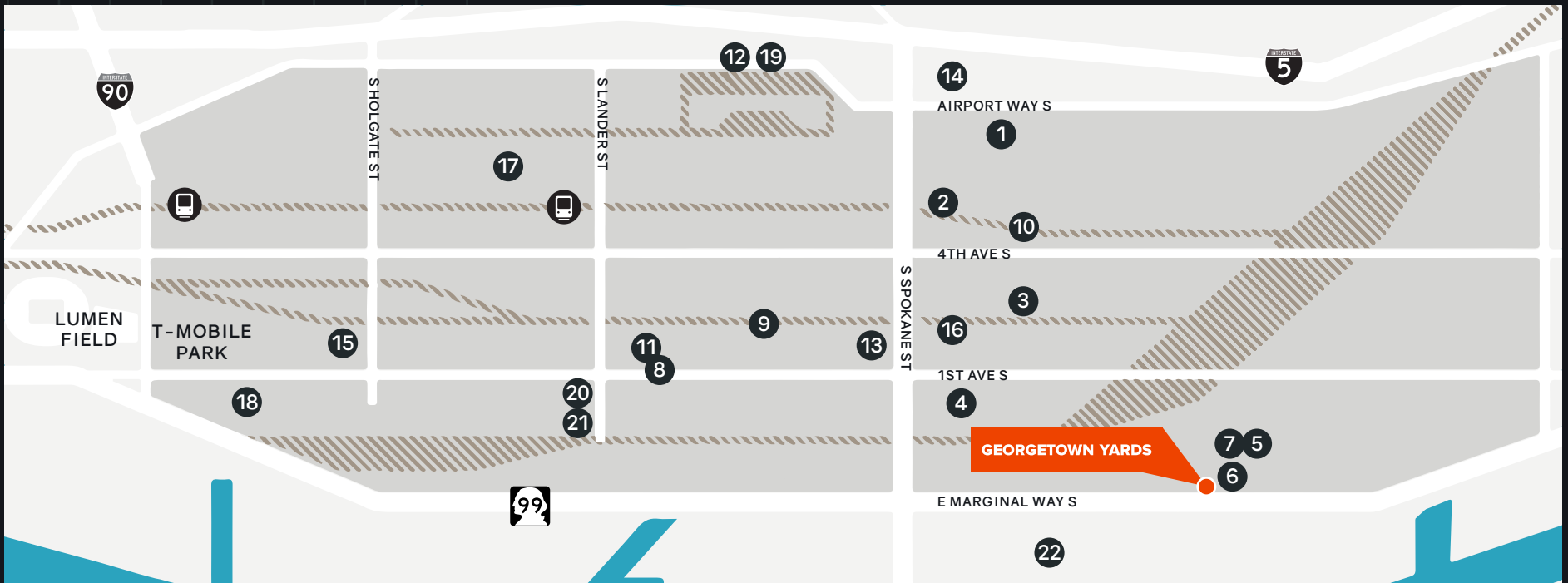
30 MIN

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

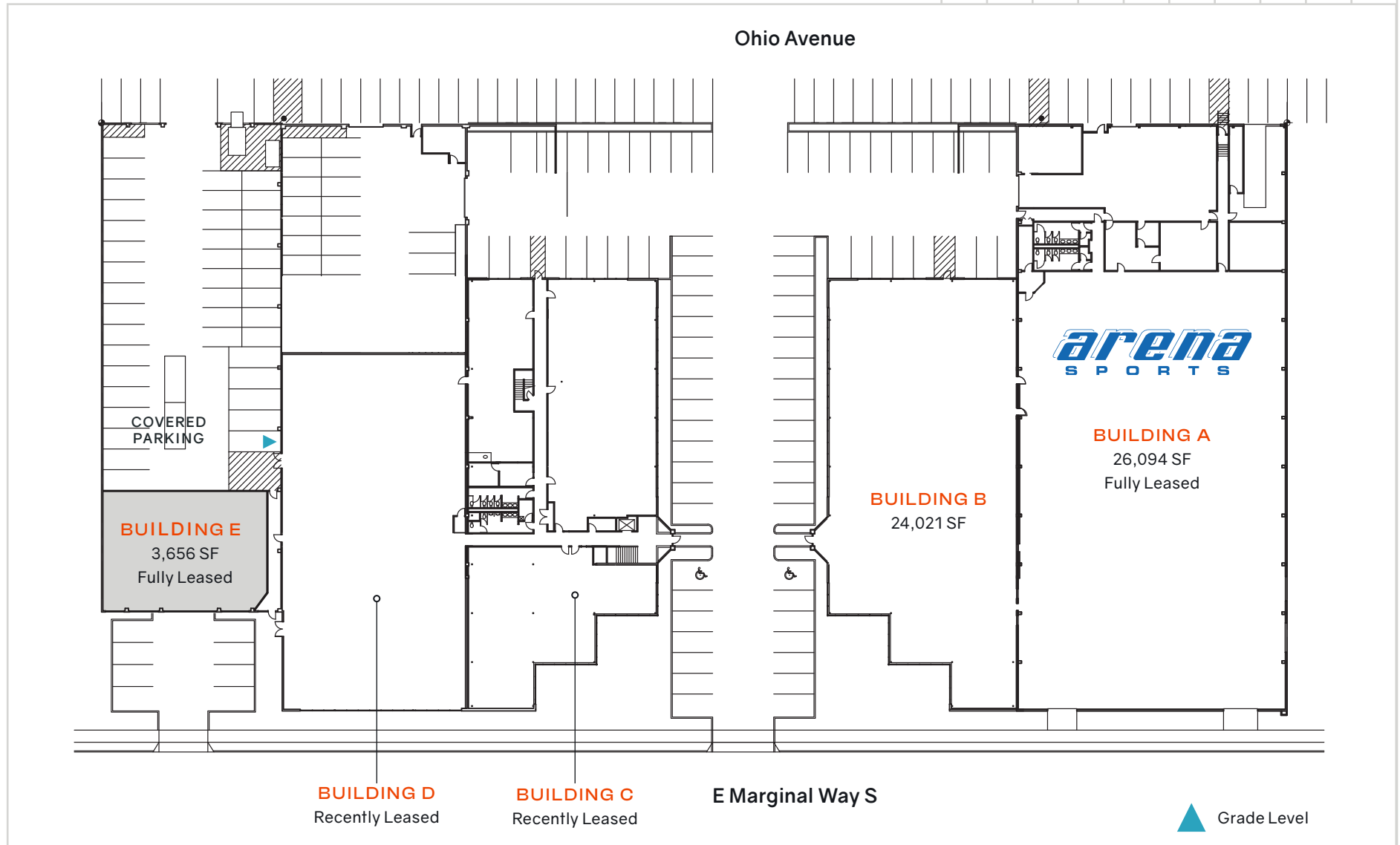
ENTERTAINMENT

- 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

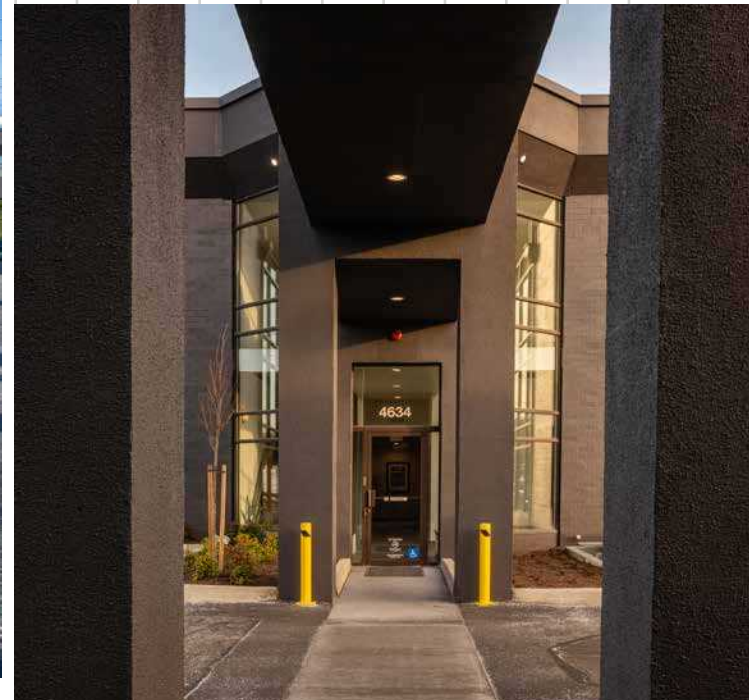
SITE PLAN



AVAILABILITIES

OFFICE SPACE

| Building | Suite | Floor | SF | Rate | Available |
|----------|-------|-------|----------|--------------|---------------|
| B | B140 | 1st | 2,653 SF | \$24.00, NNN | Now |
| B | B150 | 1st | 1,504 SF | \$24.00, NNN | Now |
| B | B240 | 2nd | 4,931 SF | \$24.00, NNN | Now |
| C | C110 | 1st | 4,278 SF | \$24.00, NNN | March 1, 2025 |
| C | C170 | 1st | 1,467 SF | \$24.00, NNN | Now |



GEORGETOWN YARDS

BUILDING B

1st floor office space

Suite B150 1,504 RSF
available now

Suite B140 2,653 RSF
available now

\$24.00 NNN



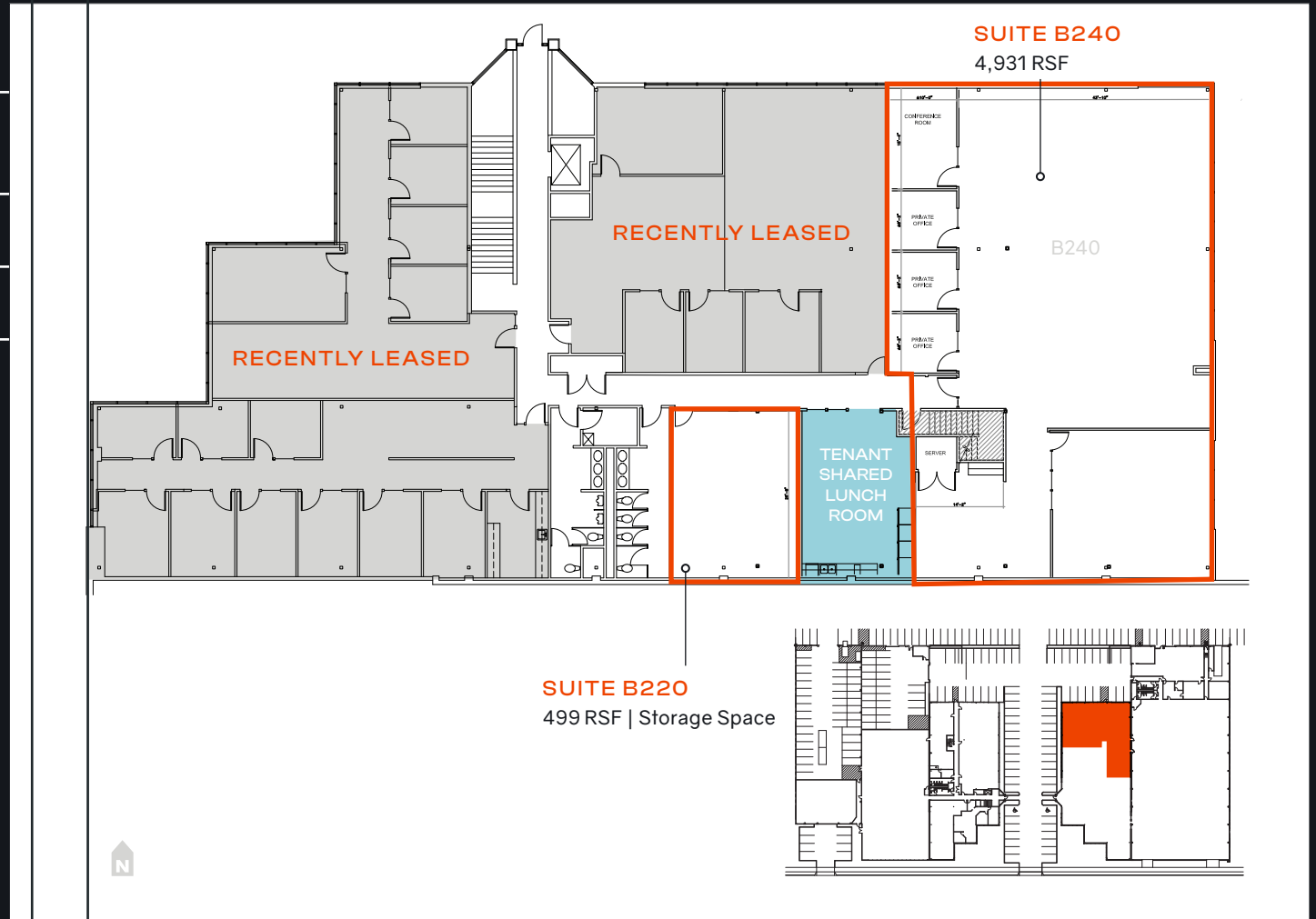
BUILDING B

2nd floor office space

Suite B220 499 RSF
(storage space)

Suite B240 4,931 RSF

\$24.00 NNN



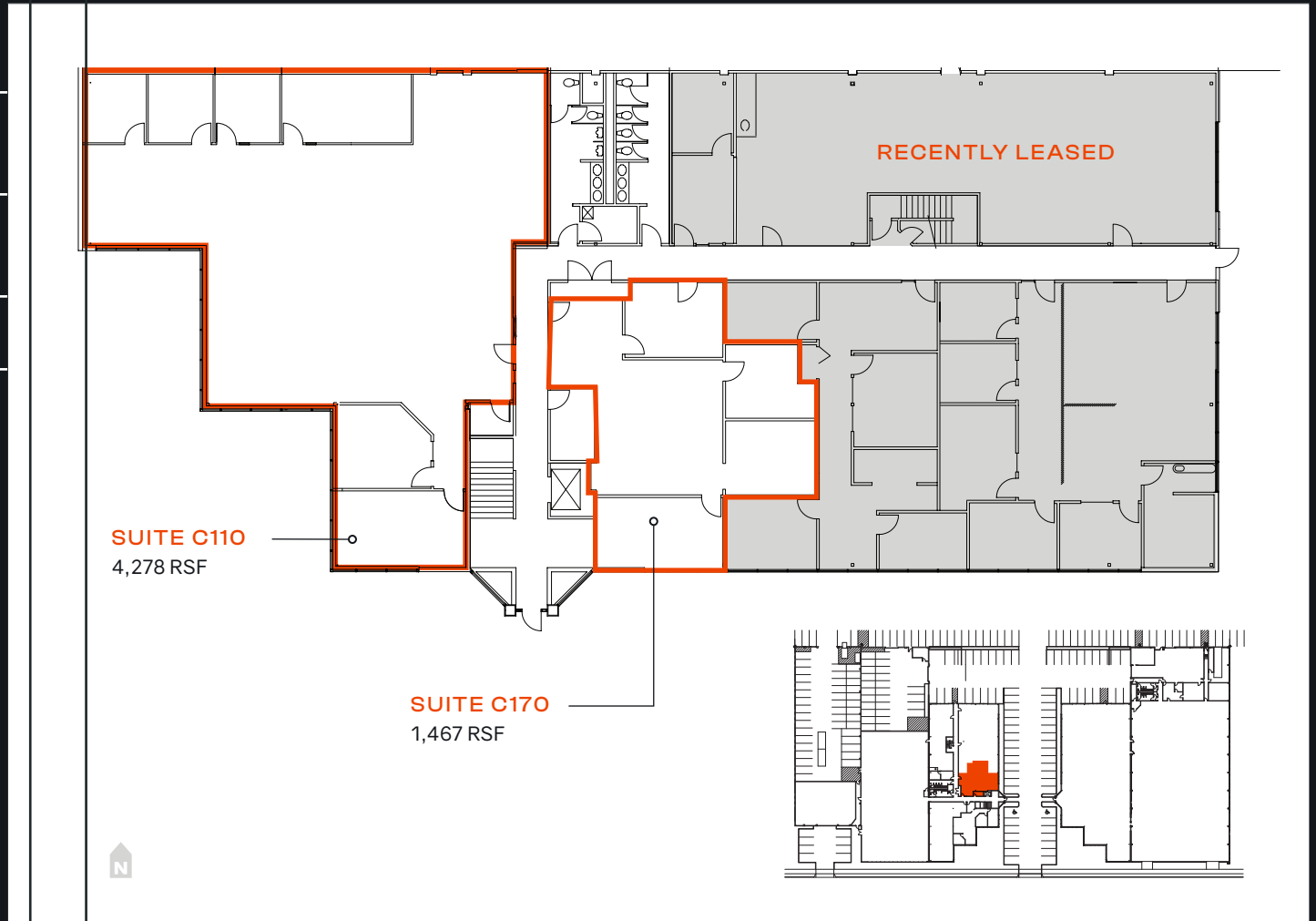
BUILDING C

1st floor office space

Suite C110 4,278 RSF
available 3/1/25

Suite C170 1,467 RSF
available now

\$24.00 NNN



GEORGETOWN YARDS

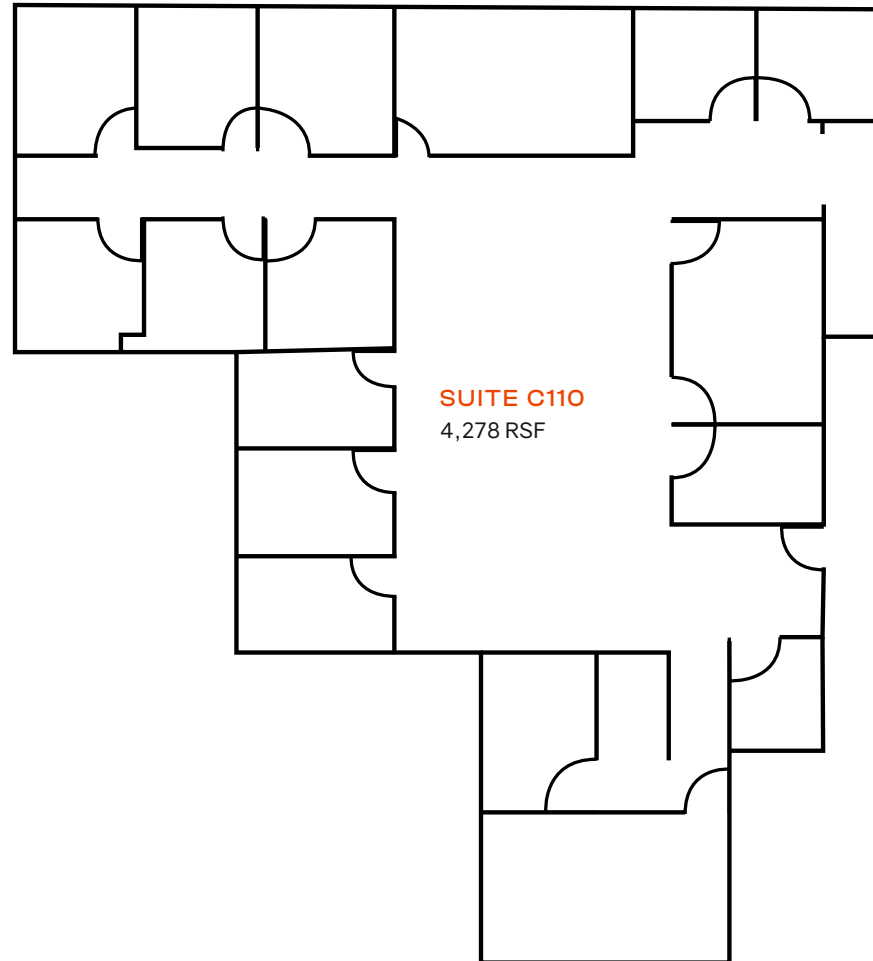
BUILDING C

Suite C110 as-built

4,278 RSF

Available 3/1/25

\$24.00 NNN



GEORGETOWN YARDS

NEWLY RENOVATED OFFICE COMMON AREAS



Airy, open floor plans



GEORGETOWN YARDS

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4634-4636 E MARGINAL WAY S, SEATTLE

Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

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