

FOR SALE | \$18,000,000



OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY

82,218 SF FLEX BUILDING

NEWMARK

200 SW MICHIGAN ST | SEATTLE, WA

# The Offering

Newmark is pleased to present the unique opportunity to acquire 200 SW Michigan Street, Seattle, WA (the "Property") by 'Ownership' (the "Seller"). The Property consists of 82,218 square feet on 3.57 acres. The property is situated in a last-mile location within South Seattle, one of the nation's most desirable and heavily sought-after markets, with proximity to primary roadways and easy access to downtown Seattle (8 minutes) and downtown Bellevue (18 minutes), both of the regions' major employment centers.

The 82,218 SF asset is 64% leased to month-to-month tenants allowing for a user to occupy or investor to execute a value-add plan in one of the region's most dynamic markets. The building has a functional and flexible building layout to cater to an array of tenants and also carries future development potential with the excess land area.



<b>Address</b>	200 SW Michigan Street		
<b>City</b>	Seattle		
<b>Parcel Number</b>	5367202506	5367202507	5367202520
<b>Building Size</b>	82,218 Total SF		
<b>Occupancy</b>	57.21% Leased		
<b>Stories</b>	Three (3)		
<b>Land Area</b>	3.57 Acres		
<b>Zoning</b>	MML U/85		

**\$18M**  
Asking Price

**82,218**  
Total Square Feet

**270+**  
Parking Stalls

**57.21%**  
Occupied

**3.57**  
Acres

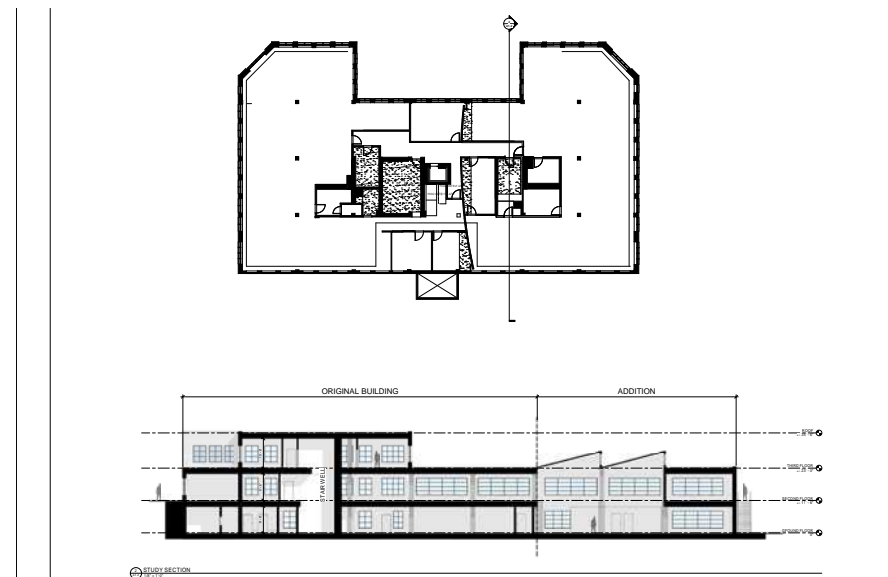
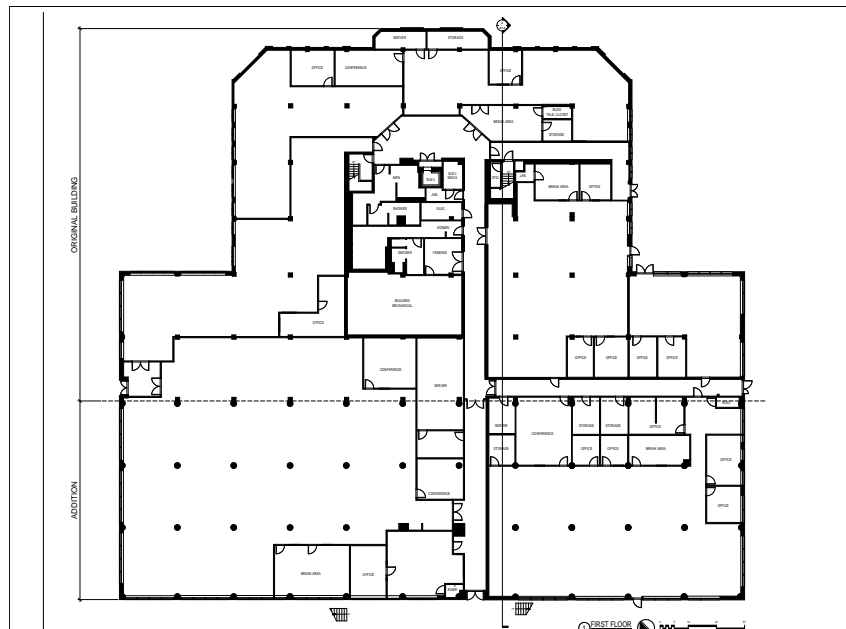
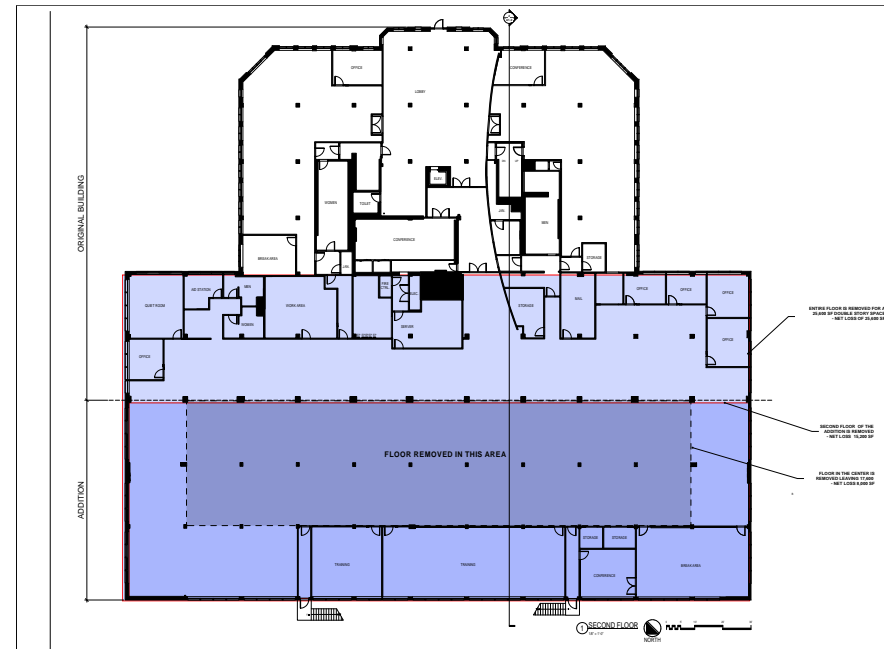
# Lease Summary & Floor Plans

## The Offering

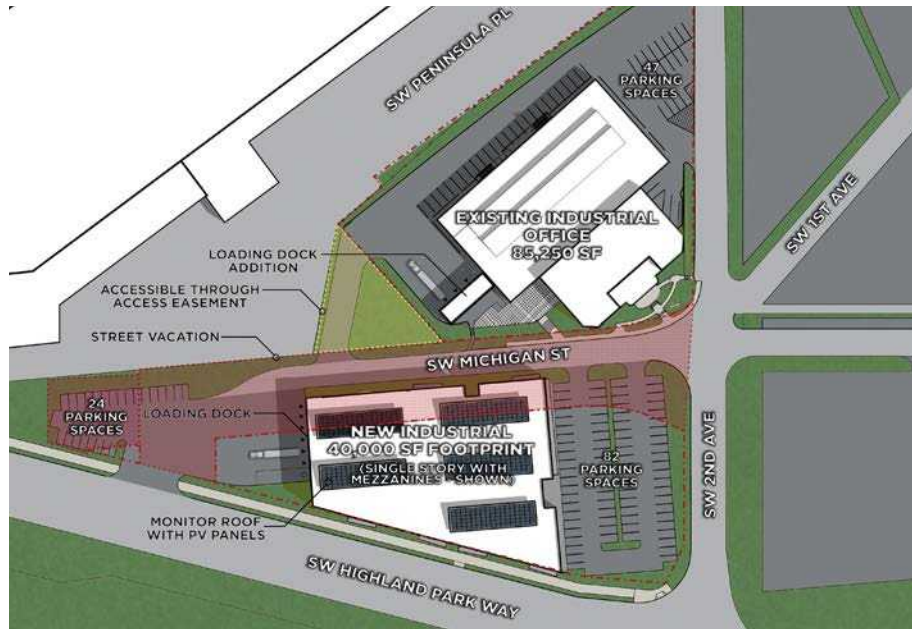
**Address** 200 SW Michigan St  
Seattle, WA

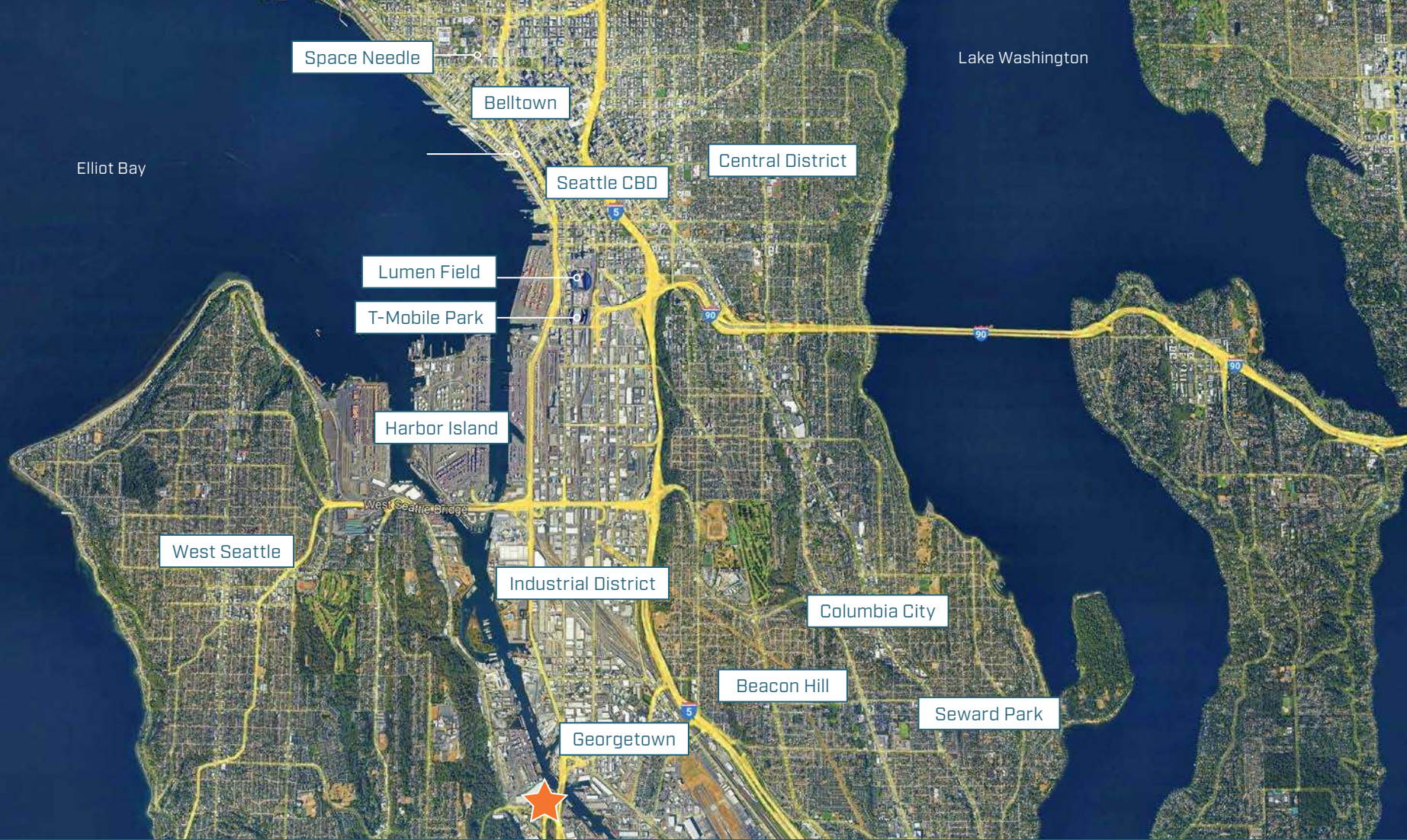
## Lease Summary

Occupied SF	47,040
Vacant SF	35,178
Lease Type	NNN
Occupancy	57.21%



# Conceptual Future Development





*Exclusively  
Listed by*

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