



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

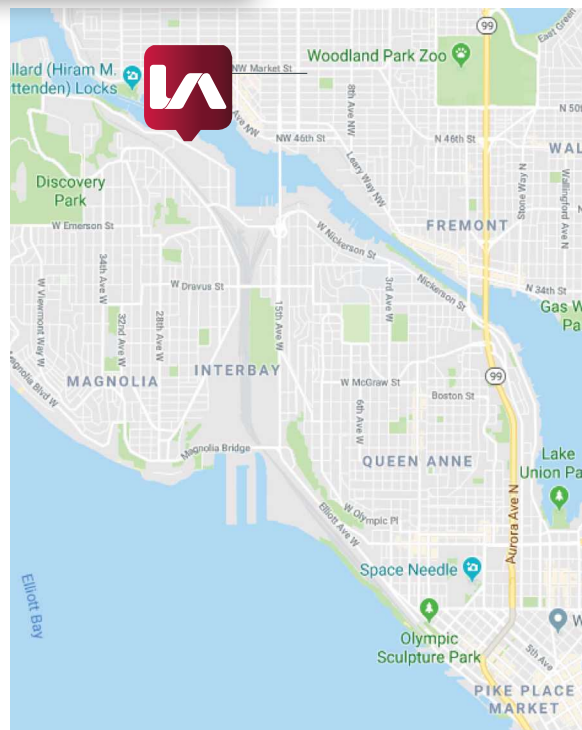
- » **Clear Height:** ± 16'
- » **Power:** 480V 3P available, up to 600 amps per phase
- » **Lease Rate:** \$1.75 PSF Shell + NNN



COMMENTS

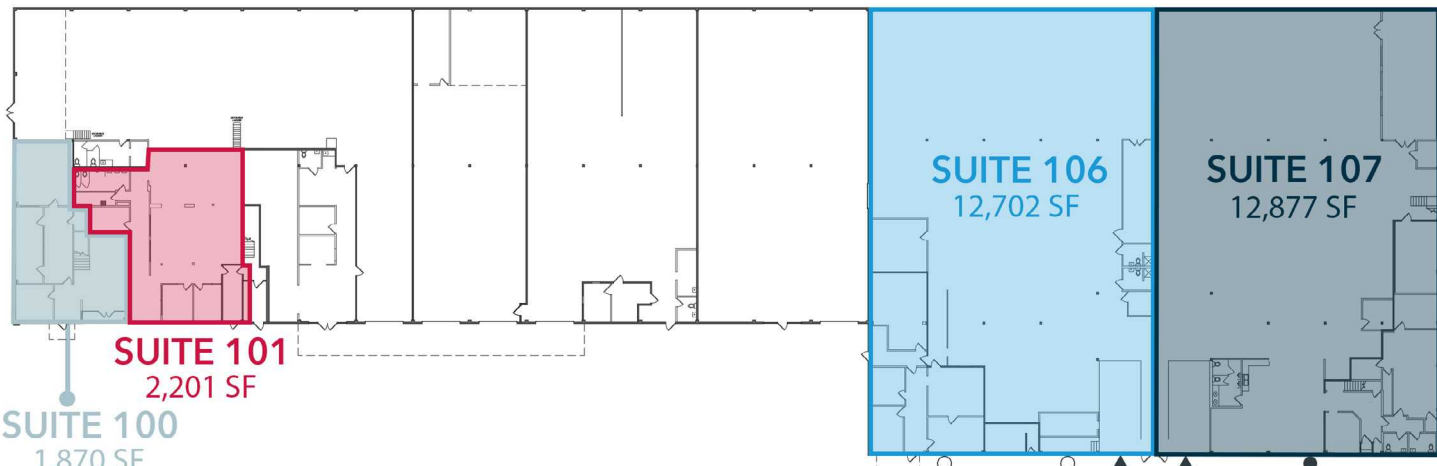
Multiple functional industrial spaces available with heavy power, sprinklers, and dock high loading.

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.

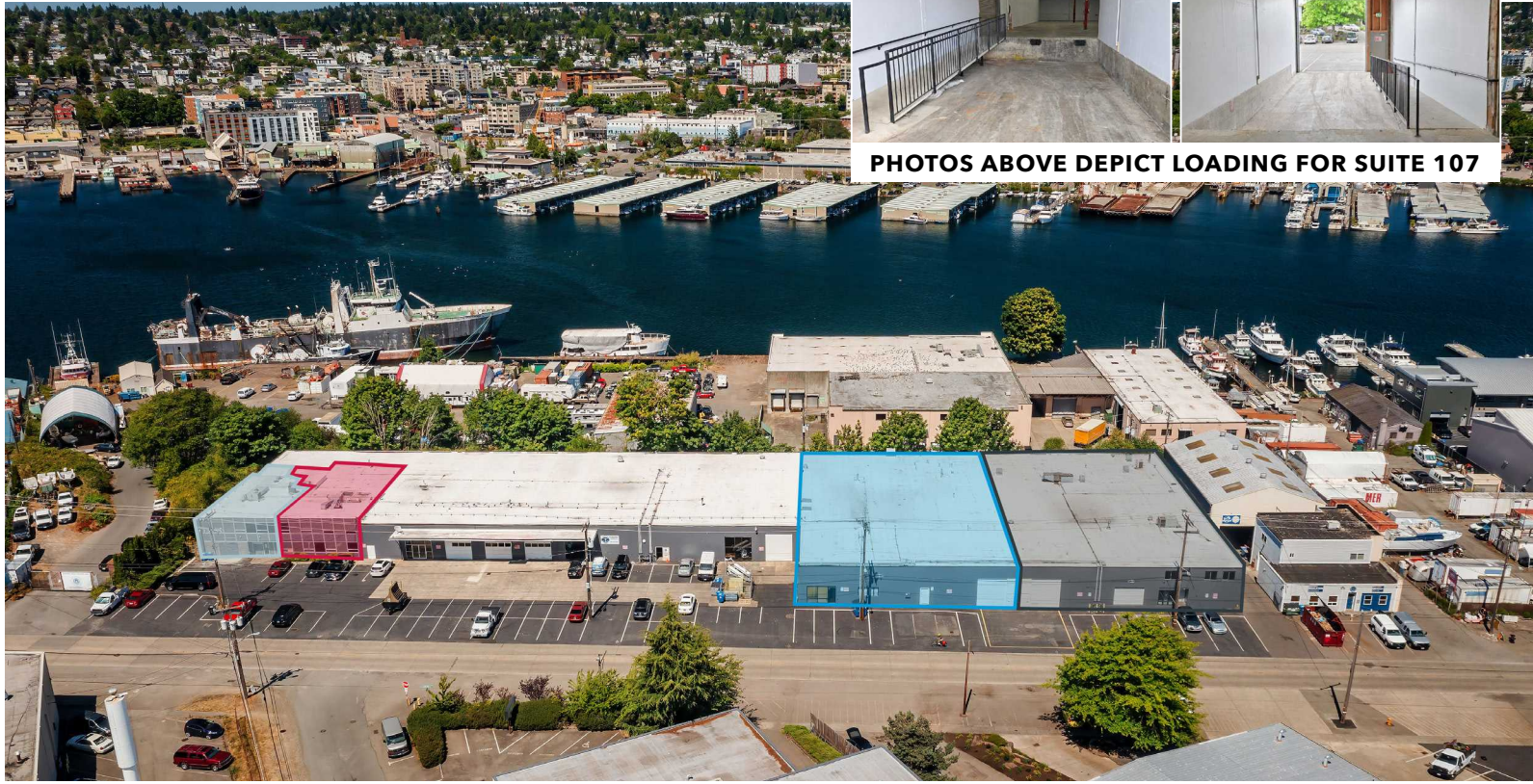
FLOOR ONE



- Grade Door
- Potential Grade Door
- ▲ Dock Well



PHOTOS ABOVE DEPICT LOADING FOR SUITE 107



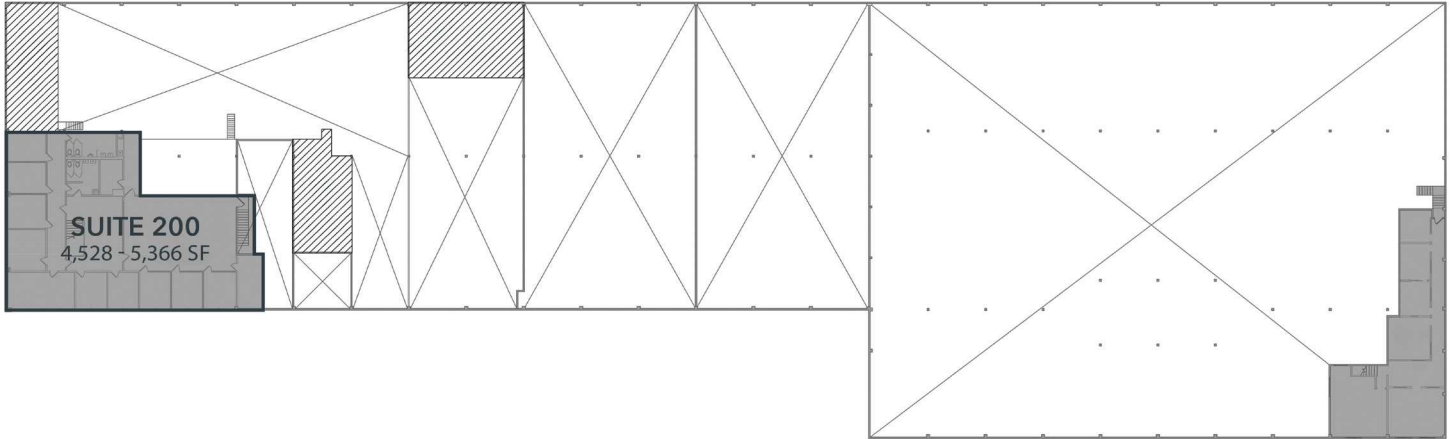
John Brussa
jbrussa@lee-associates.com
D 206.773.2675

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



COMMODORE WORKS

2600 COMMODORE WAY, SEATTLE, WA 98199



Google

Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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