

FOR LEASE

# GEORGETOWN CENTER

5963 - 5959 CORSON AVE S, SEATTLE, WA

*Creative Mixed-Use Space  
Available Just Minutes  
from Downtown Seattle*



*Contact brokers  
for rates*

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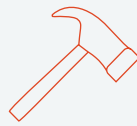
# JOIN GEORGETOWN'S DYNAMIC BUSINESS COMMUNITY

18,471

AVG DAILY VEHICLE COUNT  
ON CORSON AVE S

*Georgetown Center offers a range of mixed-use spaces designed to inspire creativity and productivity.*

Located on busy Corson Avenue S in Seattle's unofficial design district, this property is ideal for makers, retailers, designers, and innovators who are looking to establish their presence in a vibrant, collaborative community.



## *Prime Maker Space*

Versatile office, showroom, and warehouse options designed for creative entrepreneurs and makers, with access to shared loading areas for easy logistics.



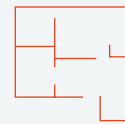
## *Georgetown's Creative Hub*

Situated in a dynamic neighborhood known for its artistic energy and industrial charm.



## *Fresh Look*

Newly painted exterior, offering a clean and updated appearance with increased visibility for high-exposure signage.



## *Customizable Layouts*

Options to combine suites for larger spaces up to 23,862 SF—perfect for growing businesses in the creative industry.



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# GEORGETOWN CENTER



*Direct Access to I-5*



*Exterior Signage*



*Ample Free Parking*



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## GEORGETOWN CENTER

# GEORGETOWN: WHERE INDUSTRY MEETS CREATIVITY

This unique neighborhood combines industrial roots with a flourishing creative scene, along with access to some of Seattle's best local showrooms, retail, and dining hotspots.

### LOCAL RESTAURANTS & BARS

- 01 Fonda La Catrina
- 02 Ciudad
- 03 Smarty Pants
- 04 Hangar Cafe
- 05 Kauai Family Restaurant
- 06 Katsu Burger
- 07 Matt's Famous Chili Dogs
- 08 Marco Polo Grill
- 09 Georgetown Brewery
- 10 Elysian Taproom



### GEORGETOWN CENTER – CURRENT TENANTS

Windows Doors & More

SGI-USA Seattle Buddhist Center

TELUS International

The Sliding Door Company

Milwaukee Tool

Woodcraft of Seattle

Rain City Cigar

Wells Fargo Bank

Herfy's Hamburgers & Shakes

Golden Smoke House

Georgetown License Agency

Green Thai Pepper

Pho Hiho

Fedex Kinko's

Emerald City Barber Company

Hansen's Florist

Daimonji Japanese Restaurant

Eaton Group

Emerald City Dance Complex

People's Injury Network Northwest (PINN)

Virginia Mason Pharmacy

Hydromax USA

Harmony Tea

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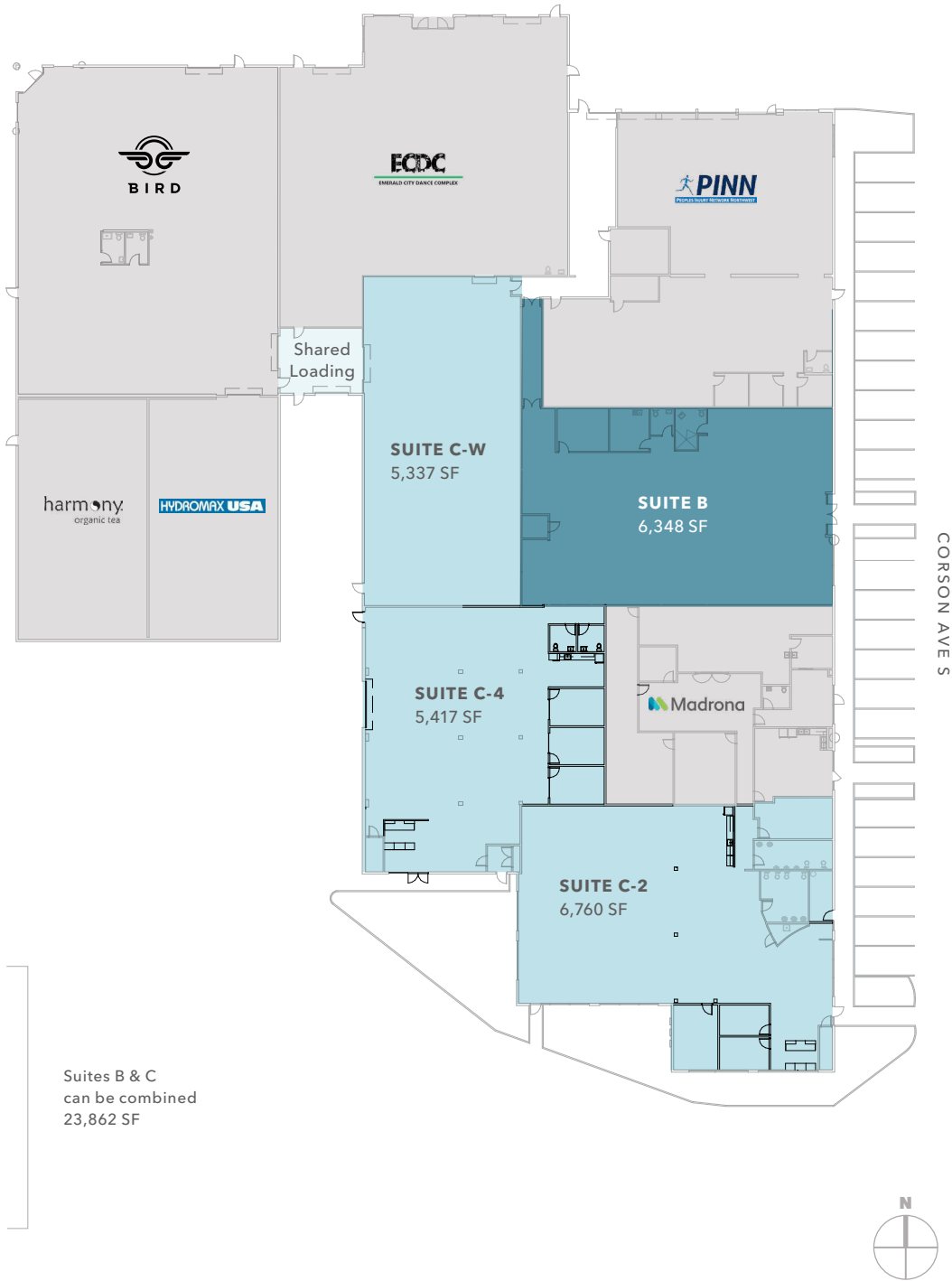
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BUILDING A SITE PLAN

**±23,862**  
SQUARE FEET

**NOW**  
AVAILABLE



|                                  |           |
|----------------------------------|-----------|
| SUITE B                          | 6,348 SF  |
| SUITE C<br>Divisible to 4,000 SF | 17,514 SF |
| C-2                              | 6,760 SF  |
| C-4                              | 5,417 SF  |
| C-W                              | 5,337 SF  |

Suites B & C  
can be combined  
23,862 SF

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# SUITE B

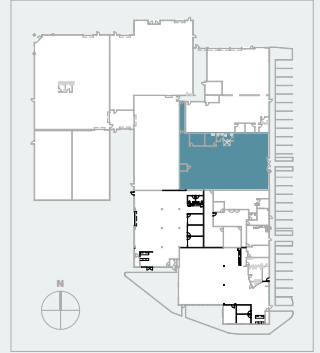
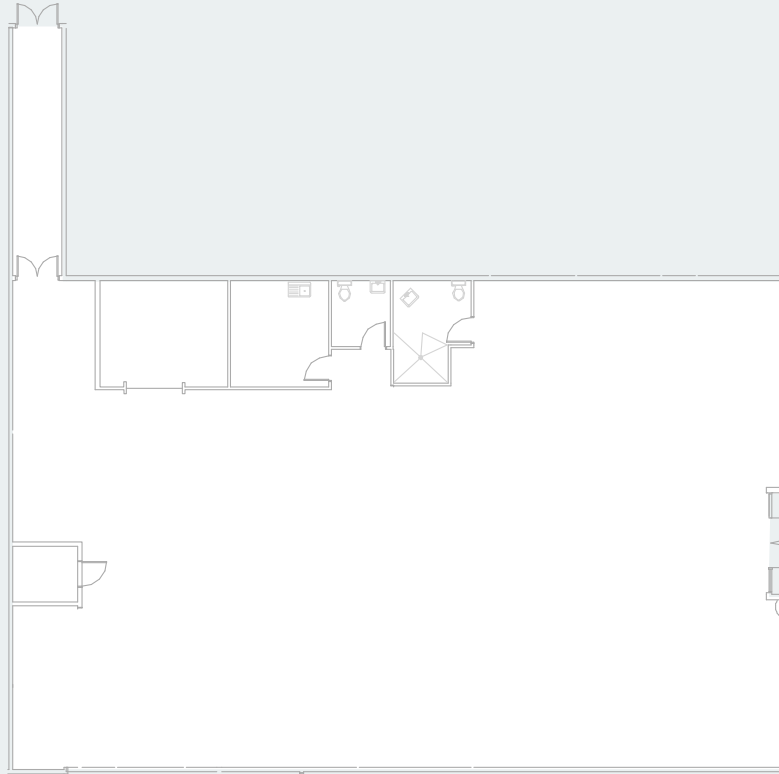
Fronting busy Corson Avenue, Suite B includes two bathrooms, kitchen, meeting room, access to grade-level loading door, and electrical room.

**±6,348**

SQUARE FEET

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CORSON AVE S



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## SUITE C-2

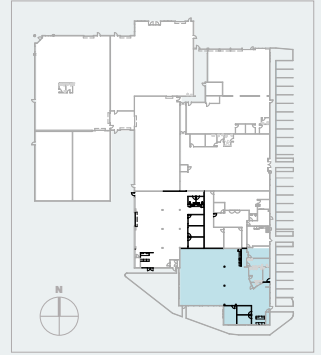
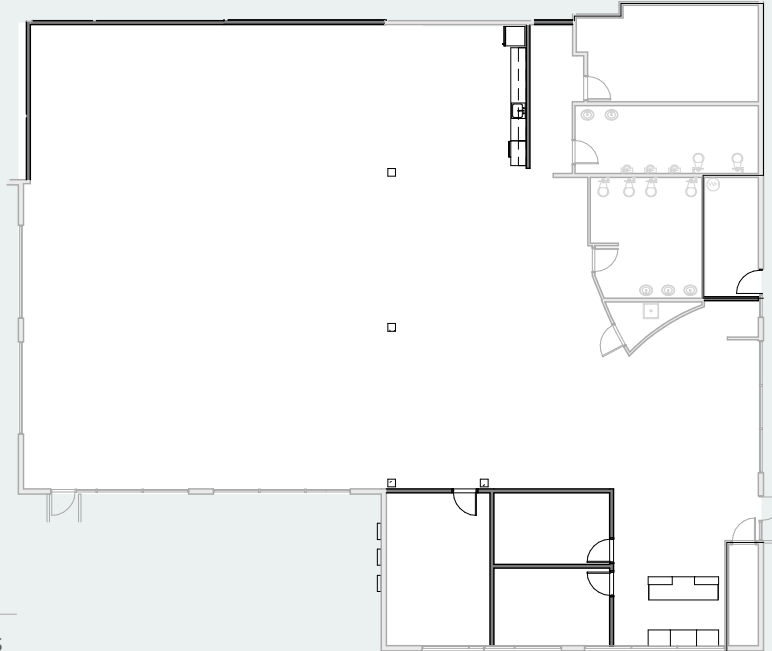
Fronting Corson Avenue, Suite C-2 is a corner unit with high visibility and excellent natural light

**±6,760**

SQUARE FEET

**NOW**

AVAILABLE



CORSON AVE S



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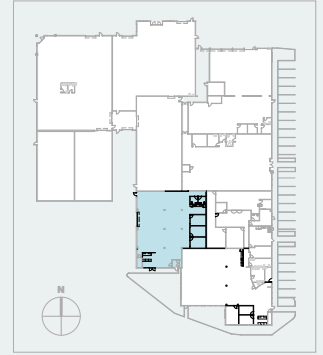
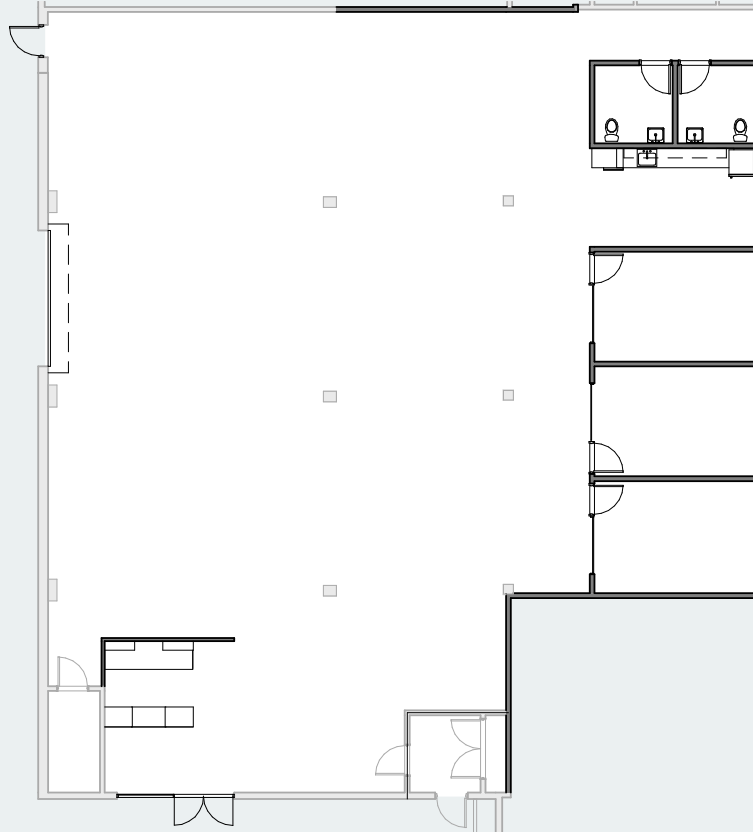
# SUITE C-4

**±5,417**

SQUARE FEET

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■ CONCEPTUAL PLAN

■ EXISTING IMPROVEMENTS

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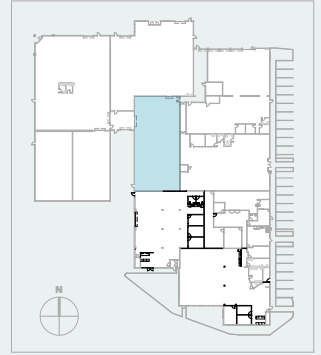




# SUITE C-W

**±5,337**  
SQUARE FEET

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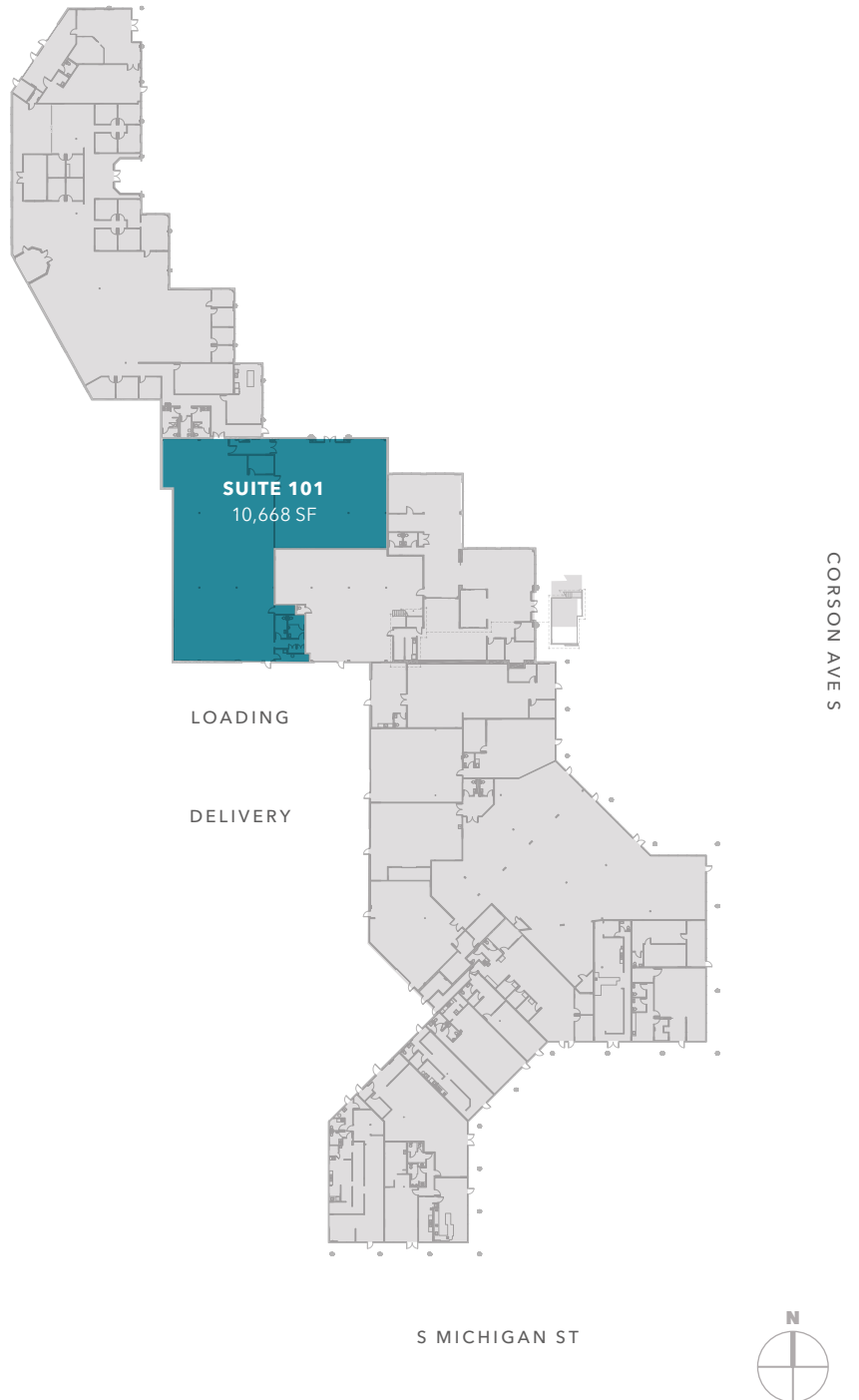
# BUILDING B SITE PLAN

***+10,668***

SQUARE FEET

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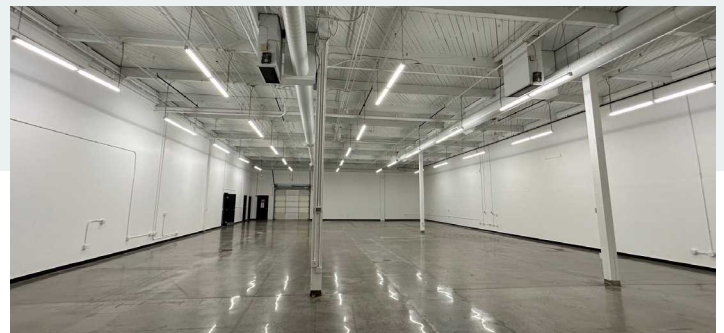
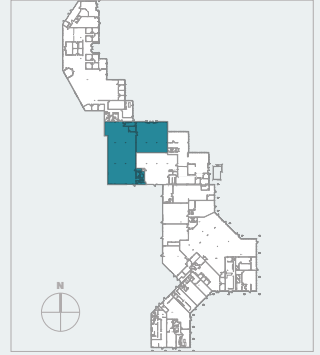
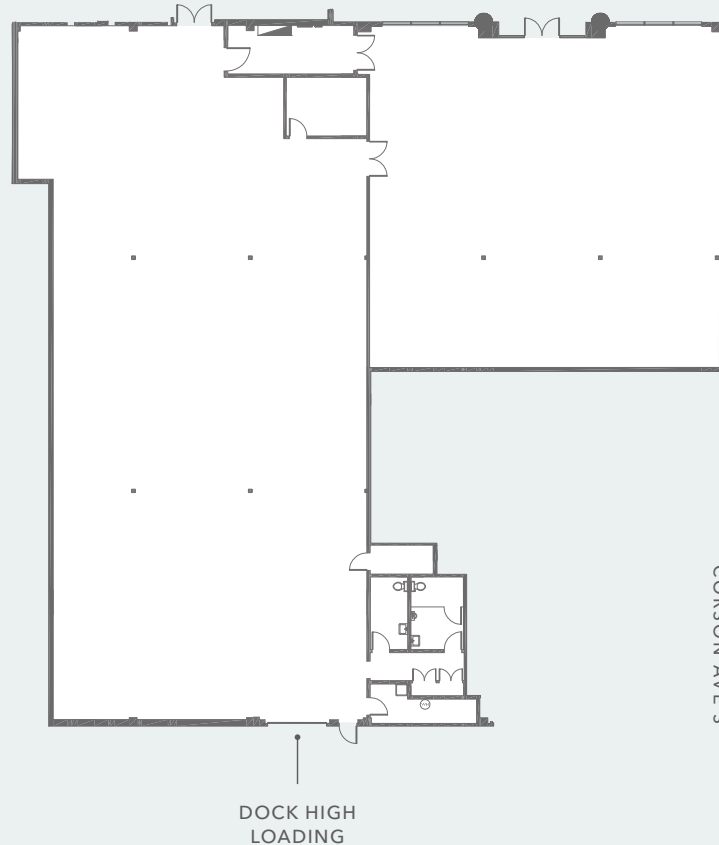
# SUITE 101

***±10,668***

SQUARE FEET

***NOW***

AVAILABLE



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