

WESTERN STEEL CASTING PARK

3300 1st Ave S, Seattle, WA 98134

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ONLY ONE SPACE REMAINING



RETAIL PROPERTY FOR LEASE

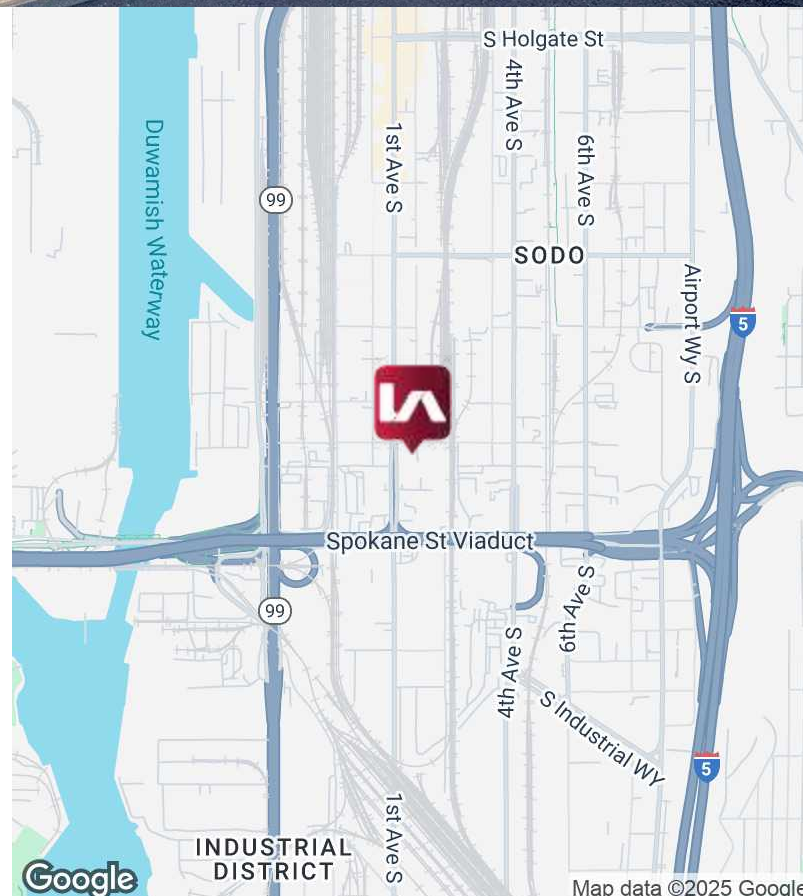
6,960 SF AVAILABLE

LISTING INFORMATION

ADDRESS:	3300 1st Ave S, Seattle WA
LEASE RATE:	\$2.25 SF/month (NNN)

SUITE 200 HIGHLIGHTS

- Total square footage: 6,960 SF
 - Warehouse: 5,380 SF
 - Showroom: 1,848 SF
 - Potential to expand showroom area
- Two 12' grade level rollup doors
- Polished concrete floors
- Ceiling Height 19-28'
- Racking Available
- Heavy Power
- FREE Parking
- Pylon Signage
- Great 1st Ave Frontage

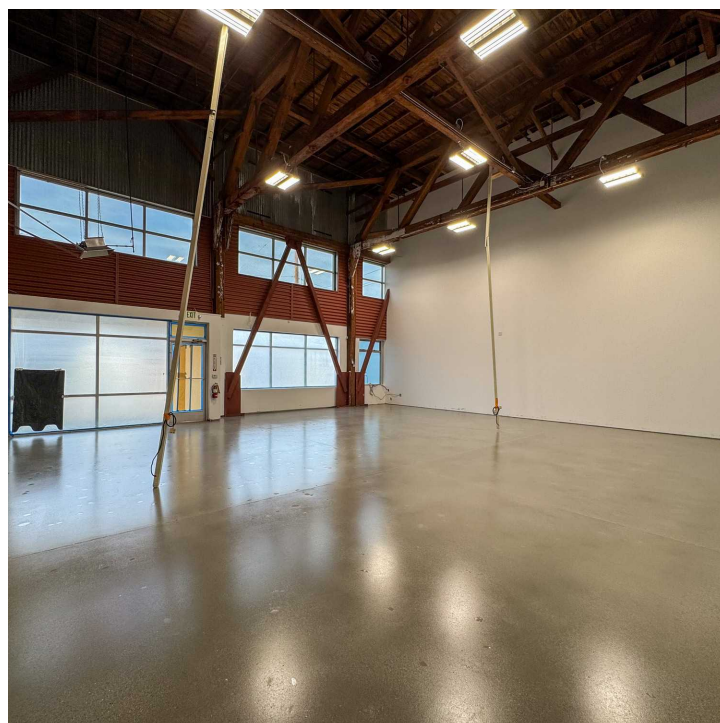
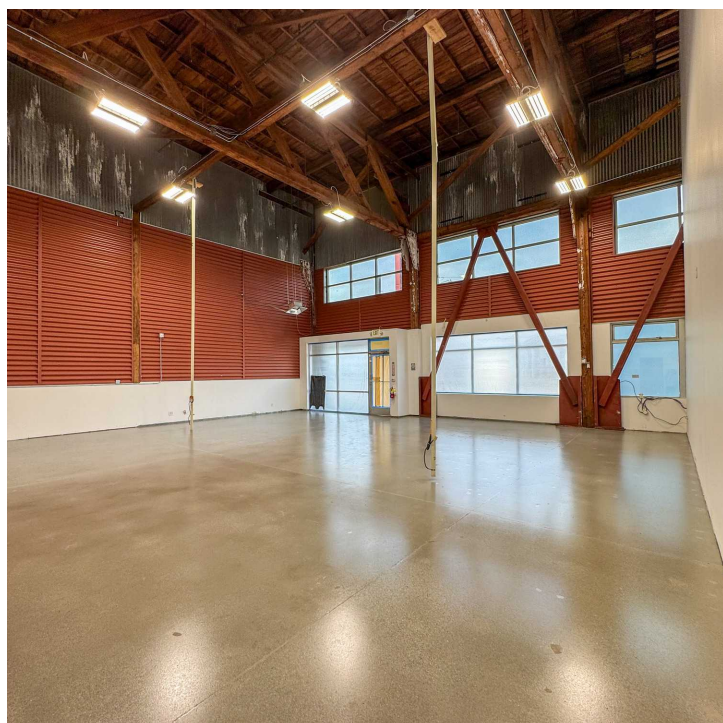
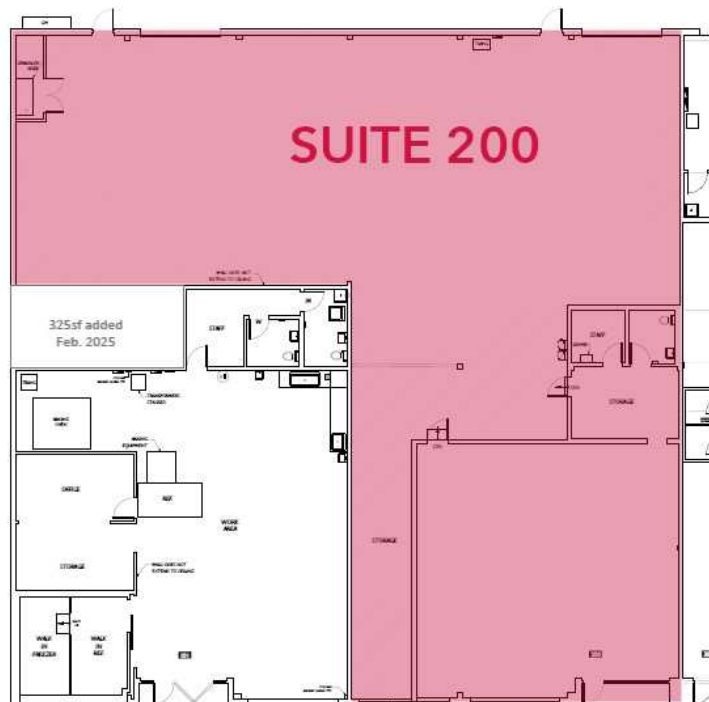


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SUITE 200



CONTACT

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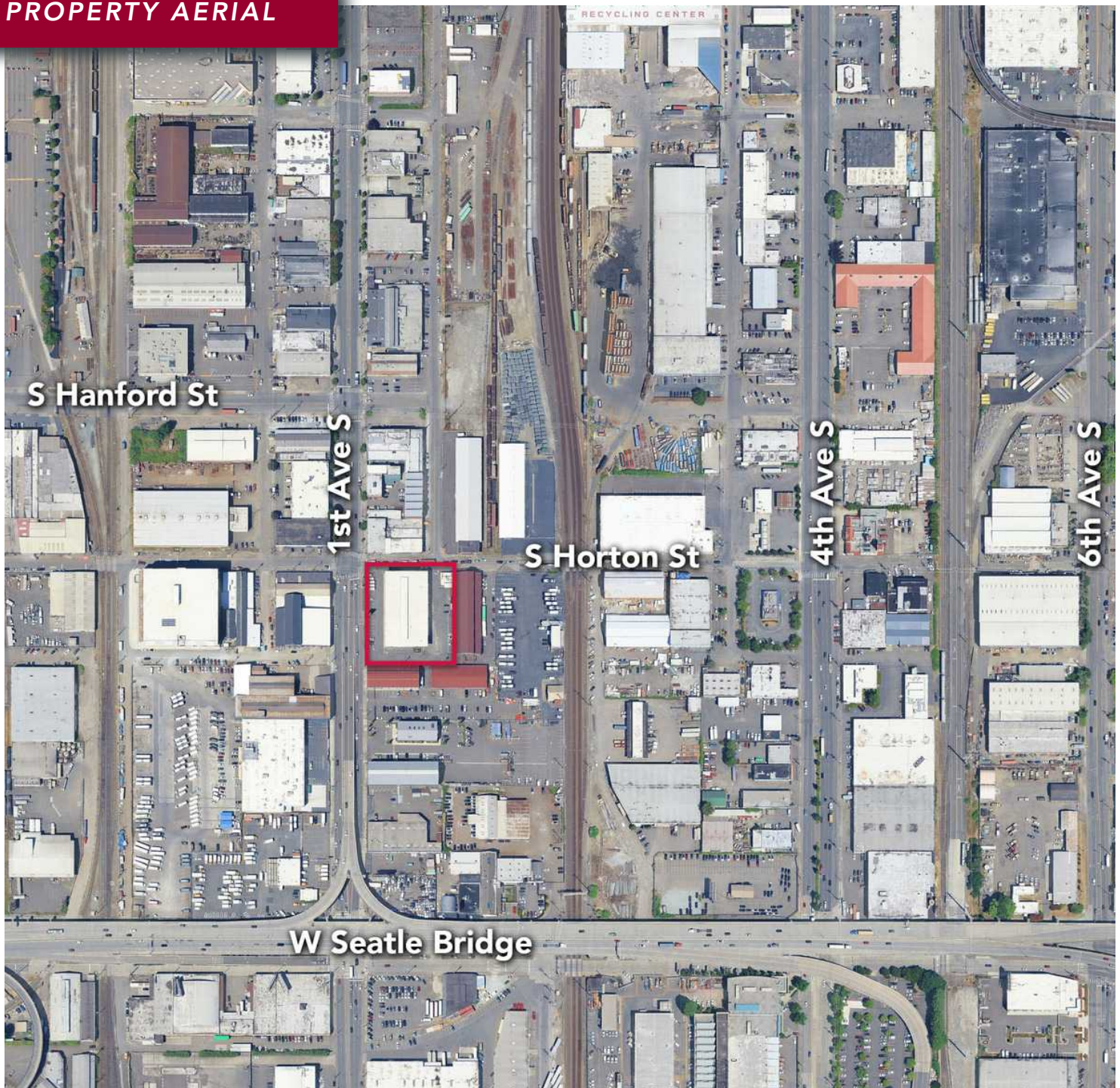
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PROPERTY AERIAL



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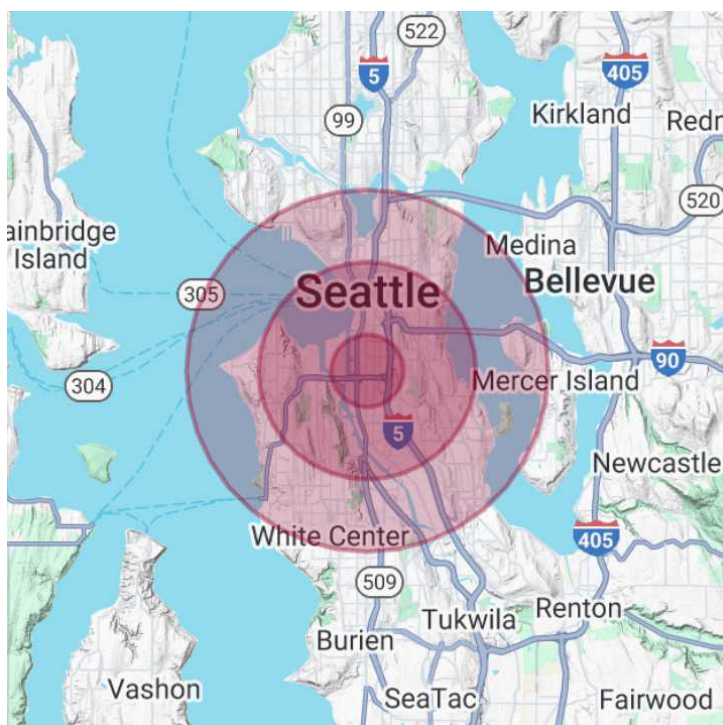
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,299	189,024	431,757
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	41	39	39
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,270	91,051	211,304
# OF PERSONS PER HH	2.6	2.1	2
AVERAGE HH INCOME	\$159,905	\$157,547	\$168,466
AVERAGE HOUSE VALUE	\$957,682	\$1,000,427	\$1,044,490



AREA HIGHLIGHT

Located in the heart of Seattle's dynamic SoDo district, 3300 1st Ave S offers unmatched access and visibility in one of the city's busiest commercial corridors – just minutes from downtown, the Port of Seattle, and major routes like I-5, SR-99, and the West Seattle Bridge.

Surrounded by creative businesses, industrial users, showrooms, and breweries, the property is ideal for companies seeking a flexible, well-connected location. It features strong frontage along 1st Ave S with high traffic counts and excellent signage opportunities.

Perfect for a flagship showroom, distribution hub, or creative workspace, 3300 1st Ave S delivers the access and energy that define SoDo as one of Seattle's top commercial neighborhoods.

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