



FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA



**BUSINESS IS RELOCATING
TO NEW LOCATION**

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA



INVESTMENT OVERVIEW

Asking Price	\$7,250,000
Parcel #	357320-0225
Total Area	30,155 SF
Office Area	±7,513 SF total ±5,113 SF floor 1 ±2,401 SF floor 2
Land Area	34,350 SF (0.79 AC)
Year Built	1941/1960
Zoning	IG1 U85
Loading	5 grade-level doors
Clear Height	22' ceiling 18' 10" under cranes
Power	800 amp, 480 volt
Gas	High pressure, high volume
Crane Systems	2 5-ton bridge 1 1-ton jib 2 6,000 lb bridge

EVAN LUGAR
Executive Vice President
206.248.6505
evan.lugar@kidder.com

PATRICIA LOVEALL, SIOR
Executive Vice President
206.248.6505
patricia.loveall@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA



EVAN LUGAR
Executive Vice President
206.248.6505
evan.lugar@kidder.com

PATRICIA LOVEALL, SIOR
Executive Vice President
206.248.6505
patricia.loveall@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

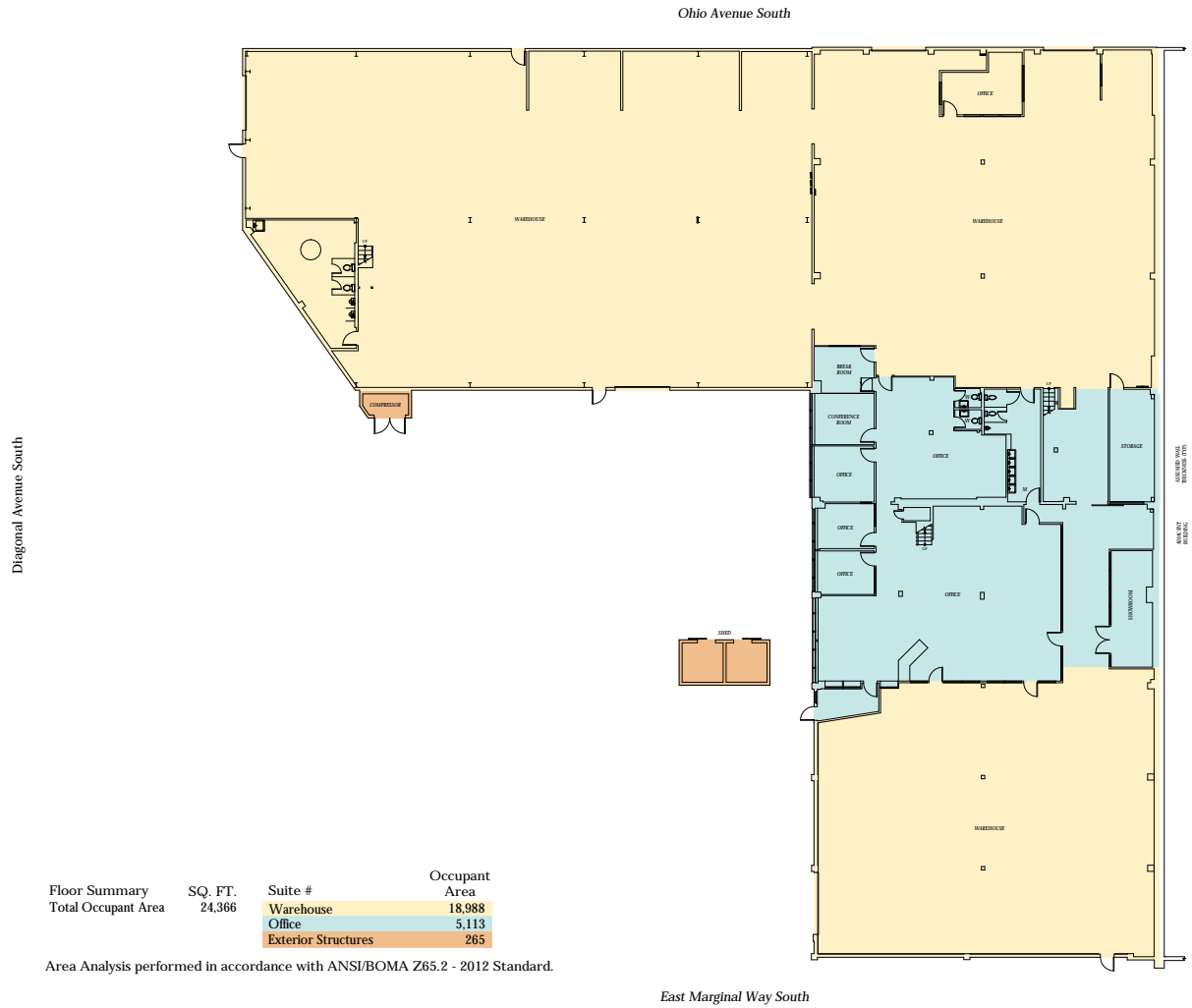
km Kidder Mathews

FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA

Floor 1



Floor Summary	SQ. FT.	Suite #	Occupant Area
Total Occupant Area	24,366	Warehouse	18,988
		Office	5,113
		Exterior Structures	265

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2012 Standard.

24,366 SF

TOTAL FLOOR 1 AREA

18,988 SF

WAREHOUSE AREA

5,113 SF

OFFICE AREA

265 SF

EXTERIOR STRUCTURES

EVAN LUGAR

Executive Vice President

206.248.6505

evan.lugar@kiddier.com

PATRICIA LOVEALL, SIOR

Executive Vice President

206.248.6505

patricia.loveall@kiddier.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

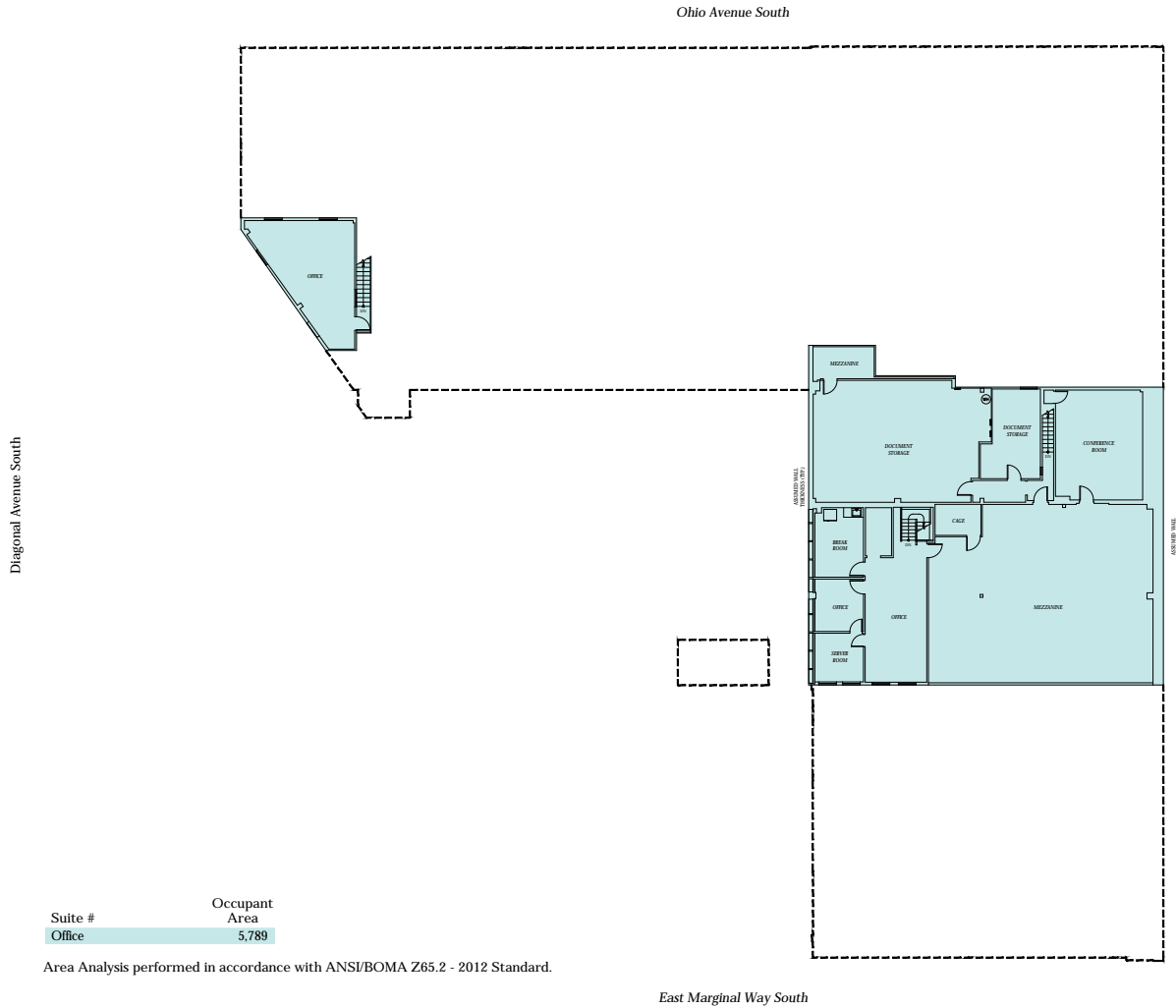


FOR SALE

The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA

Floor 2



Suite #	Occupant Area
Office	5,789

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2012 Standard.

5,789 SF

TOTAL FLOOR 2 AREA

2,401 SF

OFFICE AREA

3,388 SF

MEZZANINE AREA

EVAN LUGAR

Executive Vice President

206.248.6505

evan.lugar@kidder.com

PATRICIA LOVEALL, SIOR

Executive Vice President

206.248.6505

patricia.loveall@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

