

FOR SALE OR FOR LEASE

NEW CONSTRUCTION | 132,260 SF AVAILABLE |

READY FOR OCCUPANCY

# 65 HORTON

65 SOUTH HORTON STREET  
SEATTLE, WA 98134



[WWW.65HORTON.COM](http://WWW.65HORTON.COM)

STATE-OF-THE-ART INDUSTRIAL BUILDING

**RYAN** **CBRE**

# 65 HORTON



## PROPERTY FEATURES



### PARKING

82 secured parking stalls



### ELEVATORS

Twin freight elevator access  
12,000-lb. capacity



### LIVE LOAD

100-175 lb. / SF



### POWER

3,000 amps  
expandable to 4,000



### LOADING

10 dedicated and assigned truck loading docks



### CLEAR HEIGHT

18' to structure

# FACT SHEET

## BUILDING DATA

- § Floor plates divisible to 10,000 SF
- § 10 exclusive docks and secured receiving bay
- § 18' clear height to structure
- § Window heights: 3' - 9'6"
- § 3,000 amp service expandable to 4,000 amps
- § 100 lb/SF office load
- § 175 lb/SF racking load
- § ESFR sprinklers

## ON-SITE AMENITIES

- § Fourth floor terrace
- § 82 secured parking stalls
- § Bike storage
- § Secure, common entry & passenger elevator

## CONSTRUCTION TIMELINE

- § Ready for TI start
- § Ready for occupancy now
- § Spec office underway

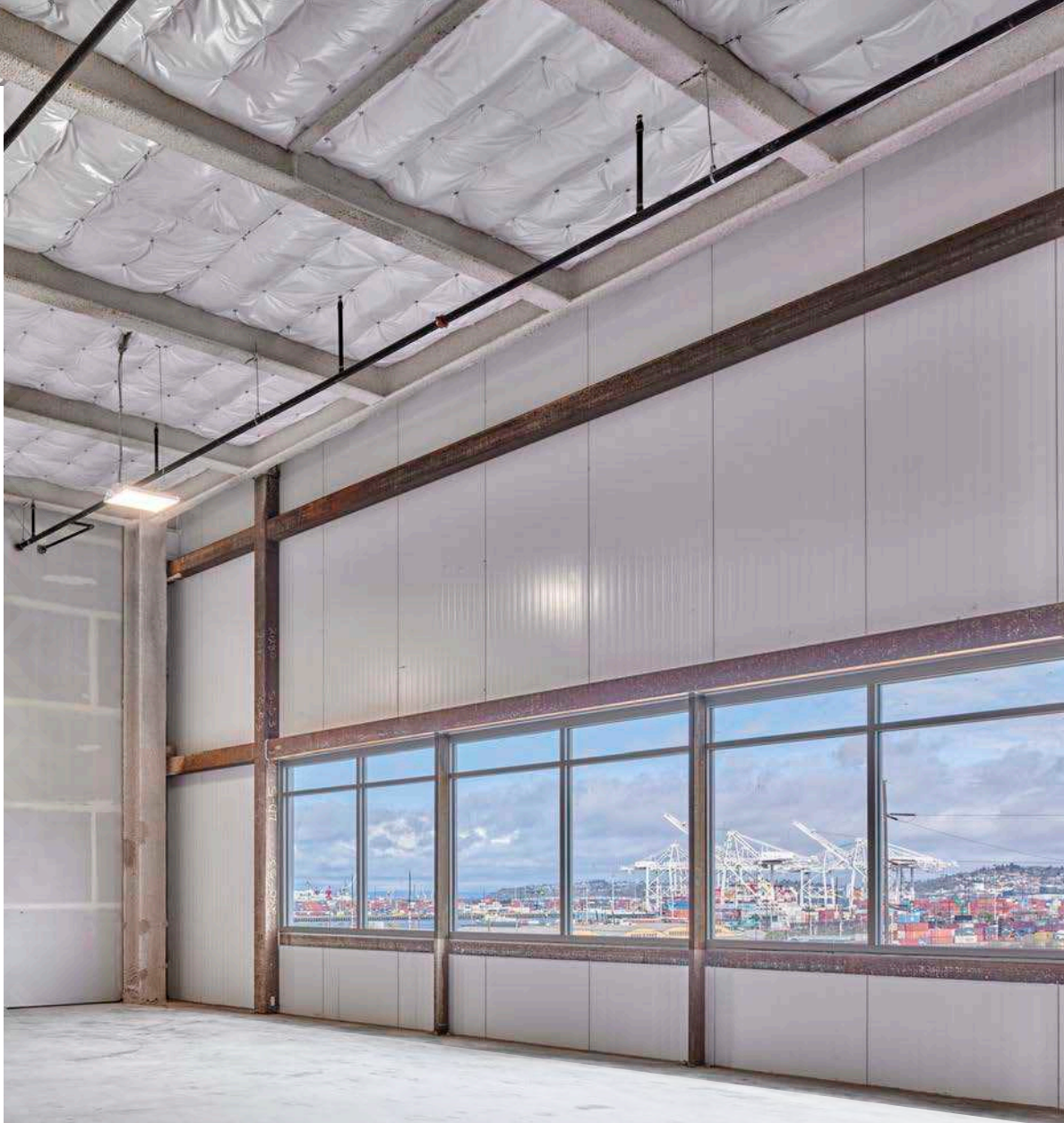
## OWNERSHIP

**RYAN**



## LEASING

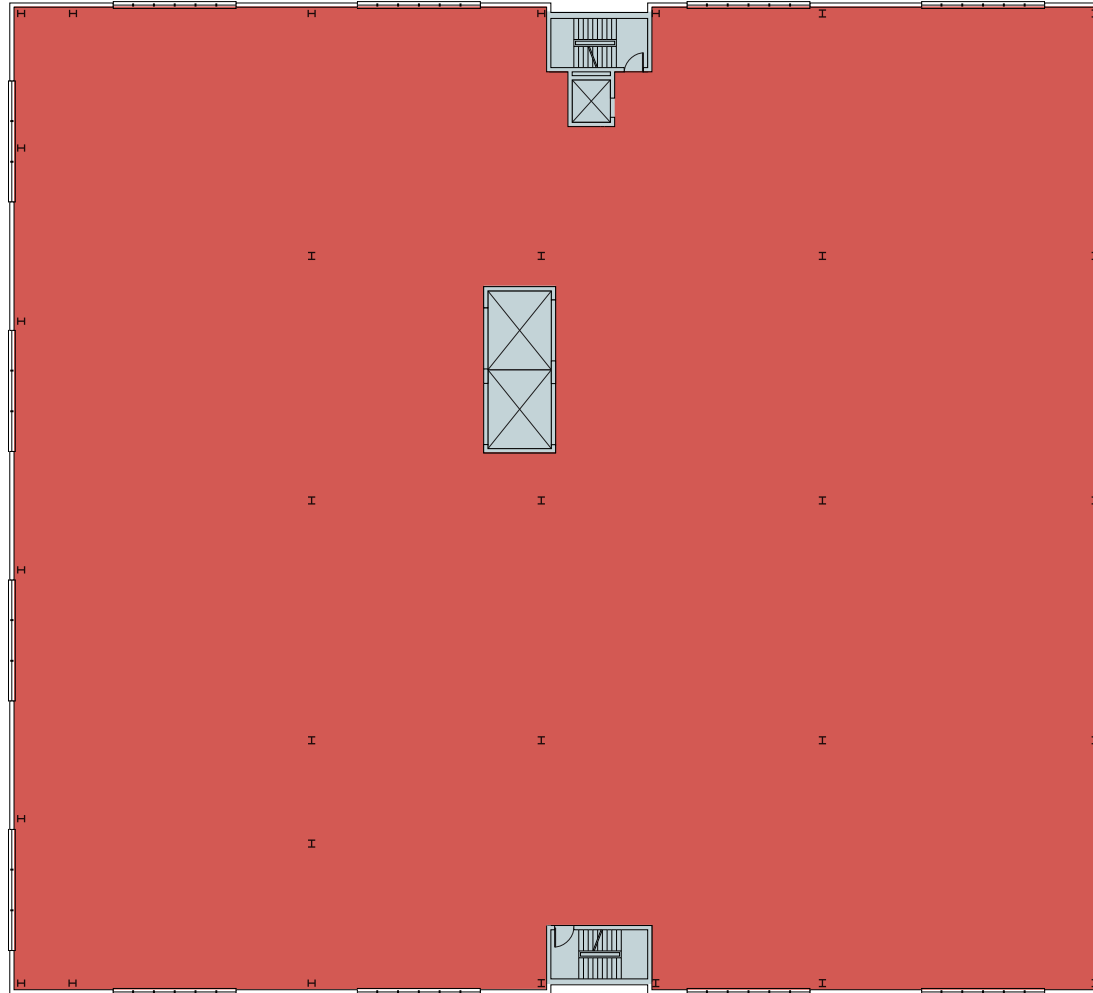
- § Andrew Stark | +1 206 442 2746 | [andrew.stark@cbre.com](mailto:andrew.stark@cbre.com)
- § Zac Snedeker | +1 206 442 2709 | [zac.snedeker@cbre.com](mailto:zac.snedeker@cbre.com)



132,260 SF AVAILABLE  
FOR LEASE OR SALE



FLOORPLANS

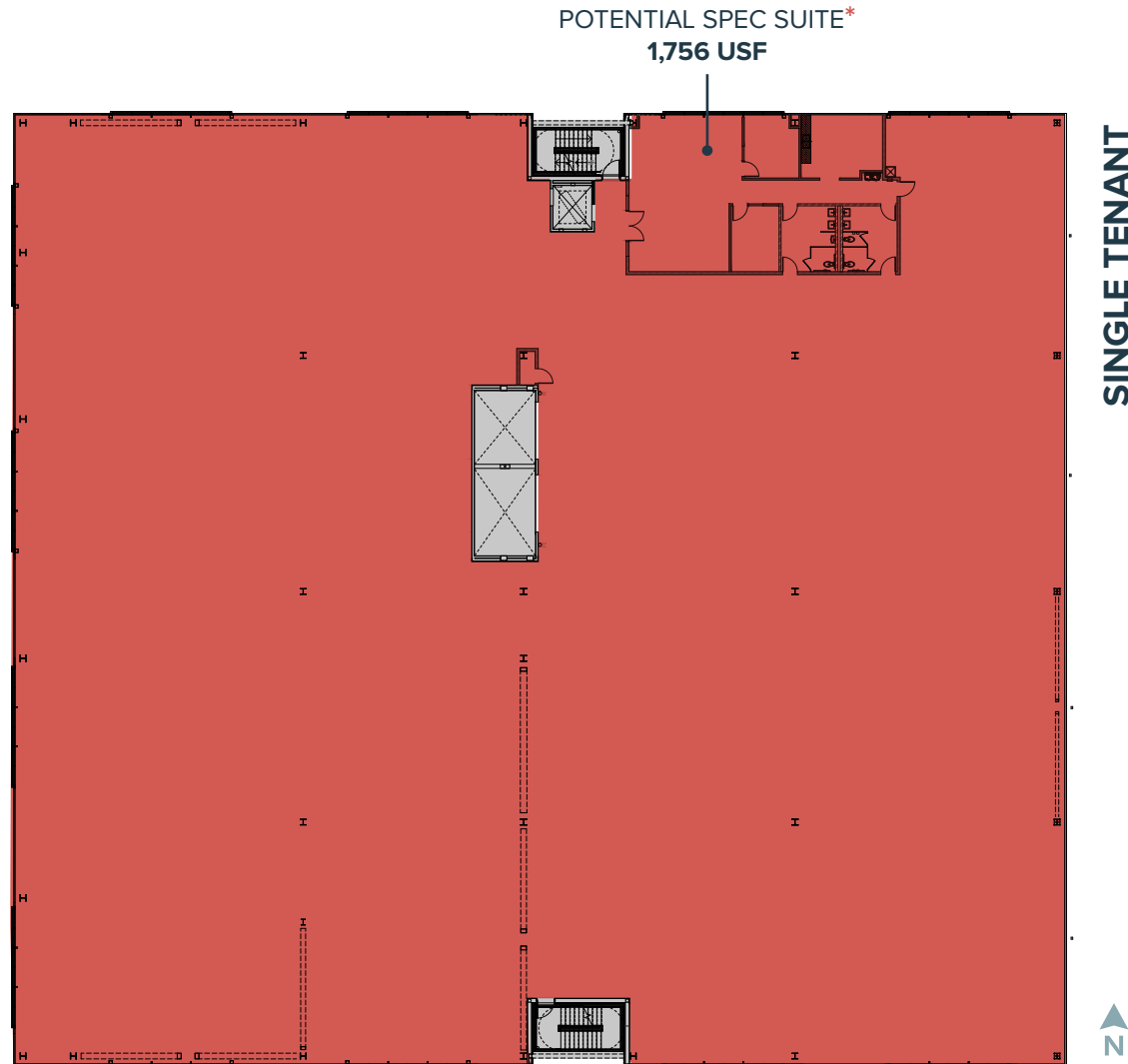


**SINGLE TENANT**



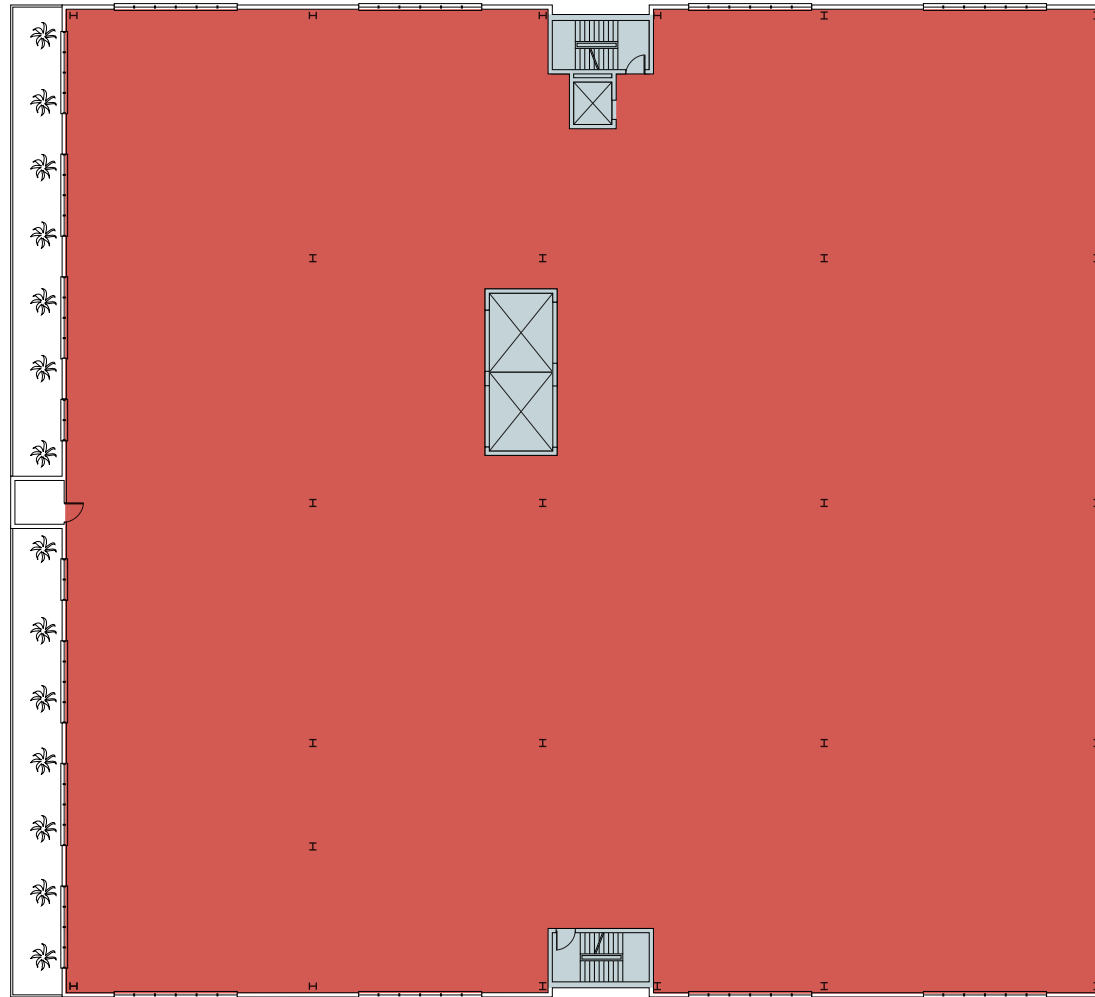
SINGLE OR MULTI-TENANT CONFIGURATIONS POSSIBLE

# FLOORPLANS



\*Permitted Spec Suite, Not Constructed.

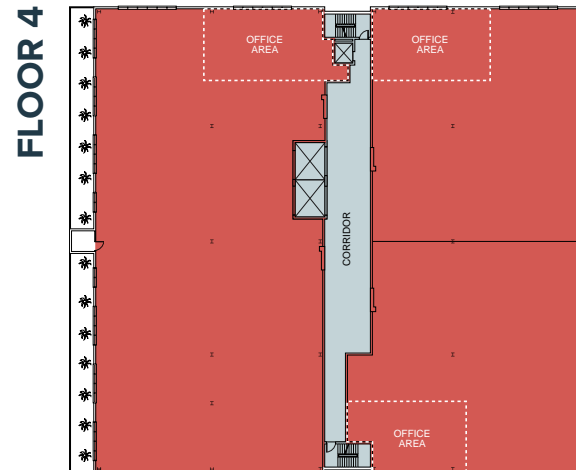
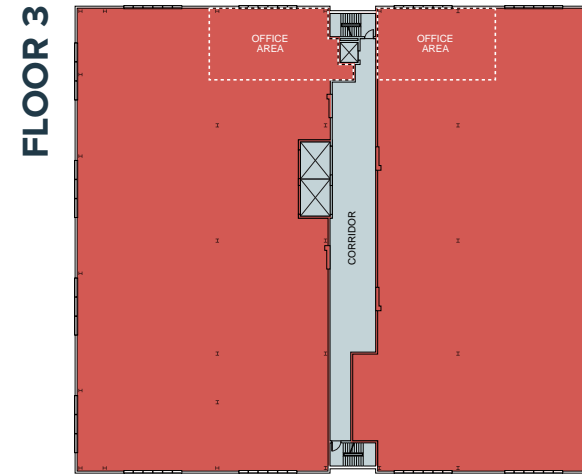
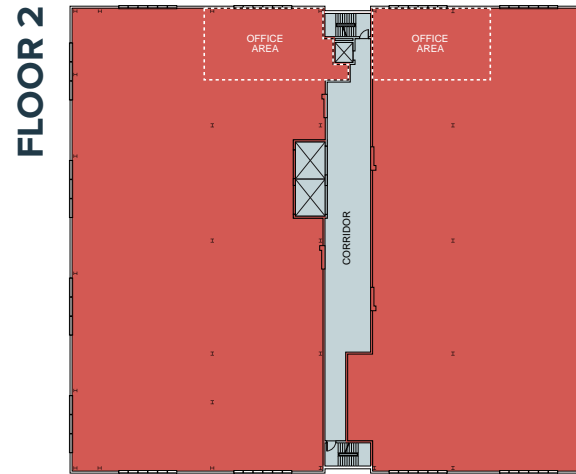
# FLOORPLANS



SINGLE TENANT



# FLOOR PLANS



Click to view  
possible multi-tenant  
configurations

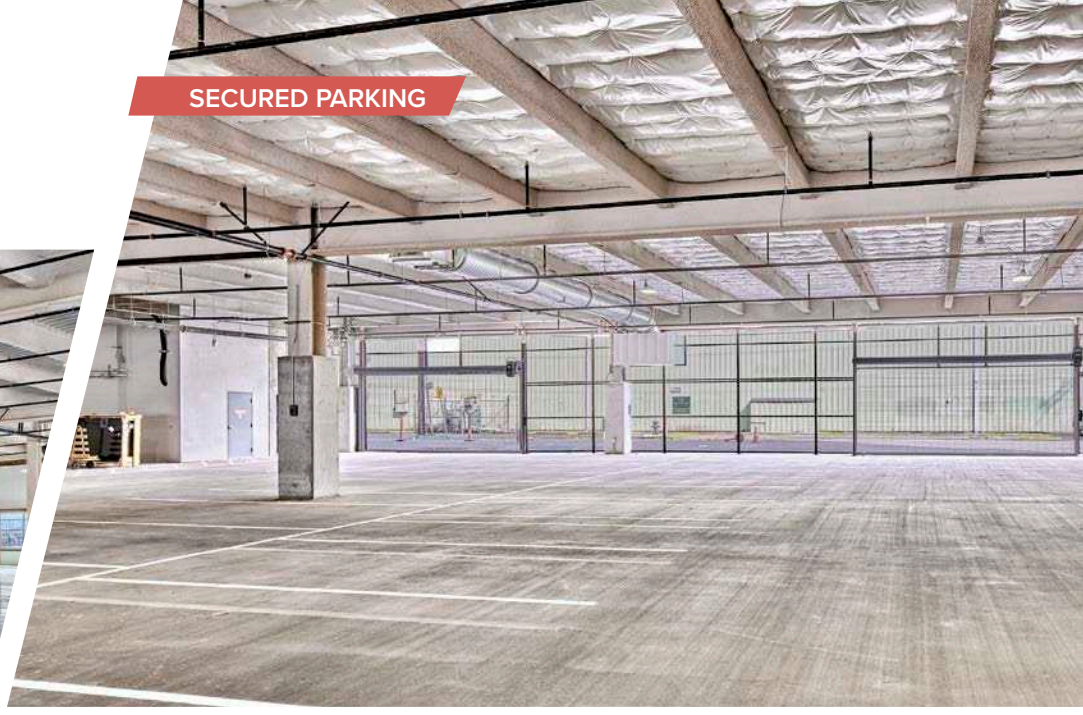


# BUILDING PHOTOS

18' CLEAR TO STRUCTURE



SECURED PARKING



4TH FLOOR ROOFTOP



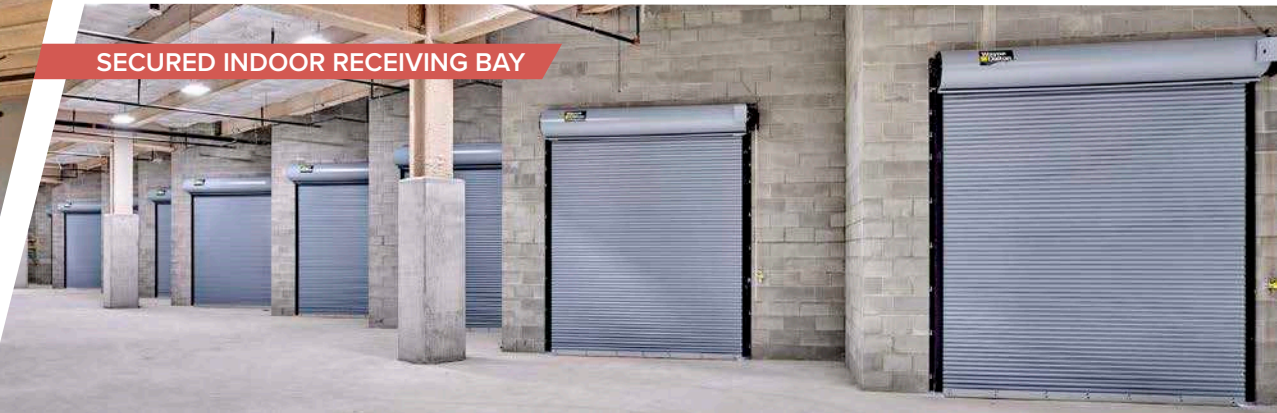
FREIGHT ELEVATOR ACCESS 12,000 LB CAPACITY



DEDICATED TRUCK LOADING

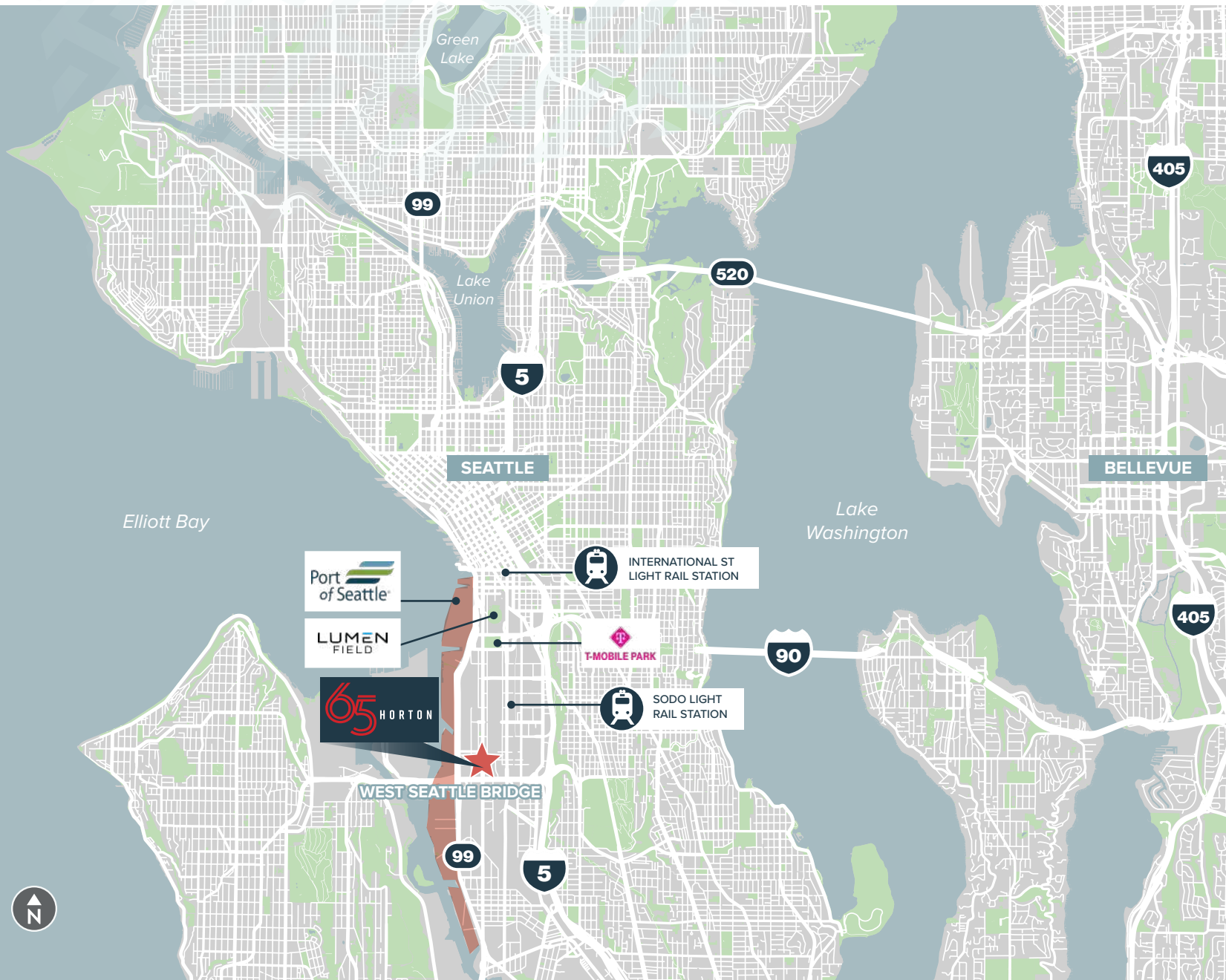


SECURED INDOOR RECEIVING BAY



# THE LOCATION

## DRIVE TIMES



**3.7**  
MILES TO/FROM  
SEATTLE CBD

**11**  
MILES TO/FROM  
BELLEVUE CBD

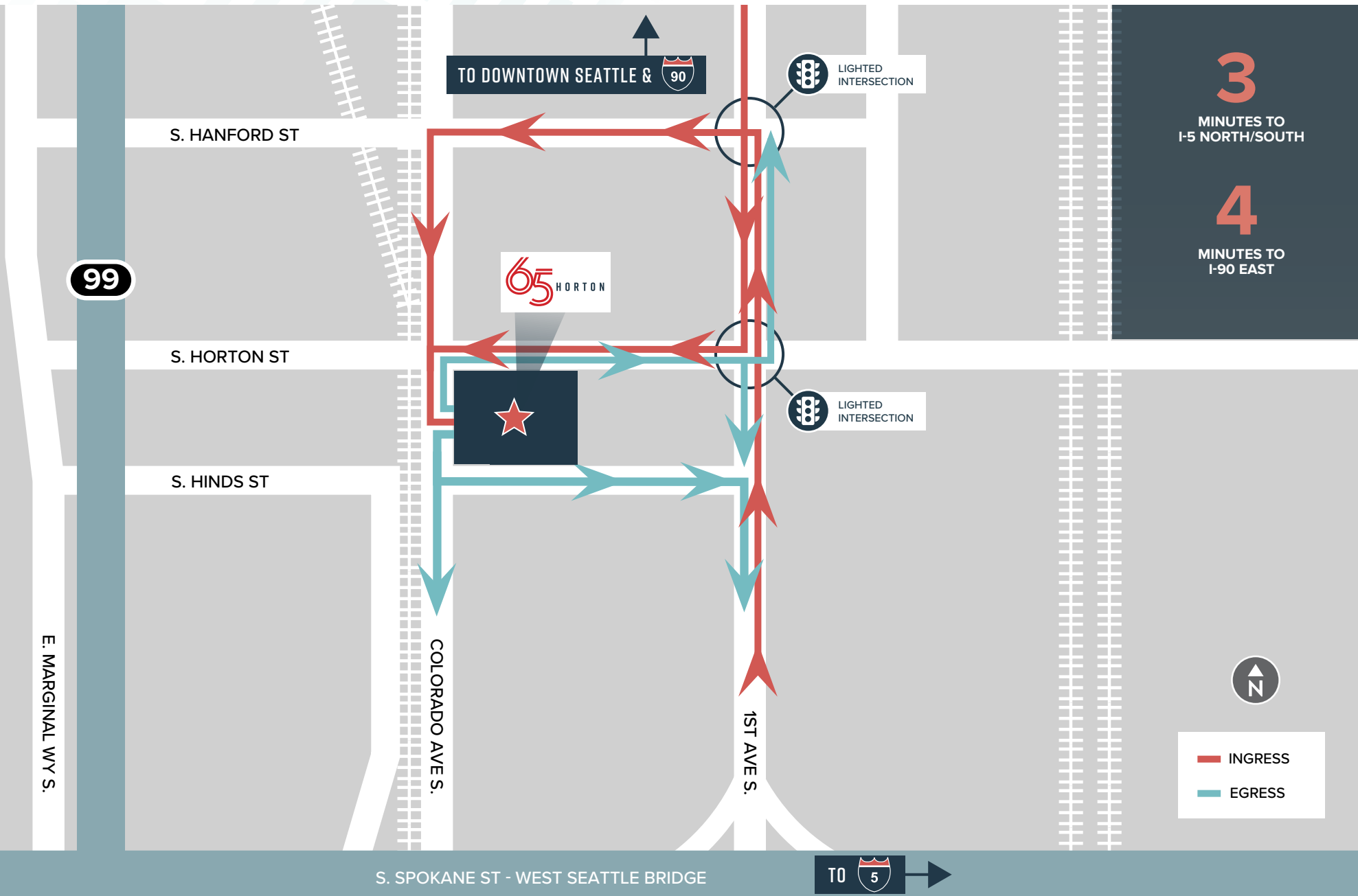
**2.5**  
MILES TO/FROM  
PORT OF SEATTLE

**11**  
MILES TO/FROM  
SEATAC AIRPORT

**31**  
MILES TO/FROM  
PORT OF TACOMA



# INGRESS / EGRESS ROUTES



# NEIGHBORHOOD AMENITIES

- |                    |                             |
|--------------------|-----------------------------|
| 1. FaveKitchens    | 16. Sodo Poke & More        |
| 2. Big Smoke BBQ   | 17. Starbucks Reserve       |
| 3. Hooverville Bar | 18. Seattle's Best Teriyaki |
| 4. EFESTE-Sodo     | 19. Dona Queen Donut        |
| 5. Paseo           | 20. Subway                  |
| 6. Blazing Bagels  | 21. Denny's                 |
| 7. Krispy Kreme    | 22. Cafe Con Leche          |
| 8. Jack in the Box | 23. By's                    |
| 9. Jimmy John's    | 24. Franz                   |
| 10. Macrina Bakery | 25. Monkey Loft             |
| 11. Starbucks      | 26. Ghostfish Brewery       |
| 12. Taco Bell      | 27. Republic of Cider       |
| 13. Derby          | 28. Pick-Quick Drive In     |
| 14. Pecos Pit BBQ  | 29. Orient Express          |
| 15. McDonald's     | 30. Seapine Brewery         |



SOUND TRANSIT  
LIGHT RAIL STATION



# 65 HORTON

## ANDREW STARK

Executive Vice President  
+1 206 442 2746  
andrew.stark@cbre.com

## ZAC SNEDEKER

Senior Vice President  
+1 206 442 2709  
zac.snedeker@cbre.com

## CBRE, INC.

1420 5th Avenue  
Suite 3800  
Seattle, WA 98101

[WWW.65HORTON.COM](http://WWW.65HORTON.COM)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 3.26.26 CH

**RYAN**

**CBRE**