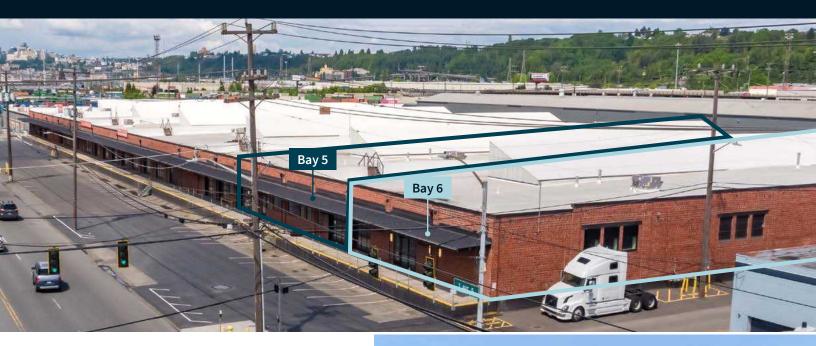


Sublease available

SODO ROW 4786 1st Avenue S, Seattle

56,941 SF total of Creative Flex/Office/Industrial space



Highlights

- Sublease term through July 31, 2027
- Bay 5: 31,678 RSF
 (1,898 RSF Office/ 29,780 RSF Warehouse)
- Bay 6: 25,263 RSF
 (11,704 RSF Office/ 13,559 RSF Warehouse)
- Exposed brick, beam, and concrete
- · High-end finishes throughout
- 1 Dock high loading door
- 22'x22' column spacing
- 15' clear height
- Abundant free parking for subtenants
- Direct freeway access to I-5 and I-90
- 12 minutes to Seatac Airport, 7 minutes to Downtown Seattle, and 15 minutes to Bellevue





Floor plan

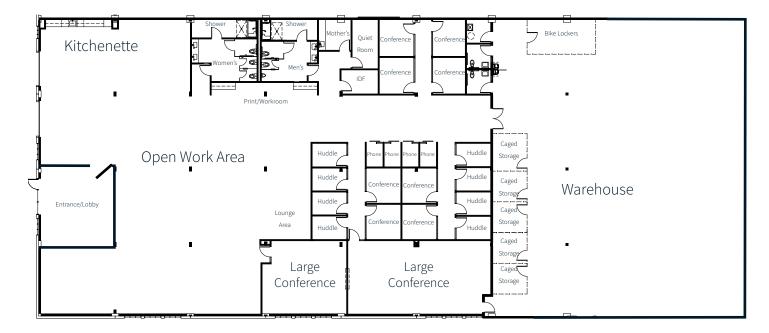
Bay 5 - 31,678 RSF

- 1,898 RSF Office
- 29,780 RSF Warehouse

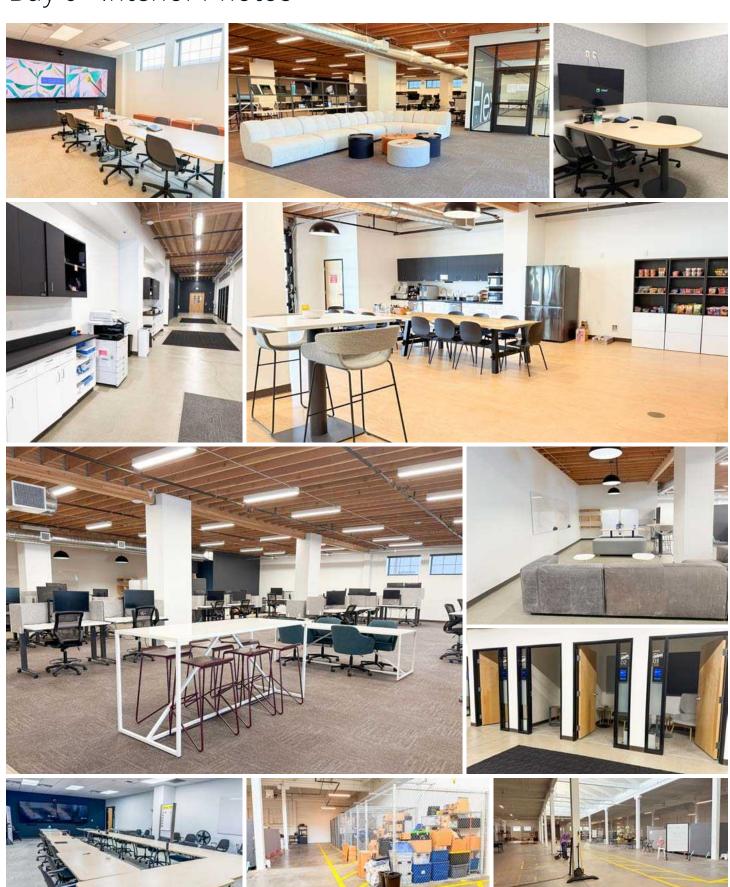


Bay 6 - 25,263 RSF

- 11,704 RSF Office: lobby, large open area for workstations, 8 huddle rooms (seats 2), 8 medium conference rooms (seats 4), 1 large conference room (seats 8), 1 training room (seats 20), 1 print/workroom, 4 phone rooms, kitchenette, lounge area, showers in restrooms, wellness room, Mother's room
- 13,559 RSF Warehouse



Bay 6 - Interior Photos



*Furniture not available

JLL SEE A BRIGHTER WAY



Contact info:

Chris Spofford +1 425 890 6961 chris.spofford@jll.com

Clay Nielsen +1 206 790 3368 clay.nielsen@jll.com

Trisity Nguyen +1 206 371 2121 trisity.nguyen@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.