

# GEORGETOWN YARDS

±35,000 RSF  
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

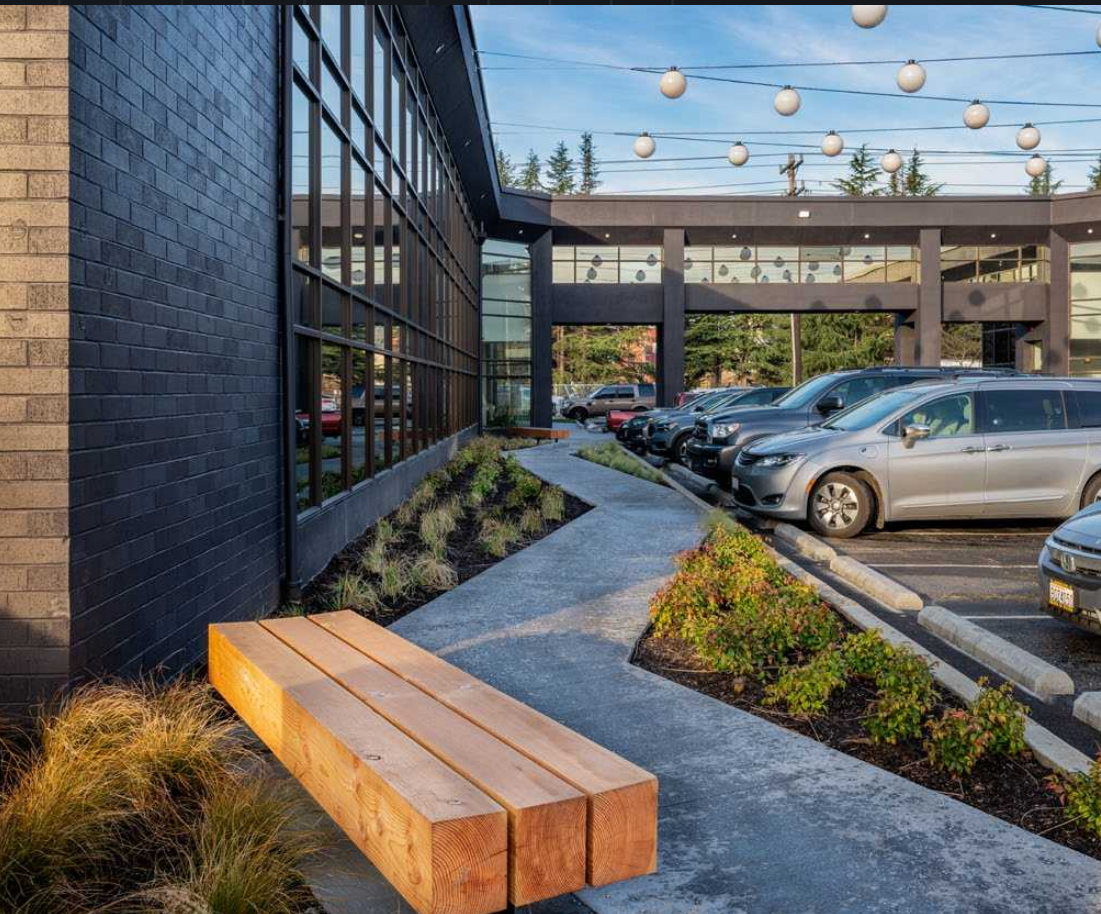


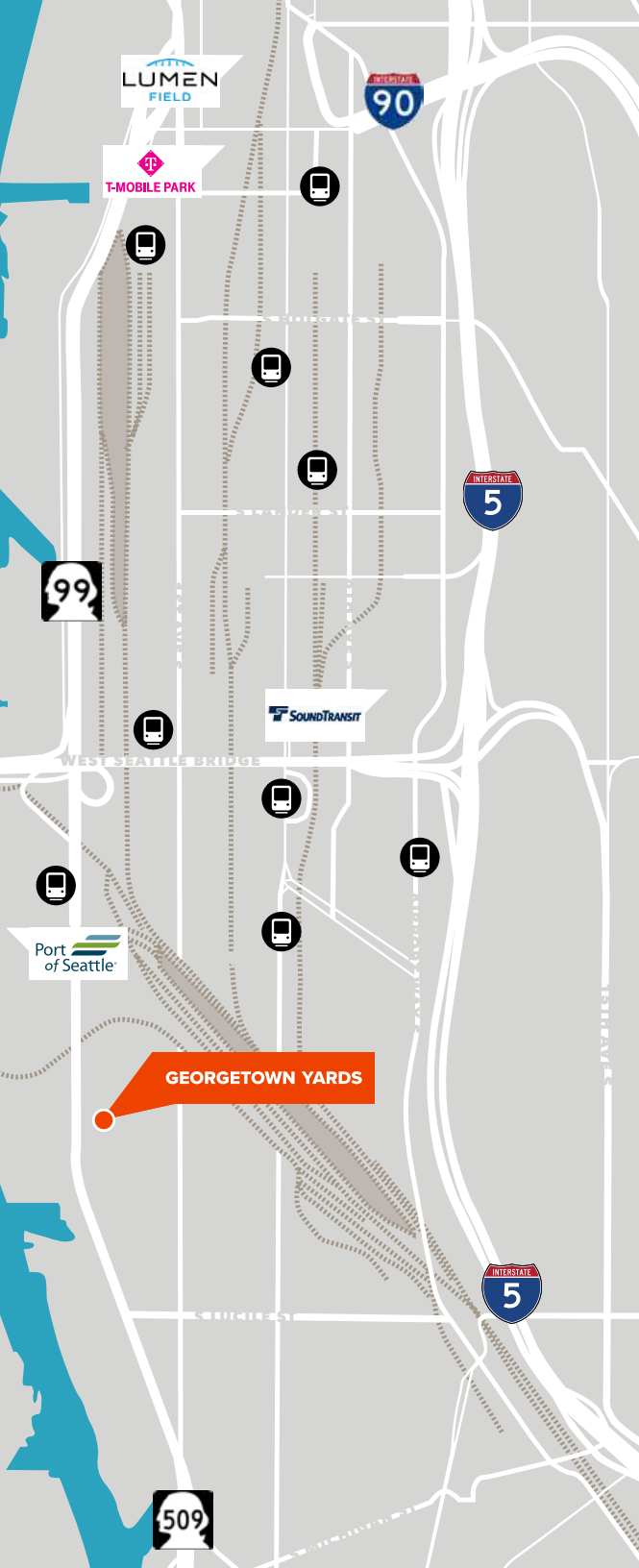
Close proximity to highways, Port of Seattle & SeaTac International Airport



# GEORGETOWN YARDS

# TAKE A BREATH IN WELL-MAINTAINED GREEN SPACES





# ACCESS

**5 MIN**  
to Downtown Seattle

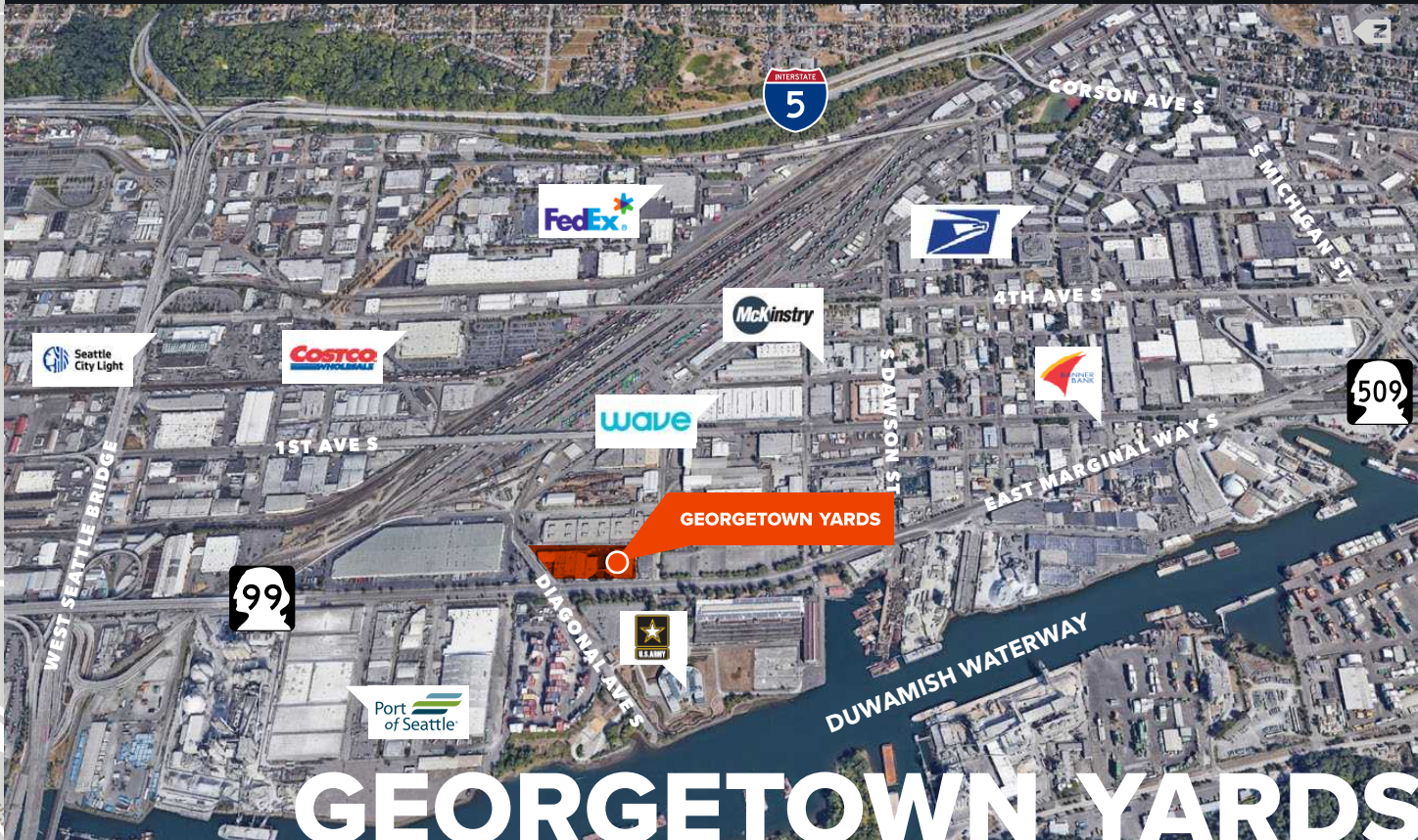
**5 MIN**  
to West Seattle

**8 MIN**  
to Lumen & Safeco Fields

**12 MIN**  
to SeaTac Airport

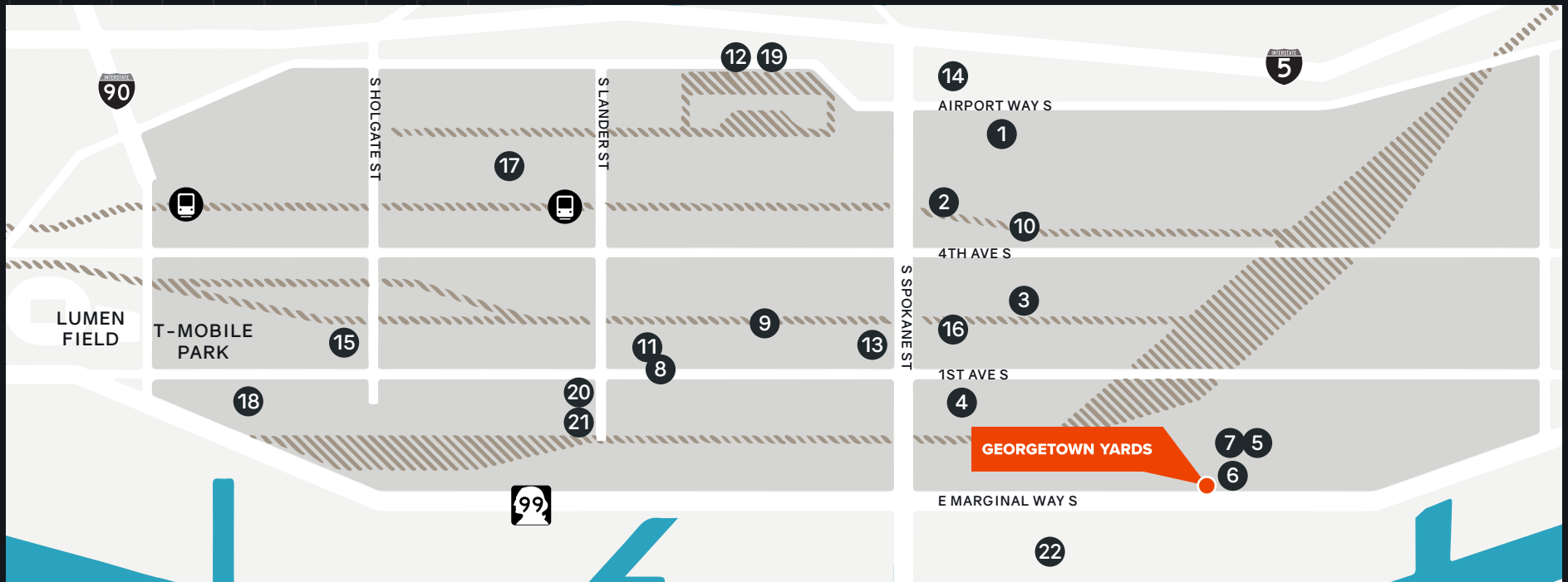
**20 MIN**  
to Bellevue

**30 MIN**  
to Tacoma



# GEORGETOWN YARDS

# DISCOVER SODO



## FOOD + DRINK

- 1 Romio's Pizza & Pasta
- 2 Banzai Sushi
- 3 Burger Madness
- 4 Nine Pies Pizzeria
- 5 Two Beers Brewing Co

- 6 Seattle Wine Tours
- 7 Fulcrum Coffee Roasters
- 8 Ghostfish Brewing
- 9 Westland Distillery
- 10 Starbucks

- 11 Asiaginger Teriyaki
- 12 Emerald City Beer Co
- 13 Mio Coffee
- 14 Jack's BBQ

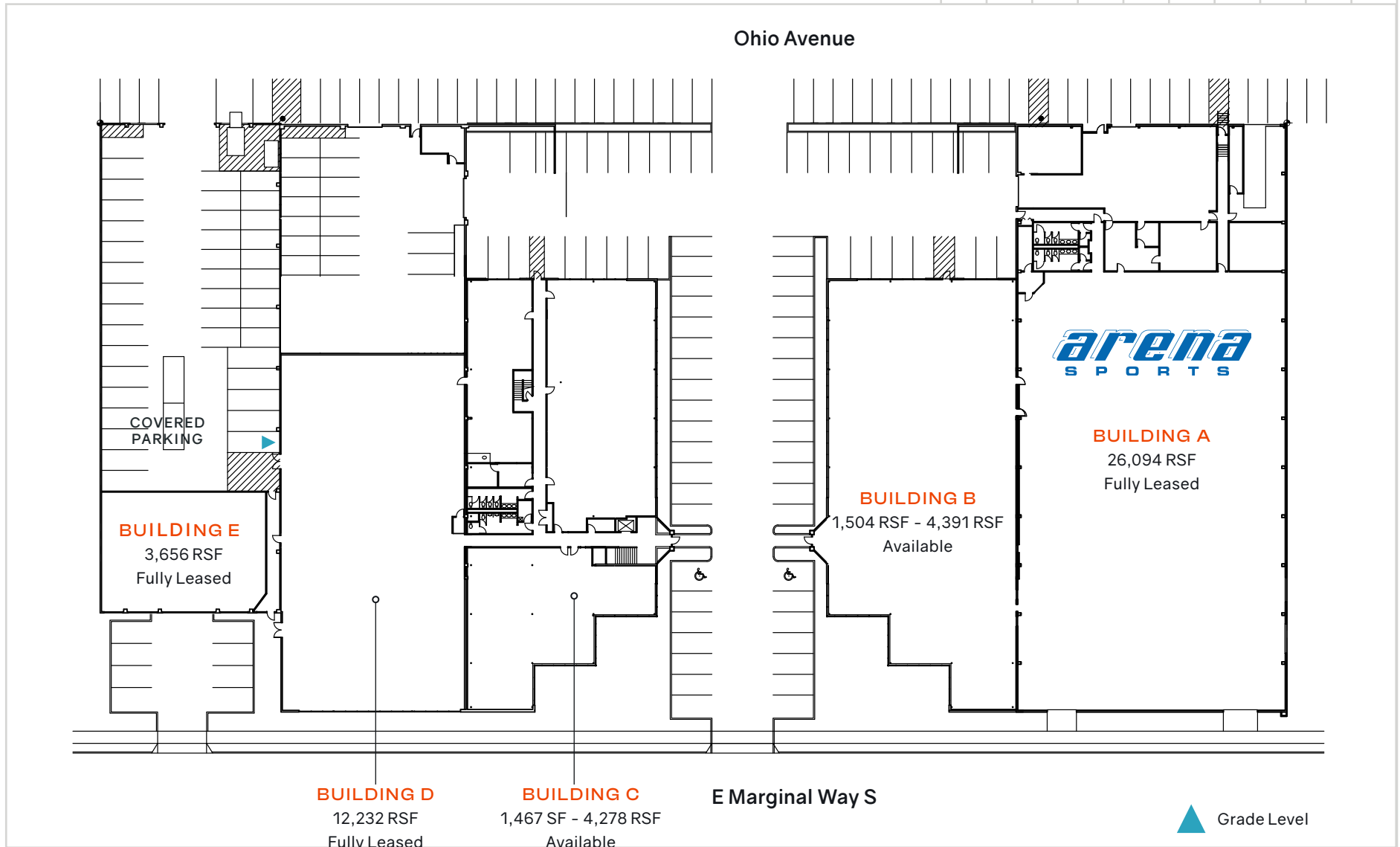
## ENTERTAINMENT

- 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

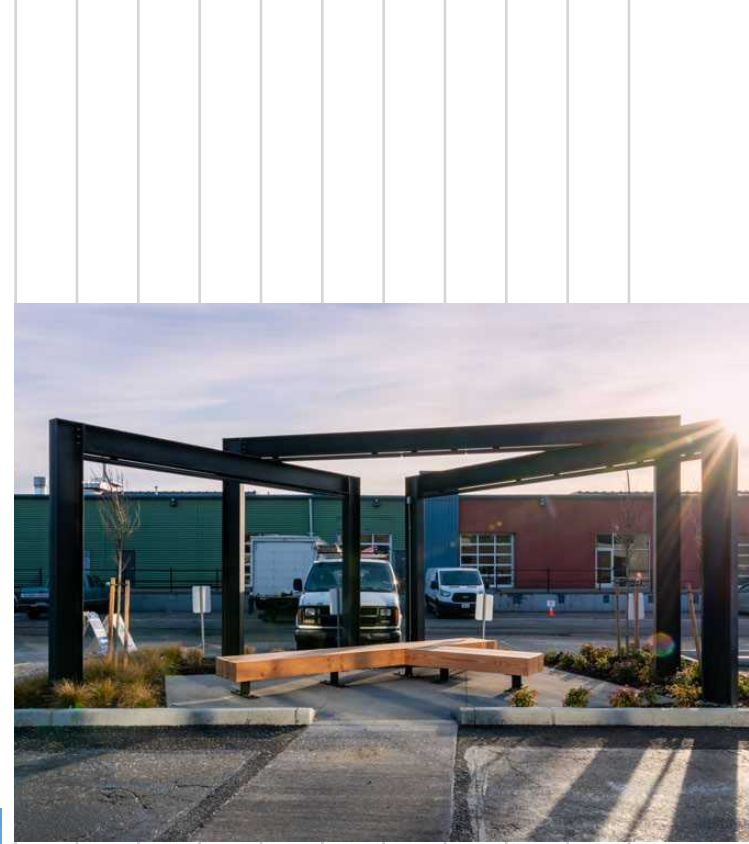
# SITE PLAN



# AVAILABILITIES

## OFFICE SPACE

Building	Suite	Floor	RSF	Available
B	B140	1st	2,653 RSF	Now
B	B150	1st	1,504 RSF	Now
B	B240	2nd	4,931 RSF	Now
C	C110	1st	4,278 RSF	Now
C	C170	1st	1,467 RSF	Now
C	C150	1st	1,412 RSF (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



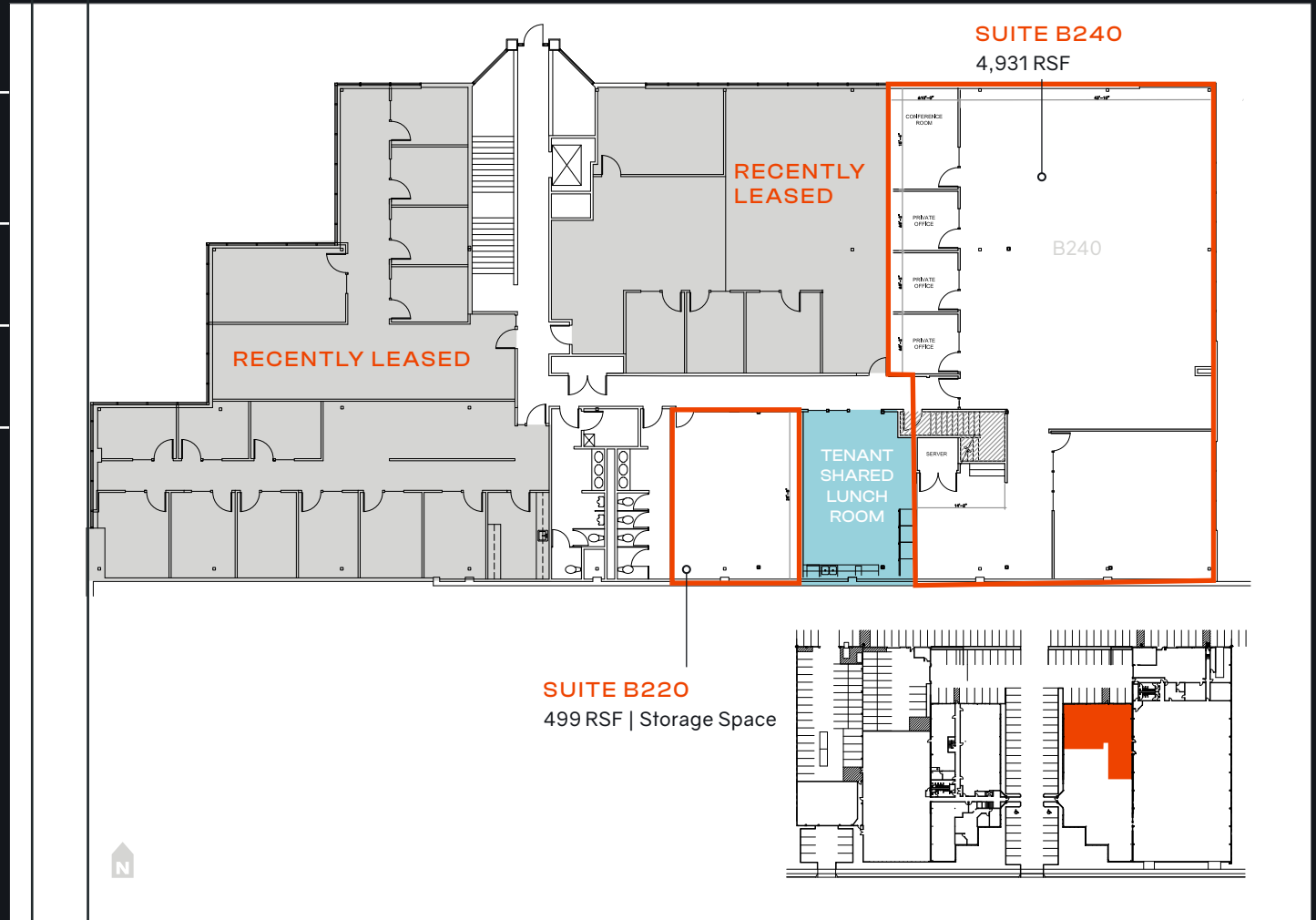
BUILDING B

2nd floor office space

Suite B220 499 RSF  
(storage space)  
available now

Suite B240 4,931 RSF  
available now

Contact brokers  
for pricing



# BUILDING C

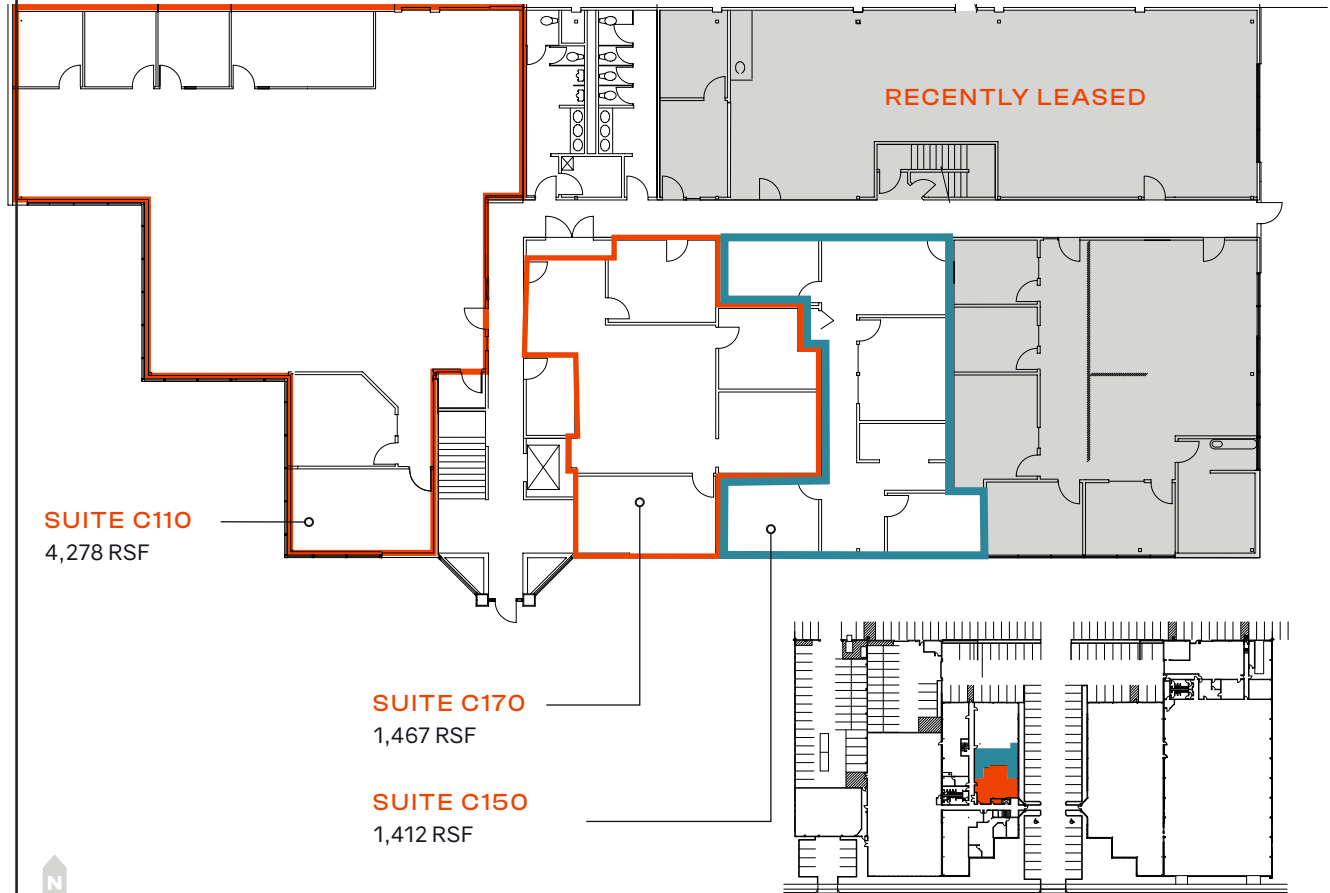
1st floor office space

Suite C110 4,278 RSF  
available now

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

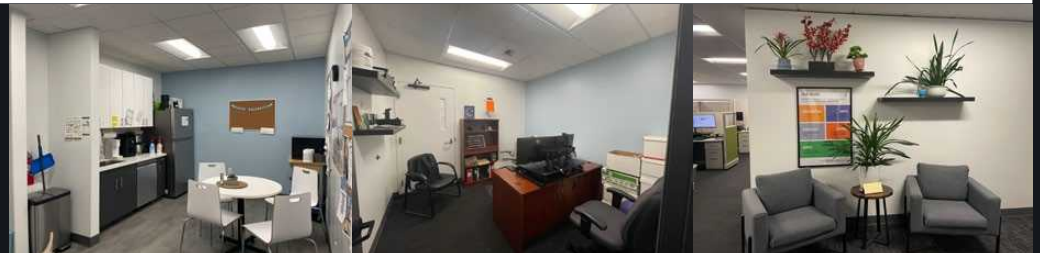
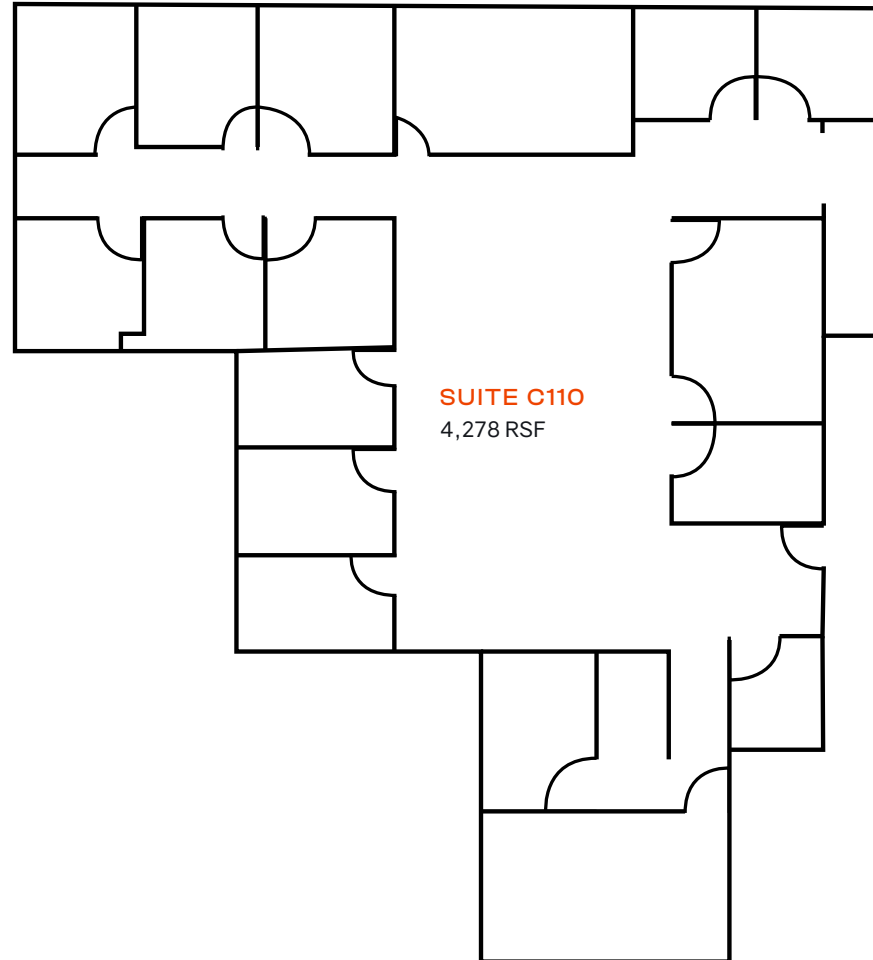
BUILDING C

Suite C110 as-built

4,278 RSF

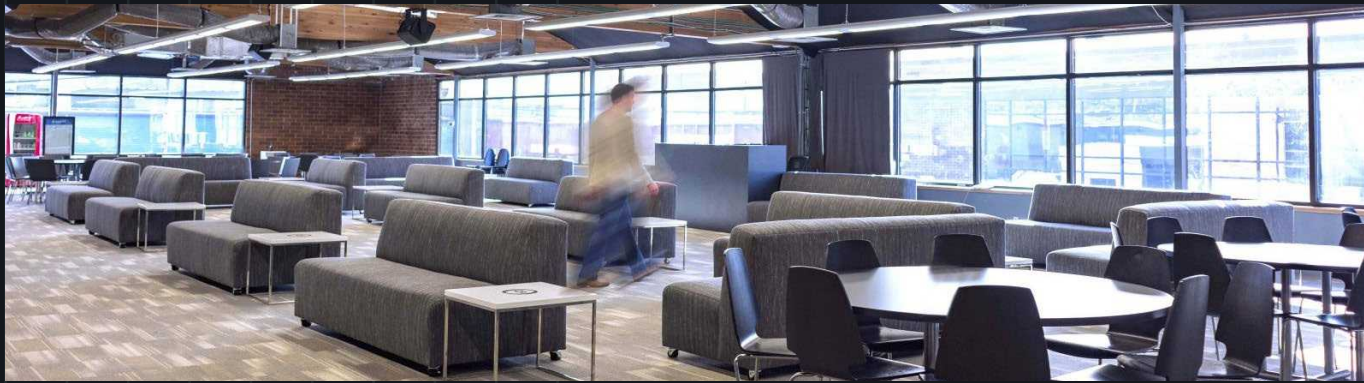
Available now

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

**BRIAN CLAPP**  
206.248.7316  
brian.clapp@kidder.com

**SPENCER CLAPP**  
206.248.7427  
spencer.clapp@kidder.com

**JEFF HUNTINGTON**  
206.296.9619  
jeff.huntington@kidder.com

**JIM KIDDER, SIOR**  
206.248.7328  
jim.kidder@kidder.com

 **Kidder  
Mathews**

[GEORGETOWNYARDS.COM](http://GEORGETOWNYARDS.COM)

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