

For Sale, Lease, or Build-to-Suit

Stadium Works

1964 4TH AVE S, SEATTLE, WA

+ Warehouse

+ Conditioned Workspace

+ Office

+ 99,047 Bldg. SF



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NAI Puget Sound
Properties

*Located in the
Heart of SODO
with High Visibility*



Property Highlights

- + Warehouse, conditioned workspace, and office
- + Old growth Timber & Concrete Construction
- + Large windows that provide abundant natural light
- + Seismic retrofits

ADDRESS	1964 4th Ave S Seattle, WA 98134
BUILDING SIZE	99,047 SF Will consider +/- 10,000 SF suite sizes
LOT SIZE	81,000 SF (1.86 acres)
POWER	Heavy power
VISIBILITY	High visibility on 4th Ave S in the heart of SODO
ACCESSIBILITY	Immediate access to I-5 and I-90
AVAILABLE	Now
PARKING	Secure Yard Area with up to 90 Stalls
SALE PRICE	Unpriced

Stacking Plan

AVAILABLE SPACE

SPACE TYPE	SF (BOMA)	PRICING
● Warehouse	33,795 SF	Long-term lease options, Sale, or BTS
● Conditioned Workspace/Office	27,603 SF	
● Ground Level Warehouse	37,649 SF	Call Brokers to discuss options

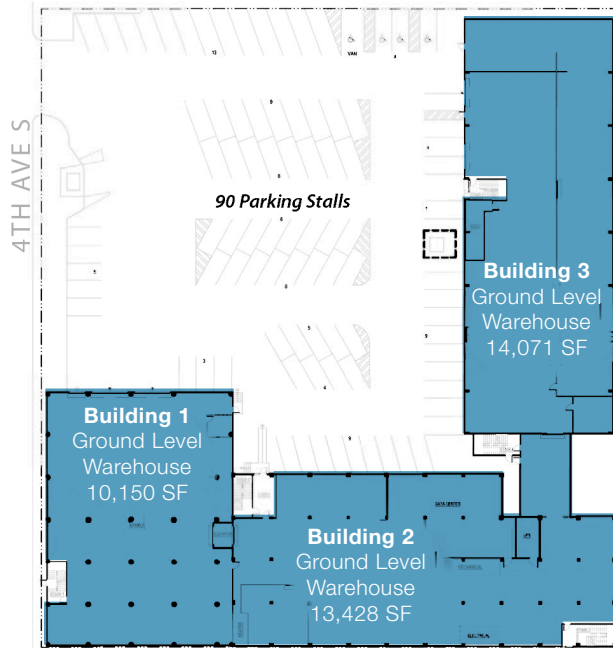
WILL CONSIDER DEMISING TO +/-10,000 SF SUITES

BUILDING SPECS

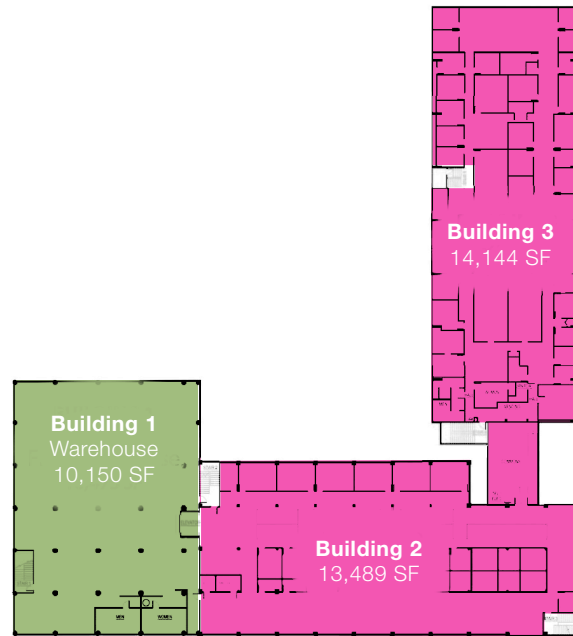
# OF STORIES	2-3
CEILING HEIGHT	12'8" - 15'
DOORS	4 GL / 4 DH
SPRINKLERS	Yes
ELEVATORS	1 freight



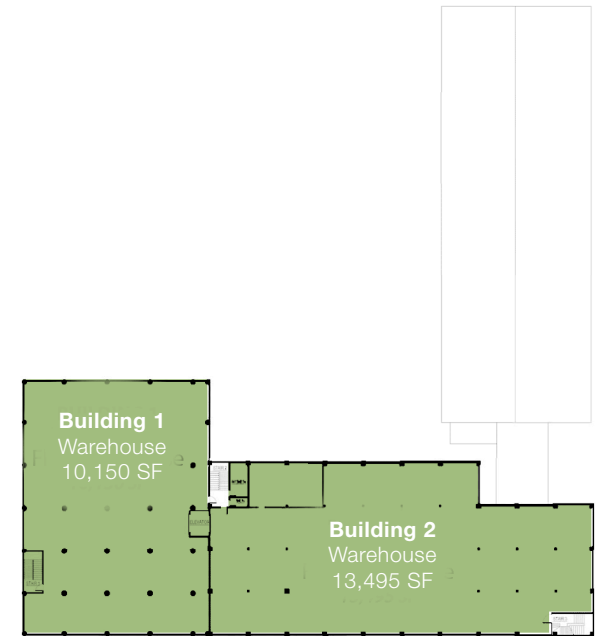
Floor Plan



GROUND FLOOR



FLOOR 2



FLOOR 3



SPACE TYPE	RENTABLE AREA
Warehouse	33,795 SF
Conditioned Workspace/Office	27,603 SF
Ground Level Warehouse	37,649 SF
TOTAL/AVG.	99,047 SF

*Exterior featuring
high impact
entry design*



Utilize rooftop space for recreational amenities with unobstructed views of Seattle



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EXCLUSIVELY LISTED BY:

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1964 4TH AVE S NEW V3