

# GEORGETOWN YARDS

±35,000 SF  
RECENTLY LEASED

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



Owned by

Lincoln

AFFINIUS  
CAPITAL

VERO

Leased by

km Kidder  
Mathews

GEORGETOWNYARDS.COM



# 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



GEORGETOWN YARDS





# ACCESS

5 MIN

to Downtown Seattle

5 MIN

to West Seattle

8 MIN

to Lumen & Safeco Fields

12 MIN

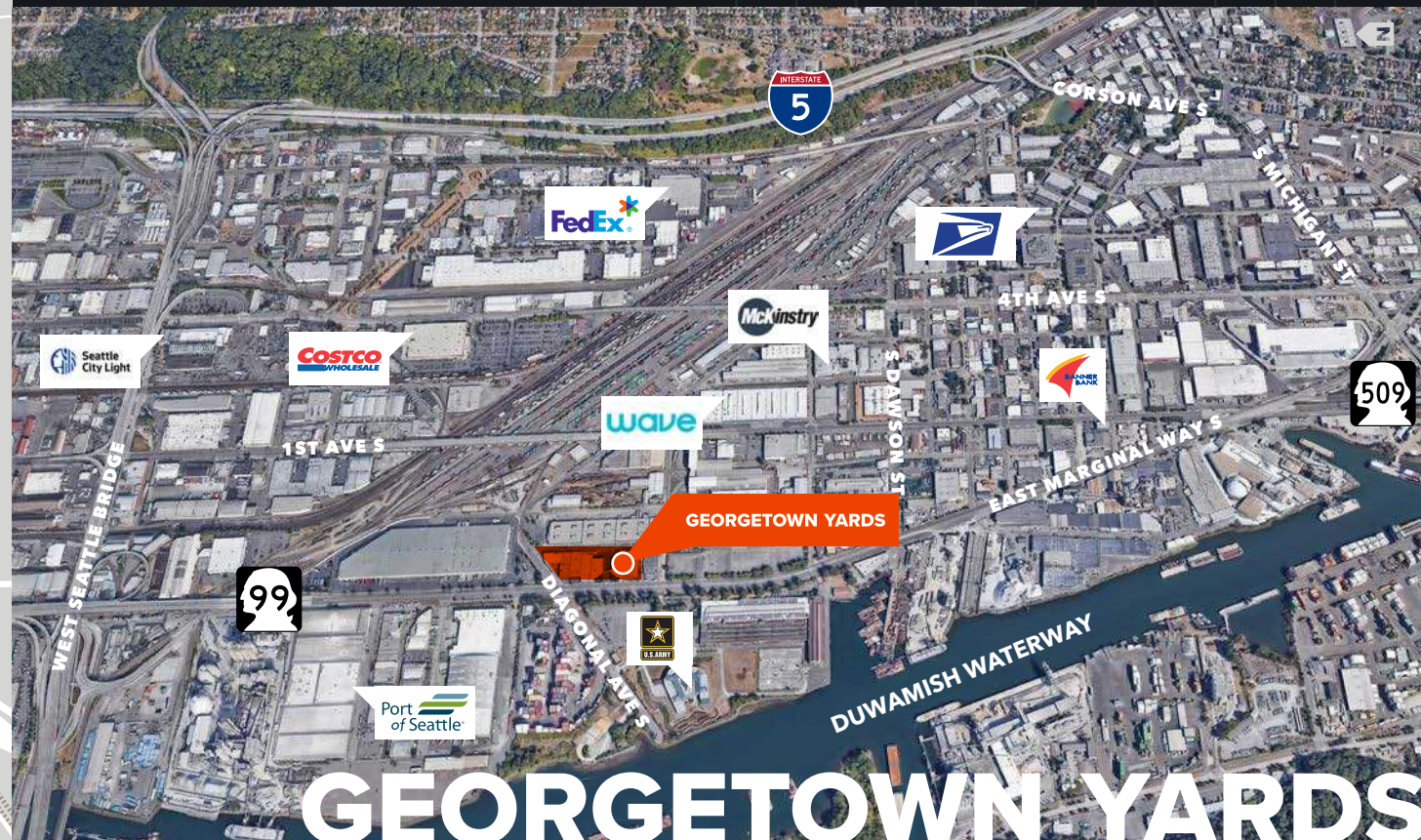
to SeaTac Airport

20 MIN

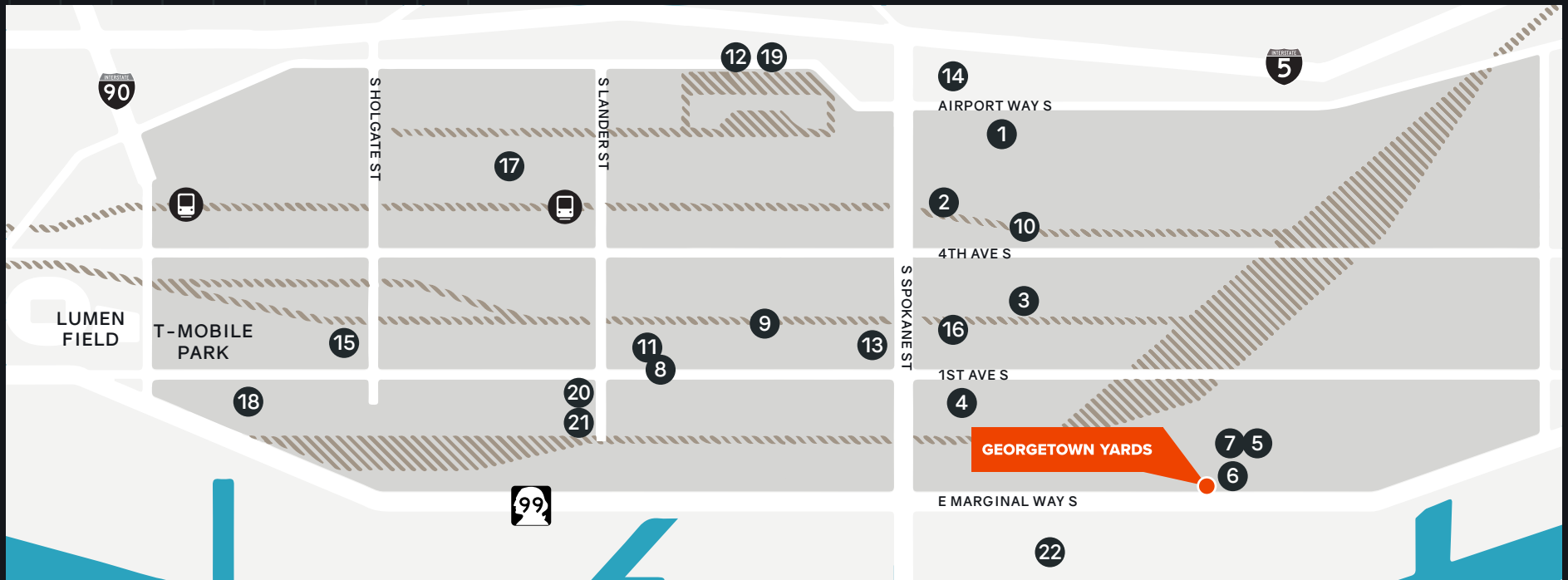
to Bellevue

30 MIN

to Tacoma



# DISCOVER SODO



## FOOD + DRINK

- |                         |                           |                         |
|-------------------------|---------------------------|-------------------------|
| 1 Romio's Pizza & Pasta | 6 Seattle Wine Tours      | 11 Asiaginger Teriyaki  |
| 2 Banzai Sushi          | 7 Fulcrum Coffee Roasters | 12 Emerald City Beer Co |
| 3 Burger Madness        | 8 Ghostfish Brewing       | 13 Mio Coffee           |
| 4 Nine Pies Pizzeria    | 9 Westland Distillery     | 14 Jack's BBQ           |
| 5 Two Beers Brewing Co  | 10 Starbucks              |                         |

## ENTERTAINMENT

- 15 Showbox SODO
- 16 Living Computer Museum
- 17 SODO Tracks Murals
- 18 King 5 Media Group

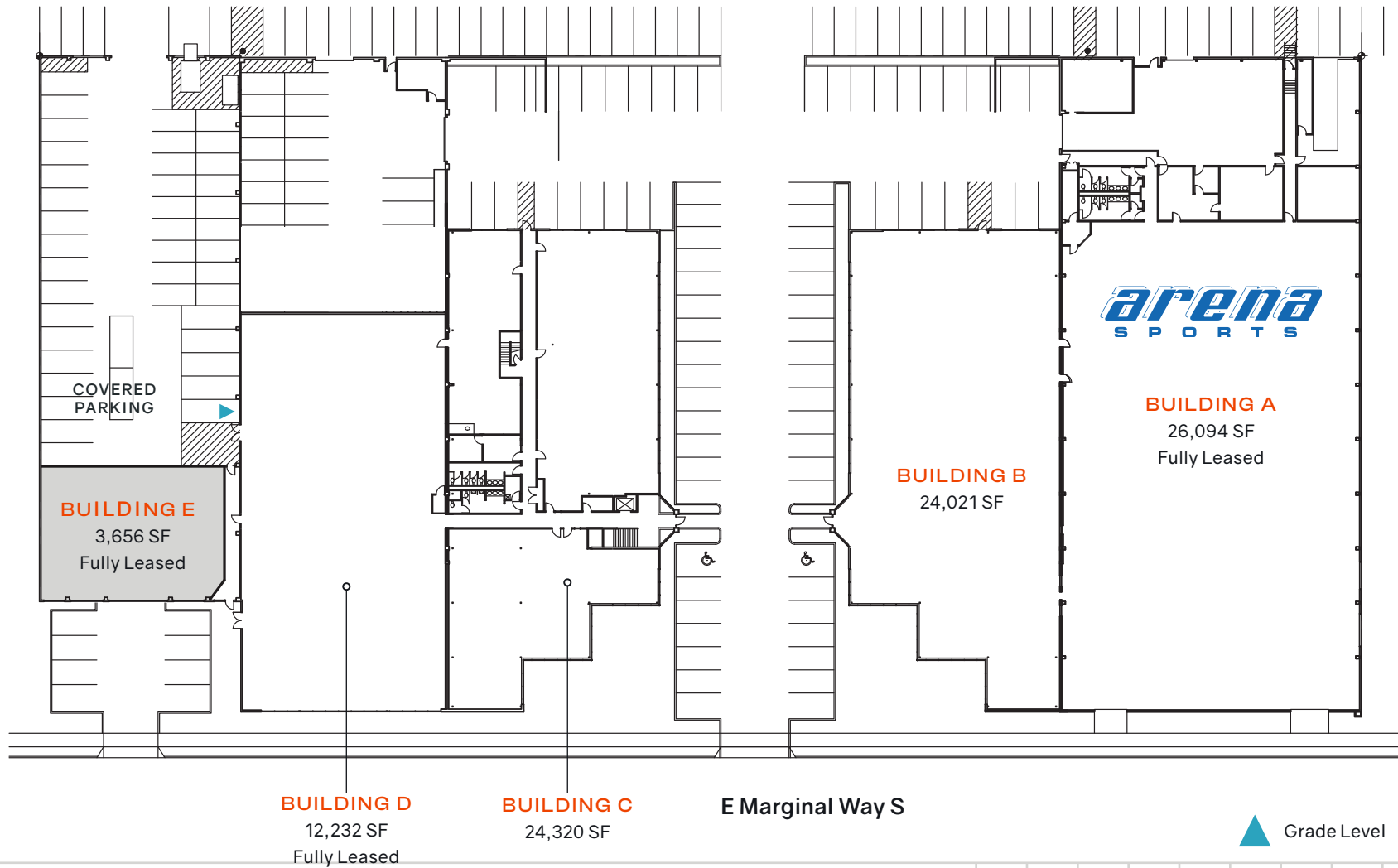
## MISCELLANEOUS

- 19 Old Rainier Brewery
- 20 Starbucks Headquarters
- 21 Amazon Fresh SODO
- 22 Port of Seattle

GEORGETOWN YARDS

# SITE PLAN

Ohio Avenue



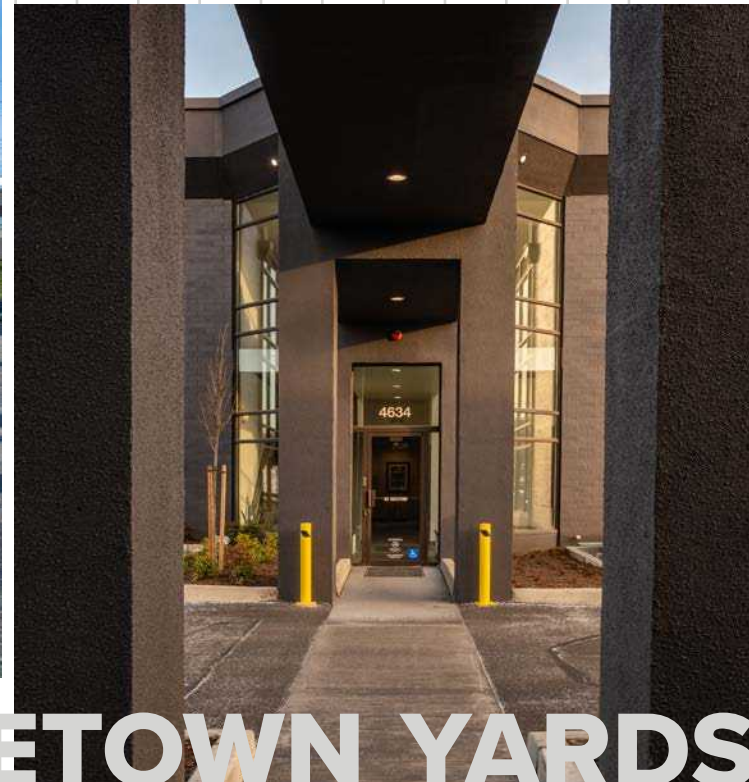
GEORGETOWN YARDS



# AVAILABILITIES

## OFFICE SPACE

Building	Suite	Floor	SF	Available
B	B140	1st	2,653 SF	Now
B	B150	1st	1,504 SF	Now
B	B240	2nd	4,931 SF	Now
B	B260	2nd	1,172 SF	April 1, 2026
C	C110	1st	4,278 SF	March 1, 2026
C	C170	1st	1,467 SF	Now
C	C150	1st	1,412 SF (combined w/ C170 for 2,879 RSF)	Now



# GEORGETOWN YARDS

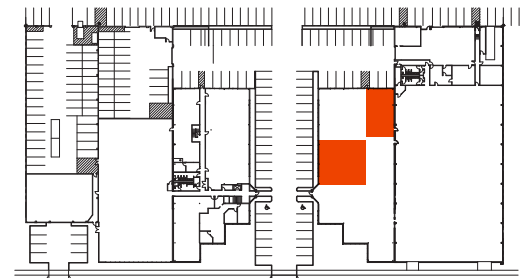
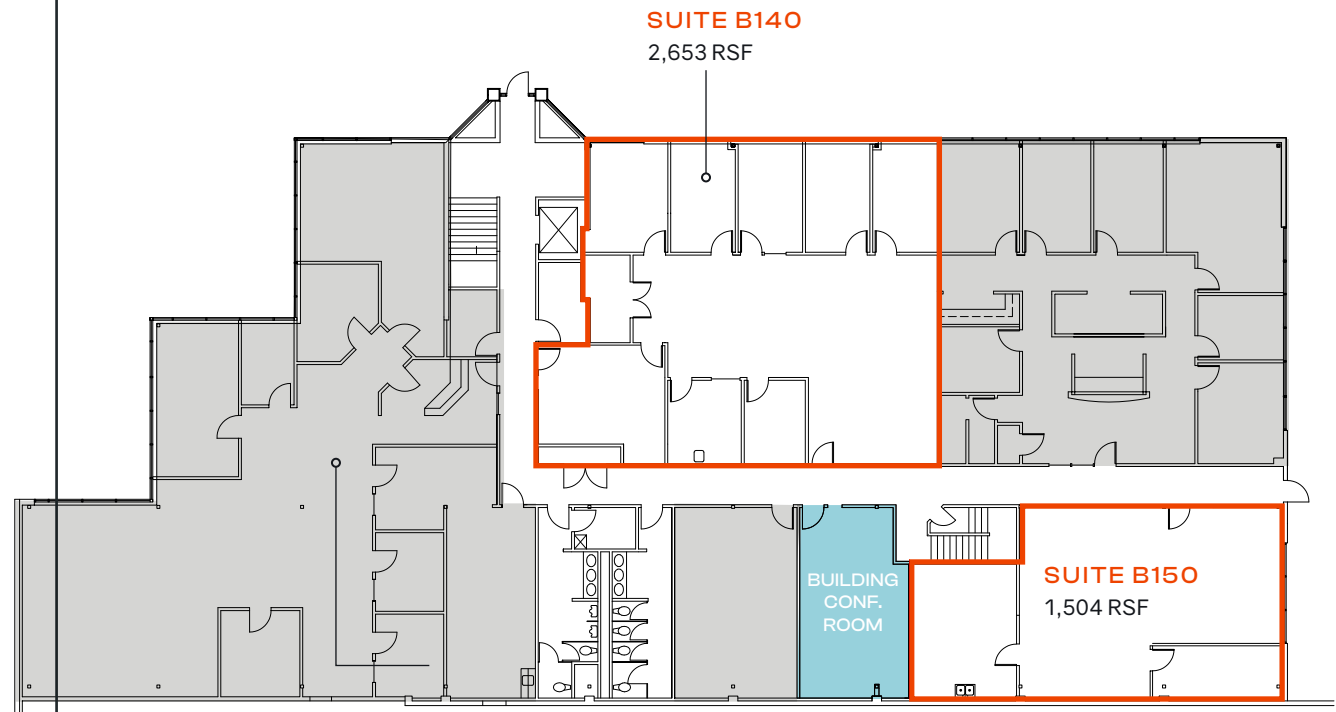
# BUILDING B

1st floor office space

Suite B150 1,504 RSF  
available now

Suite B140 2,653 RSF  
available now

Contact brokers  
for pricing



# GEORGETOWN YARDS



# BUILDING B

2nd floor office space

Suite B220 499 RSF  
(storage space)

Suite B240 4,931 RSF

Suite B260 1,172 RSF  
available 4/1/26

Contact brokers  
for pricing



# GEORGETOWN YARDS

# BUILDING C

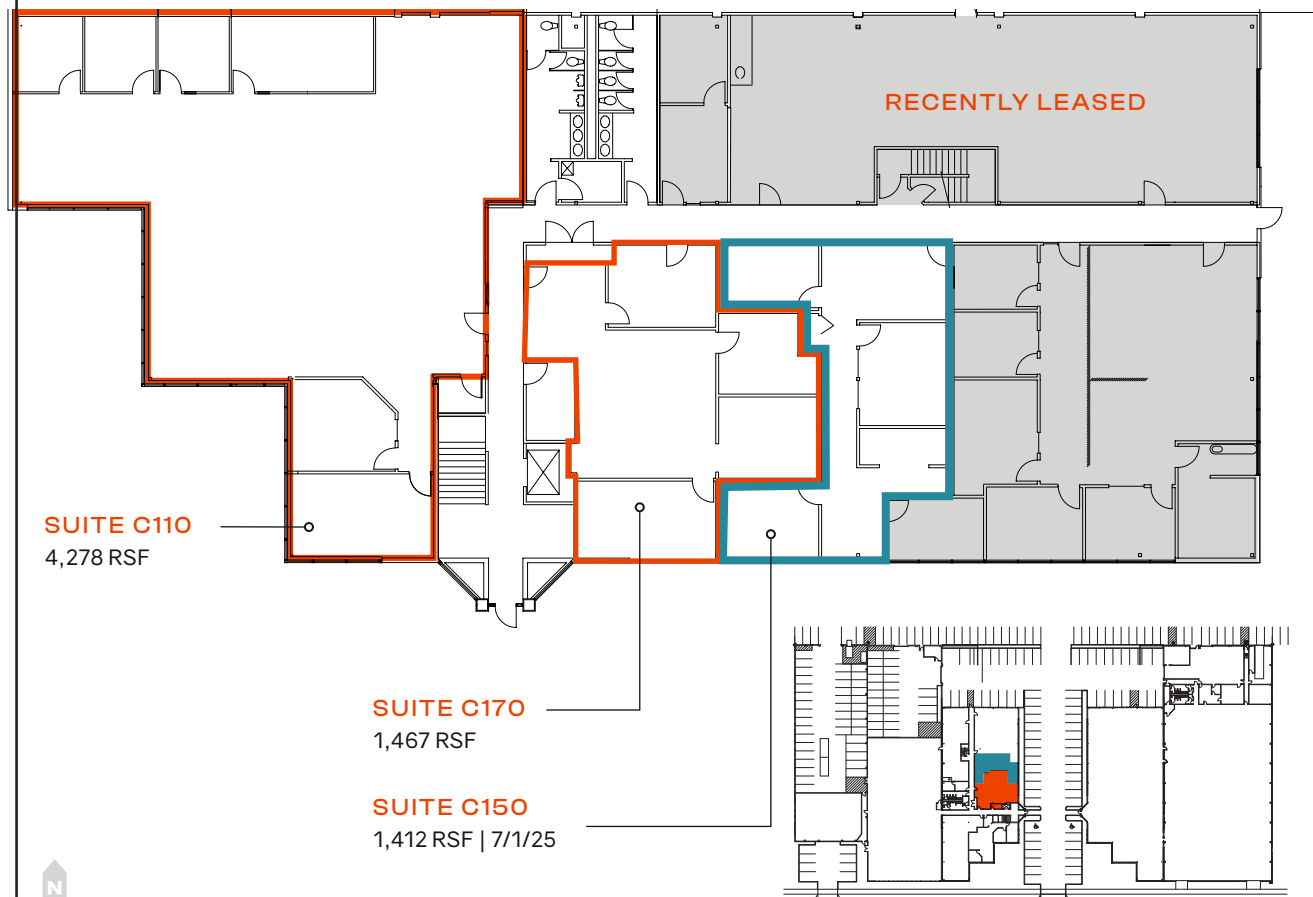
1st floor office space

Suite C110 4,278 RSF  
available 3/1/26

Suite C170 1,467 RSF  
available now

Suite C150 1,412 RSF  
available now  
(can be combined with  
C170 for 2,879 RSF)

Contact brokers  
for pricing



# GEORGETOWN YARDS



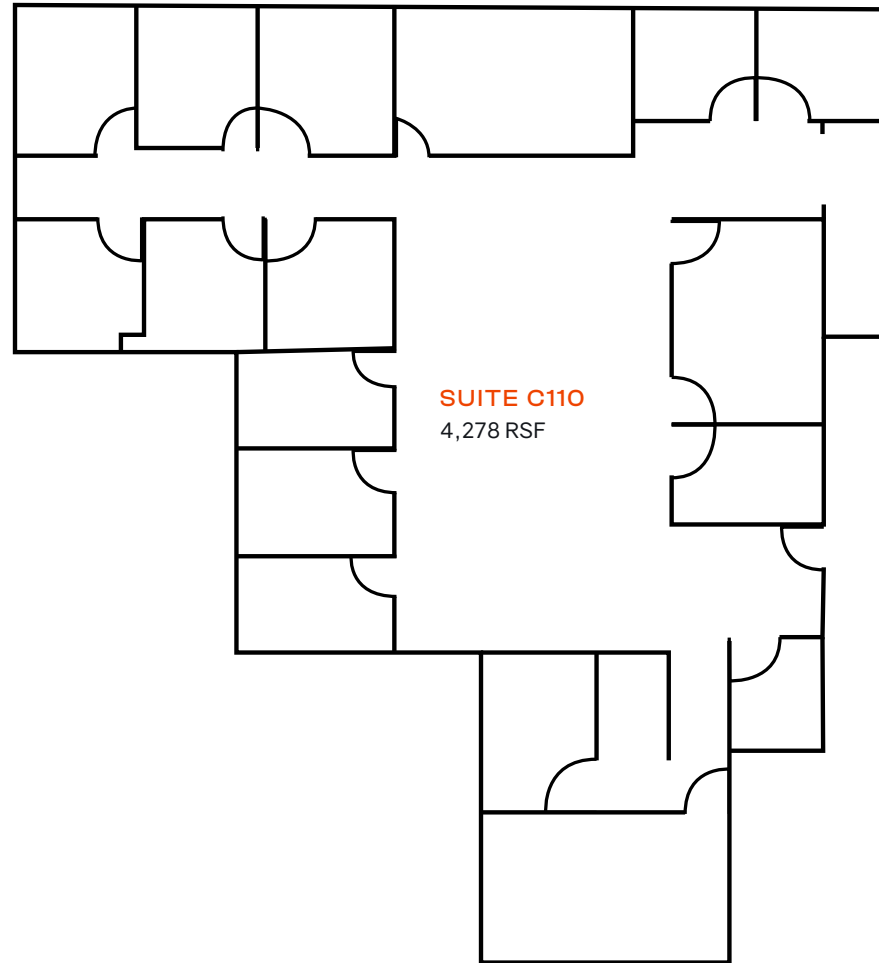
# BUILDING C

Suite C110 as-built

4,278 RSF

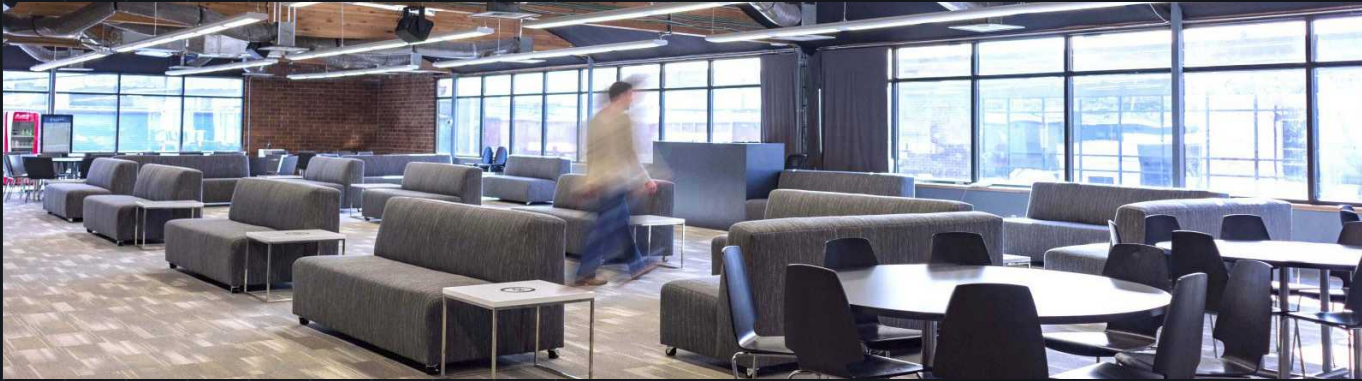
Available 3/1/26

Contact brokers  
for pricing



# GEORGETOWN YARDS

# NEWLY RENOVATED OFFICE COMMON AREAS



Airy, open floor plans



# GEORGETOWN YARDS



# GEORGETOWN YARDS

4634-4636 E MARGINAL WAY S, SEATTLE

Owned by

**Lincoln**

**AFFINIUS**  
CAPITAL

**VERO**

Leased by

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