

6.5% BROKER BONUS

FOR LEASE

6335 1ST AVE S, SEATTLE, WA  
3,092 - 37,538 SF  
FLEXIBLE CONFIGURATIONS AVAILABLE

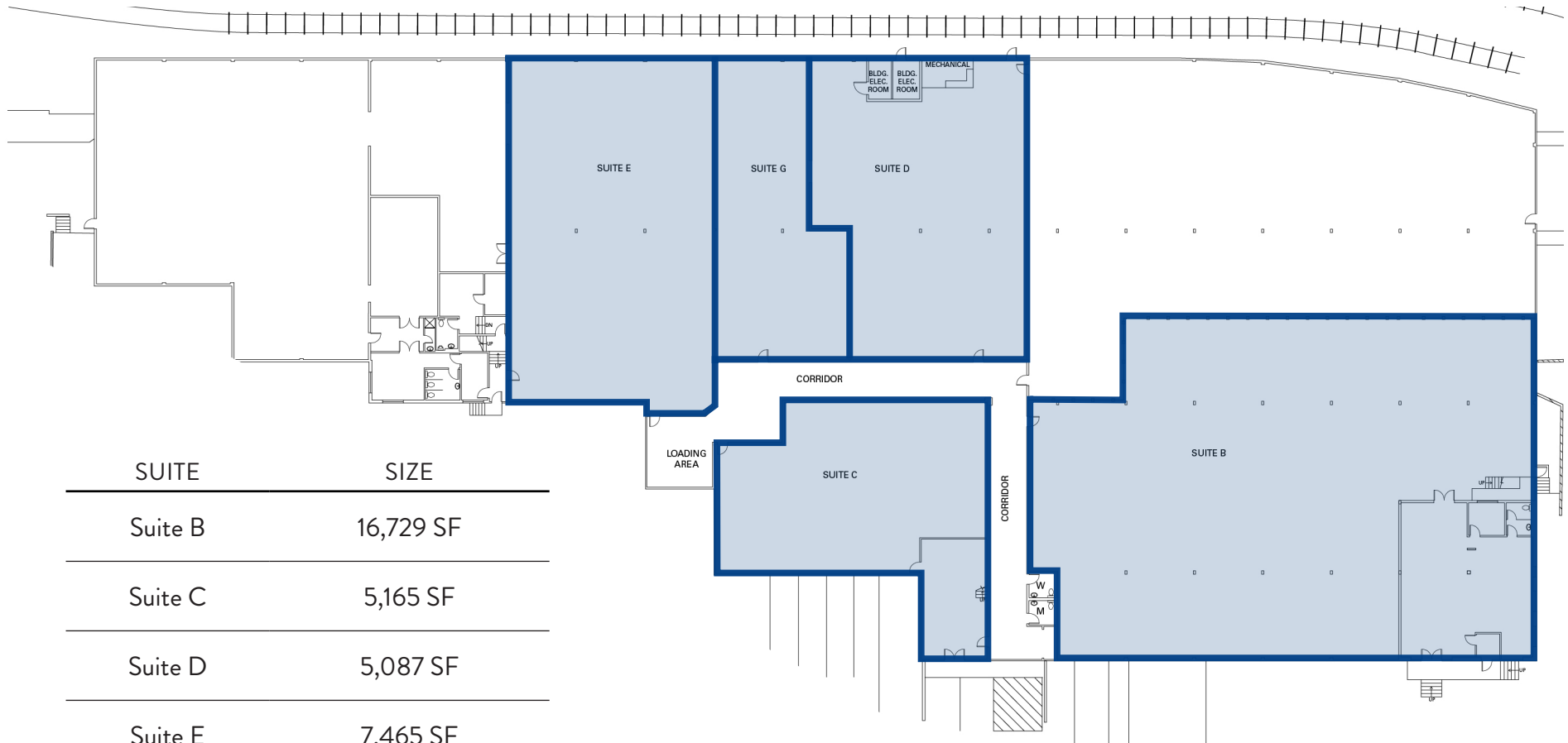


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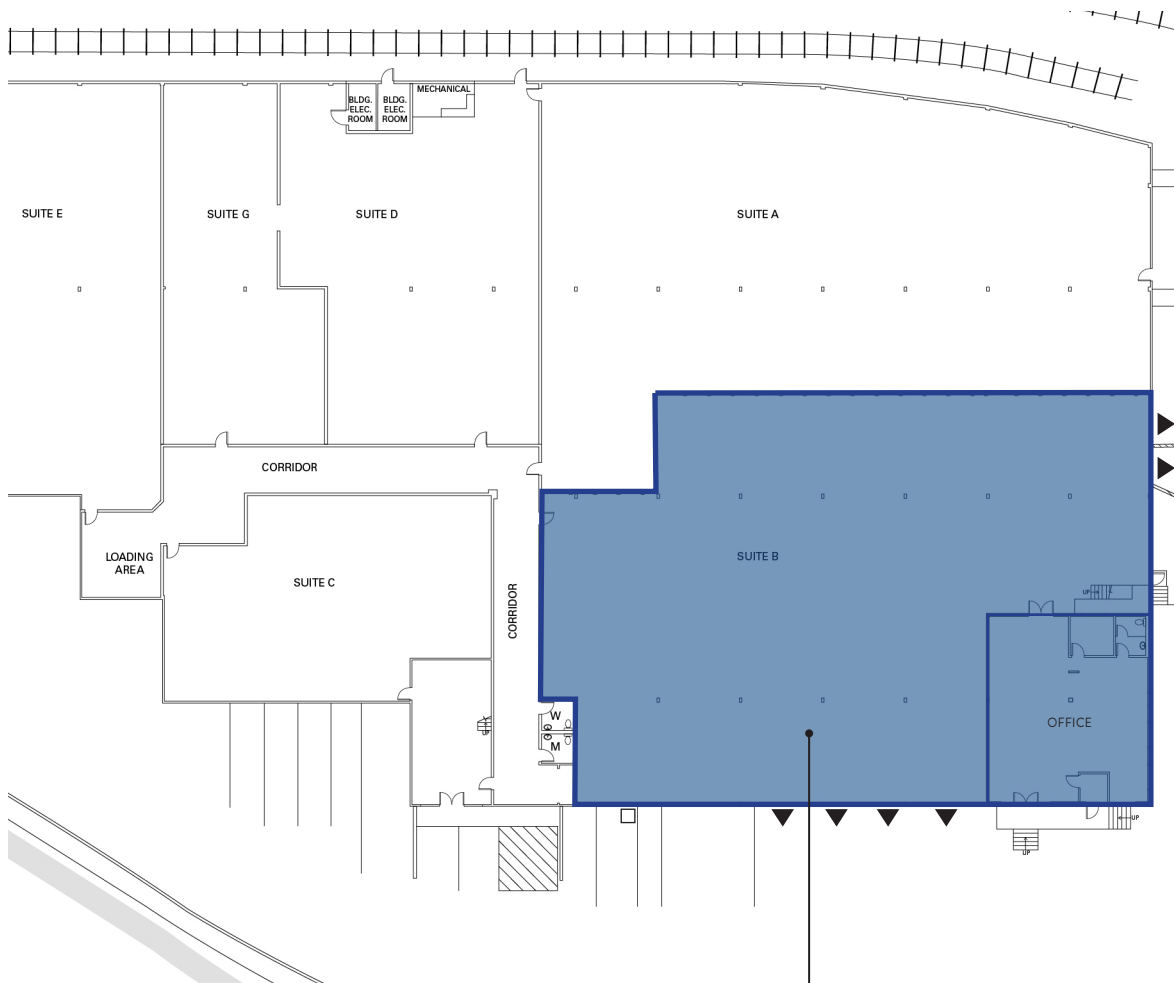
# FOR LEASE | 6335 1ST AVE S, SEATTLE, WA | 3,092 - 37,538 SF



SUITE	SIZE
Suite B	16,729 SF
Suite C	5,165 SF
Suite D	5,087 SF
Suite E	7,465 SF
Suite G	3,092 SF

**Flexible Configurations Available**

# FLOOR PLAN SUITE B



▲ DOCK HIGH  
 □ GRADE LEVEL

Suite B  
 16,729 SF

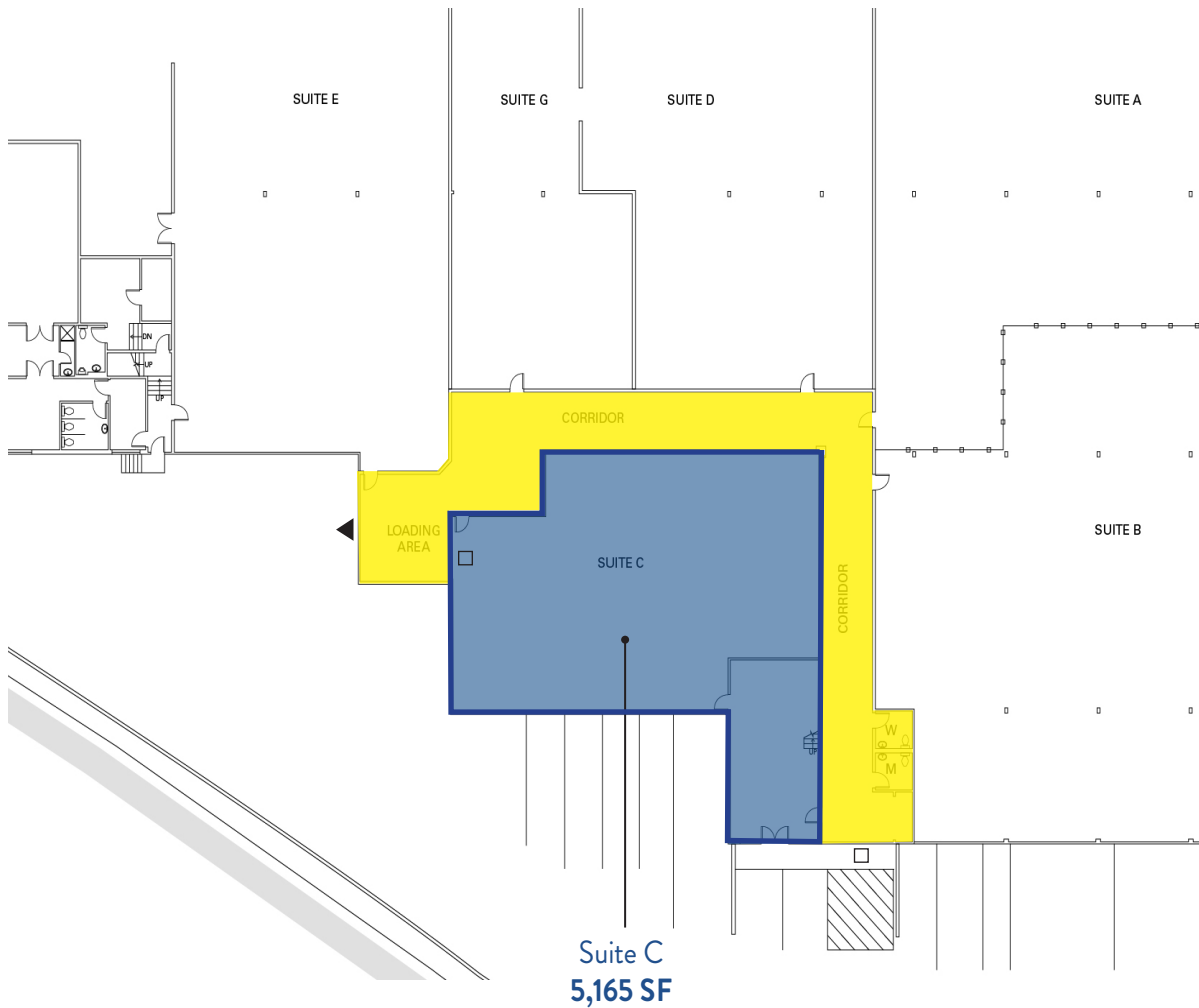
ADDRESS	6335 1st Ave S
CITY	Seattle
TOTAL SF	16,729 SF
LOADING	6 Dock High, 1 Grade Level
CLEAR HEIGHT	20' - 22'
PARKING	On-site

- Strategically located minutes from the Seattle CBD and Port of Seattle
- Tremendous last-mile logistic location
- Functional and flexible building layout with heavy power
- Easy access to I-5, Highway 99 and I-90



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# FLOOR PLAN SUITE C



- ▲ DOCK HIGH
- GRADE LEVEL

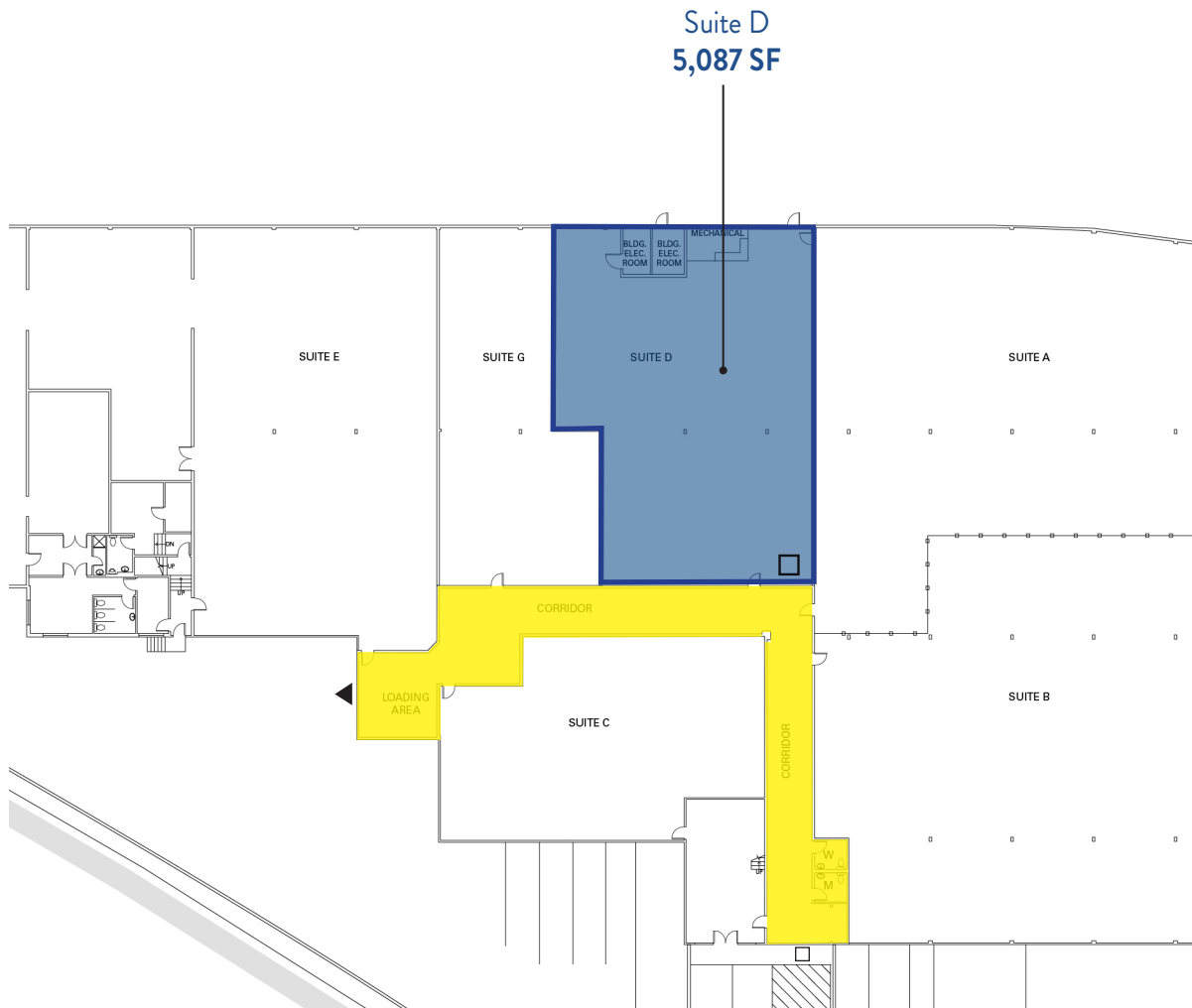
ADDRESS	6335 1st Ave S
CITY	Seattle
TOTAL SF	5,165 SF
LOADING	Dock and grade loading access via shared loading corridor
CLEAR HEIGHT	20' - 22'
PARKING	On-site

- Strategically located minutes from the Seattle CBD and Port of Seattle
- Tremendous last-mile logistic location
- Functional and flexible building layout with heavy power
- Easy access to I-5, Highway 99 and I-90



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# FLOOR PLAN SUITE D



▲ DOCK HIGH  
 □ GRADE LEVEL

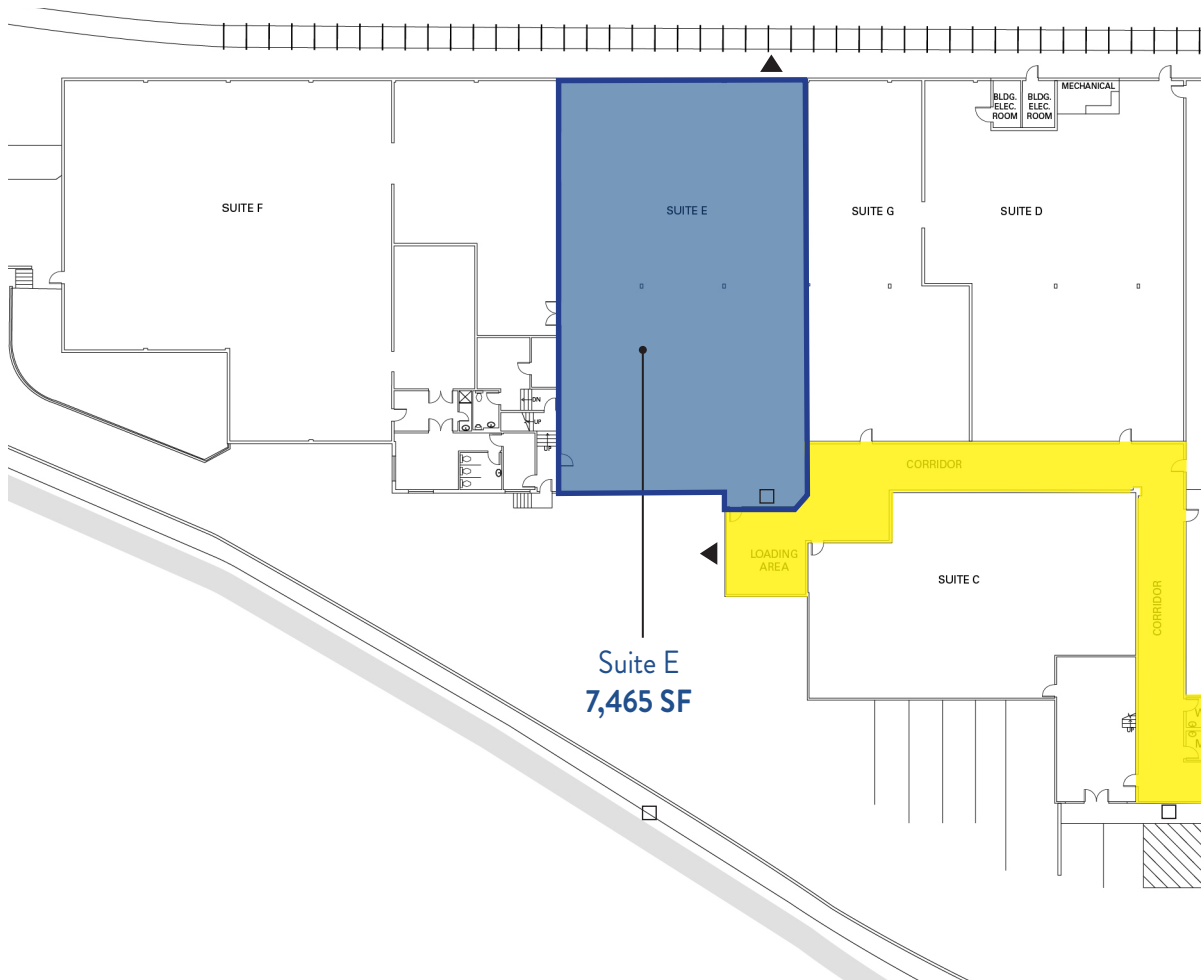
ADDRESS	6335 1st Ave S
CITY	Seattle
TOTAL SF	5,087 SF
LOADING	Dock and grade loading access via shared loading corridor
CLEAR HEIGHT	20' - 22'
PARKING	On-site

- Strategically located minutes from the Seattle CBD and Port of Seattle
- Tremendous last-mile logistic location
- Functional and flexible building layout with heavy power
- Easy access to I-5, Highway 99 and I-90



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# FLOOR PLAN SUITE E



▲ DOCK HIGH  
 □ GRADE LEVEL

ADDRESS 6335 1st Ave S

CITY Seattle

TOTAL SF 7,465 SF

LOADING 1 dock high, grade loading access via shared loading corridor

CLEAR HEIGHT 20' - 22'

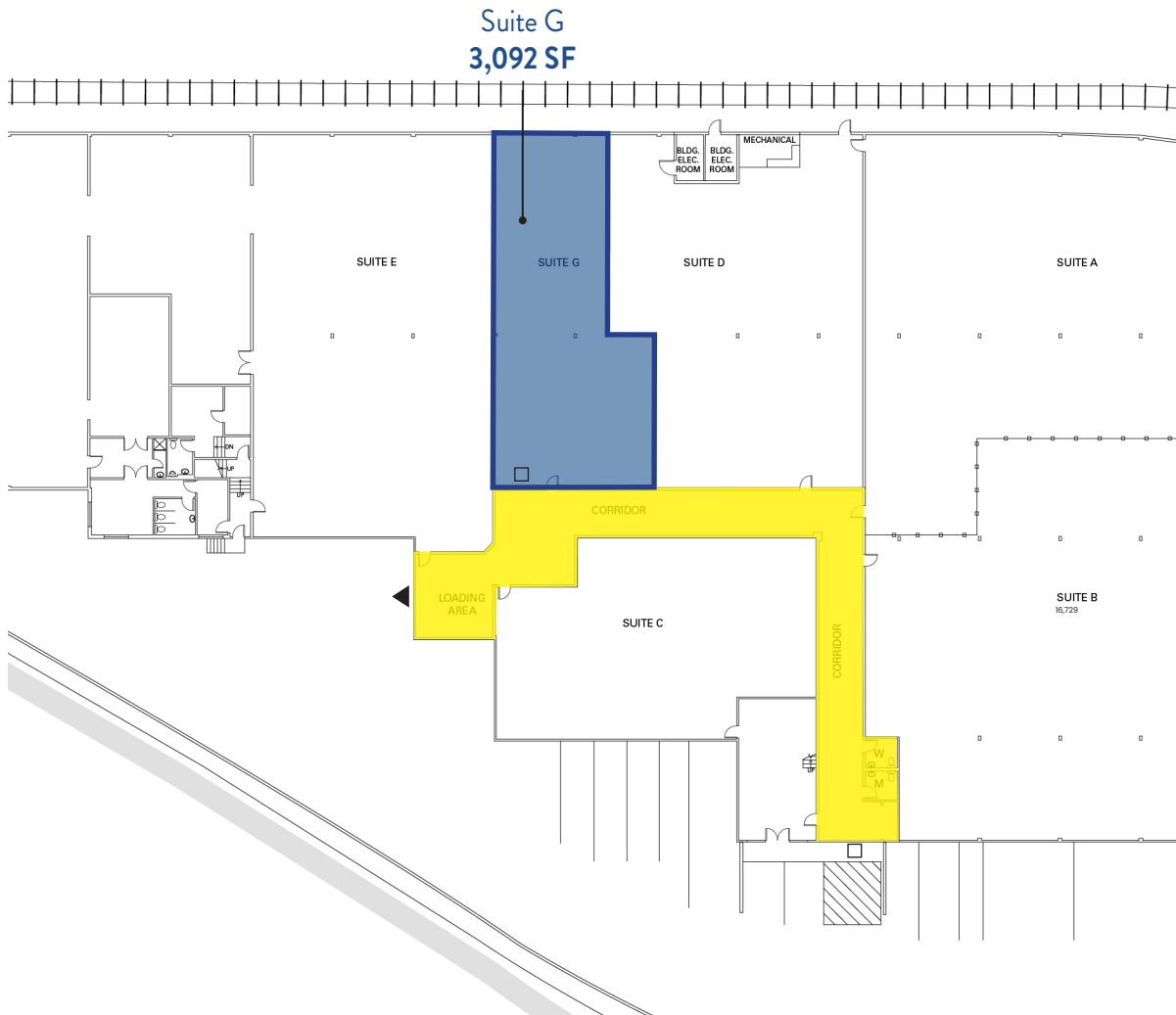
PARKING On-site

- Strategically located minutes from the Seattle CBD and Port of Seattle
- Tremendous last-mile logistic location
- Functional and flexible building layout with heavy power
- Easy access to I-5, Highway 99 and I-90



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# FLOOR PLAN SUITE G



- ▲ DOCK HIGH
- GRADE LEVEL

ADDRESS	6335 1st Ave S
CITY	Seattle
TOTAL SF	3,092 SF
LOADING	Dock and grade loading access via shared loading corridor
CLEAR HEIGHT	20' - 22'
PARKING	On-site

- Strategically located minutes from the Seattle CBD and Port of Seattle
- Tremendous last-mile logistic location
- Functional and flexible building layout with heavy power
- Easy access to I-5, Highway 99 and I-90



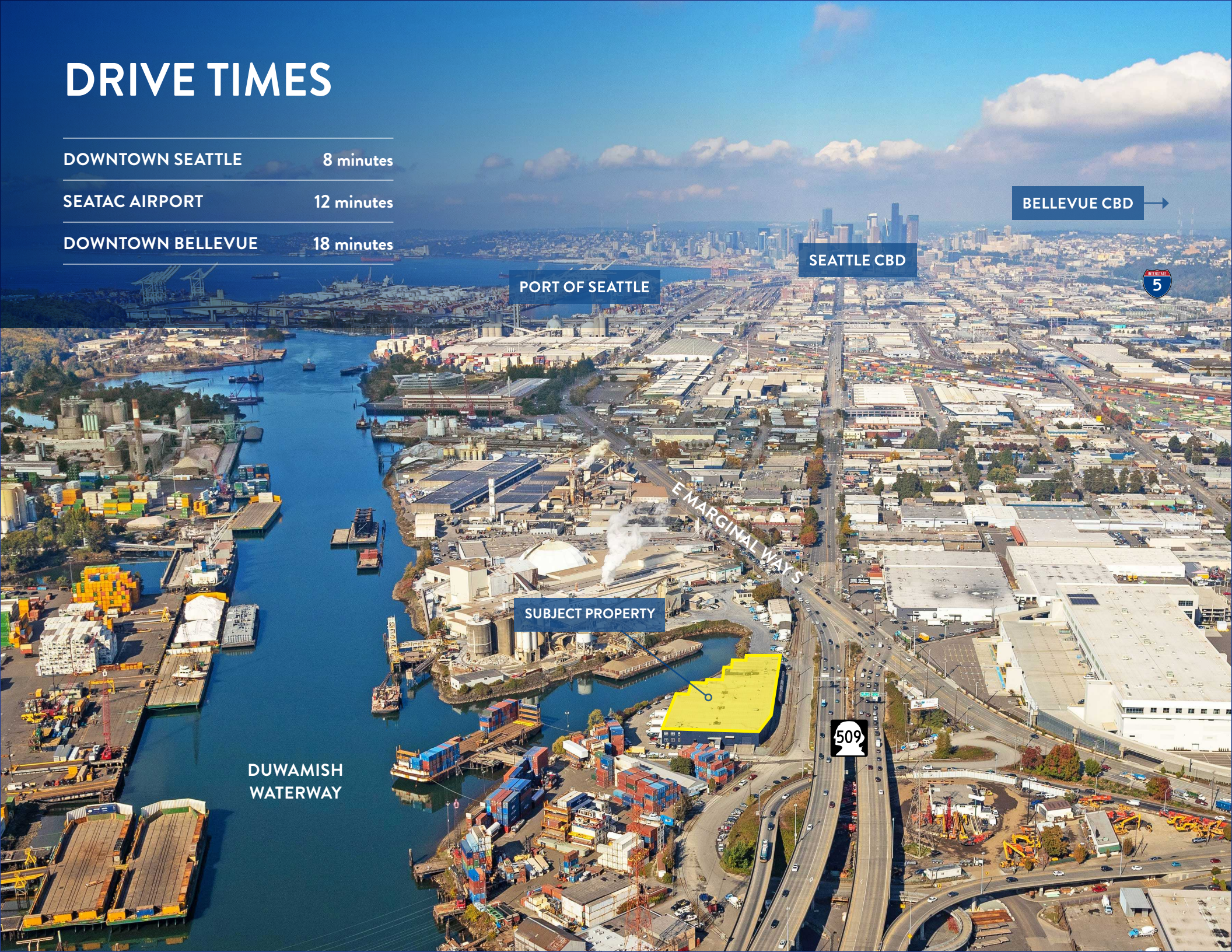
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# DRIVE TIMES

DOWNTOWN SEATTLE 8 minutes

SEATAC AIRPORT 12 minutes

DOWNTOWN BELLEVUE 18 minutes



PORT OF SEATTLE

SEATTLE CBD

BELLEVUE CBD →



E MARGINAL WAYS

SUBJECT PROPERTY

DUWAMISH  
WATERWAY

