



COMMODORE WORKS

2600 COMMODORE WAY, SEATTLE, WA 98199



AVAILABLE NOW | INDUSTRIAL PROPERTY FOR LEASE

| SUITE | AVAILABLE | LOADING | DETAILS |
|---|------------------|------------------------------------|---|
| 100 | 1,870 SF | None | Dead Storage Warehouse |
| 101 | 2,201 SF | None | Office Space |
| 101 | 2,201 SF | 1 Oversized GL 20' Clear Height | Industrial Space 500 SF Office, built to suite offices |
| 107 | 12,877 SF | 1 Dock Well 1 Grade Door | Warehouse & Office Space |
| 106 & 107 | 25,579 SF | 2 Dock Wells 1 Grade Door | Warehouse & Office Space Possible to add Grade Doors |
| 200 | 4,528 - 5,366 SF | None | Office Space |
| Suite 100, 101 & 200 can be combined for 8,599 - 9,437 SF | | | |

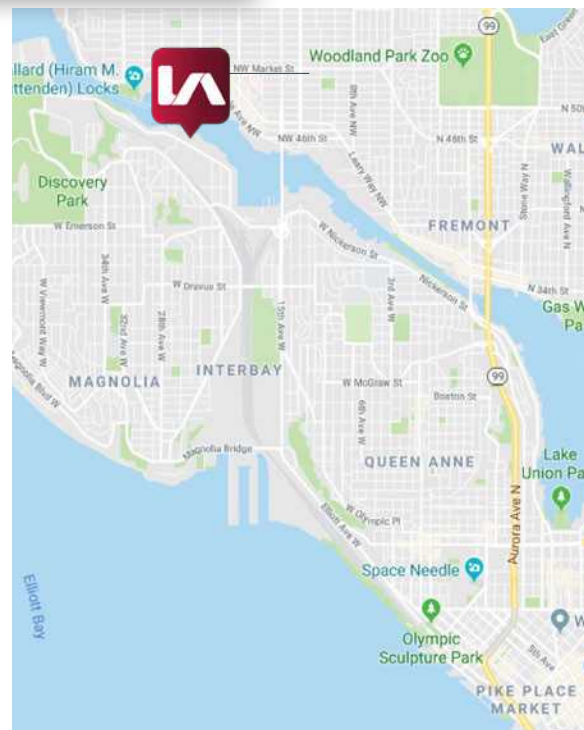
PROPERTY DETAILS

- » **Clear Height:** ± 16'
- » **Power:** 480V 3P available, up to 600 amps per suite
- » **Lease Rate:** \$1.75 PSF Shell / \$2.00 PSF Office + NNN

COMMENTS

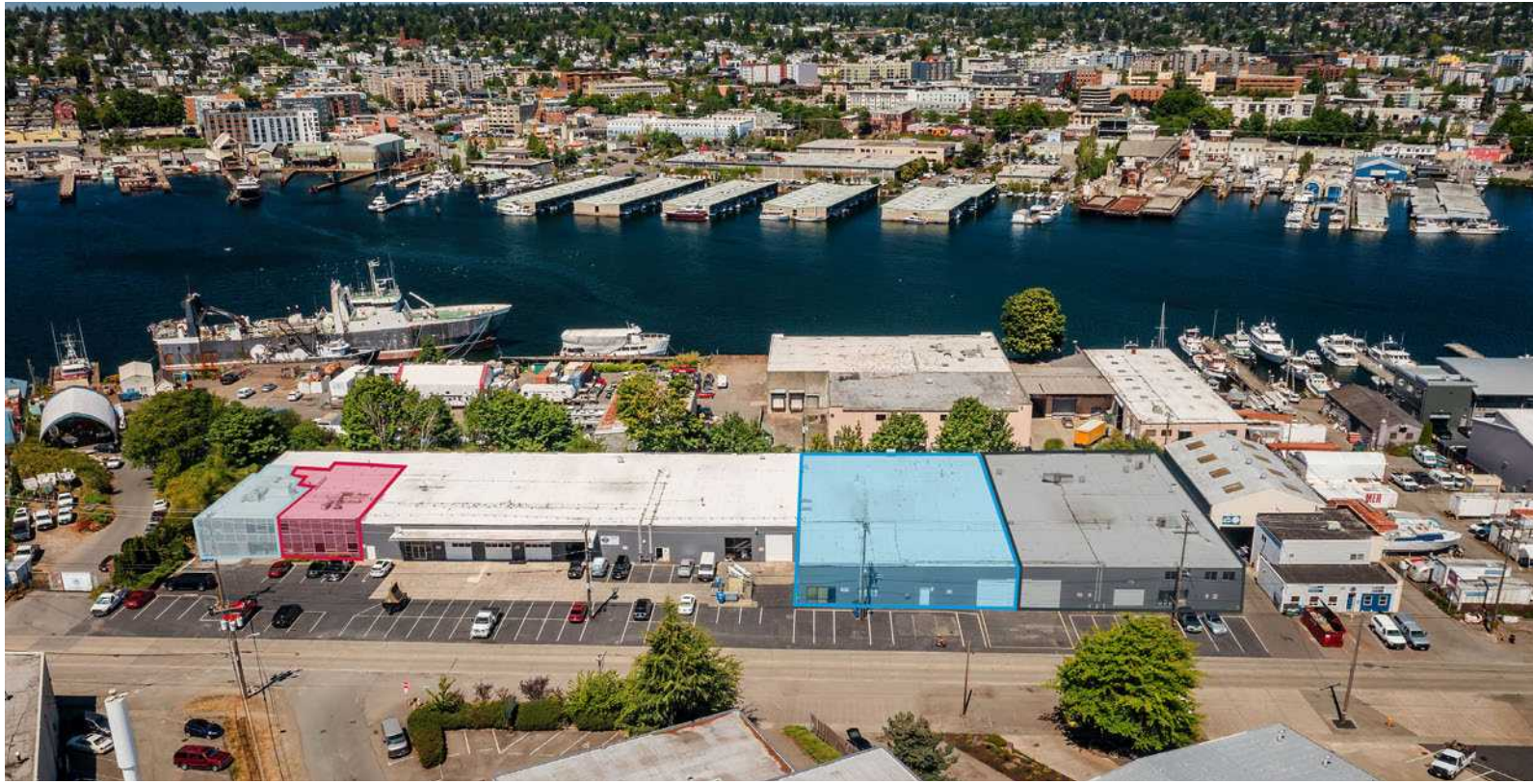
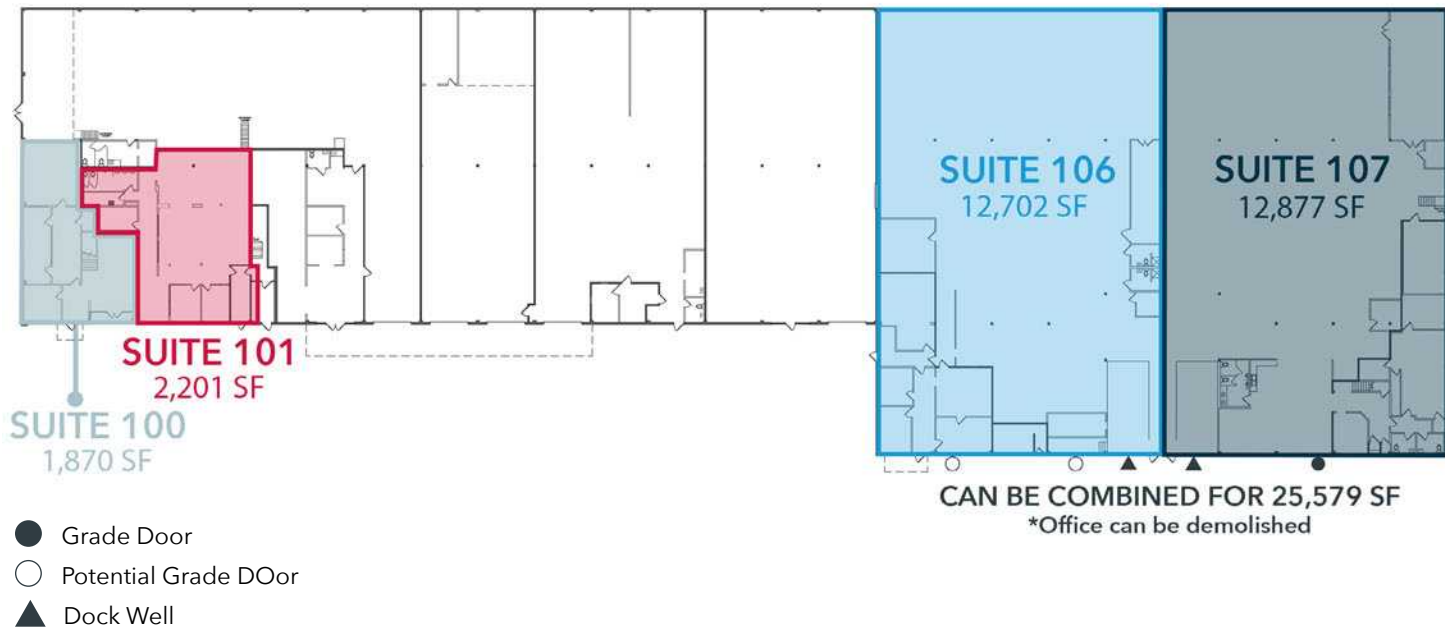
Multiple functional industrial spaces available with heavy power, sprinklers, and dock high loading. One small office space (2,201 SF) and two warehouse spaces available, which can be combined for 25,579 SF.

Situated with frontage on Commodore Way in the Interbay neighborhood with quick access to 15th Ave, Ballard/Fremont, Queen Anne and downtown Seattle and immediate access to Fisherman's terminal and Magnolia.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR ONE



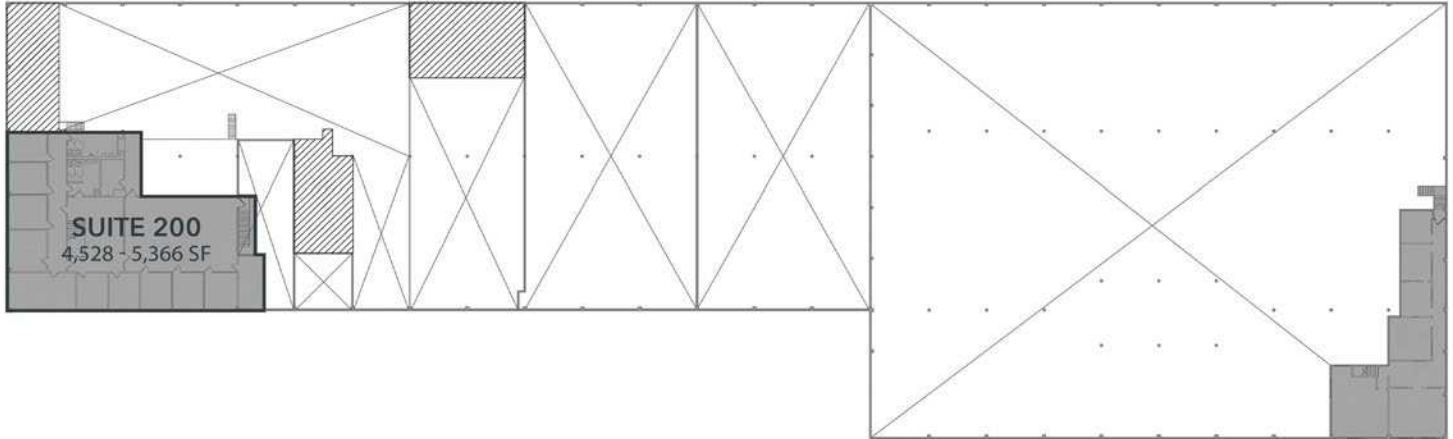
John Brussa
jbrussa@lee-associates.com
D 206.773.2675

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
D 206.773.2691

Zane Shiras, CCIM, SIOR
zshiras@lee-associates.com
D 206.773.2676

Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
D 206.773.2682

FLOOR TWO



John Brussa
jbrussa@lee-associates.com
D 206.773.2675

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
D 206.773.2691

Zane Shiras, CCIM, SIOR
zshiras@lee-associates.com
D 206.773.2676

Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
D 206.773.2682



John Brussa
jbrussa@lee-associates.com
D 206.773.2675

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
D 206.773.2691

Zane Shiras, CCIM, SIOR
zshiras@lee-associates.com
D 206.773.2676

Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
D 206.773.2682