

EMERALD YARD

In Ballard

600 NW 40th Street
Seattle, WA 98107

For
Sale or
Lease



FOR SALE OR LEASE - Two Industrial Buildings & Yard

AMANDA HAHNEMANN, CCIM
Senior Vice President
206-852-1640
ahahnemann@lee-associates.com

ZANE SHIRAS, SIOR, CCIM
Principal
206-724-7120
zshiras@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY INFORMATION

BUILDING A



ADDRESS: 600 NW 40th Street, Seattle, WA

BUILDING SF: ±16,129 SF

PURCHASE PRICE: Contact Brokers

LEASE RATE: \$1.75 PSF/Mo + NNN

NEW RATE

HIGHLIGHTS:

- » Mix of Available Space:
 - » Warehouse
 - » Flex/Low Bay Warehouse
 - » Office
- » Power: 400-amp, 120/208 volt, 3-Phase
- » 17 Assigned Parking Spaces On Site
- » Ample Free Off Site Parking Adjacent to Building
- » Potential Yard Opportunity
- » Available for Occupancy Now

BUILDING B



ADDRESS: 617 NW 41st Street, Seattle, WA

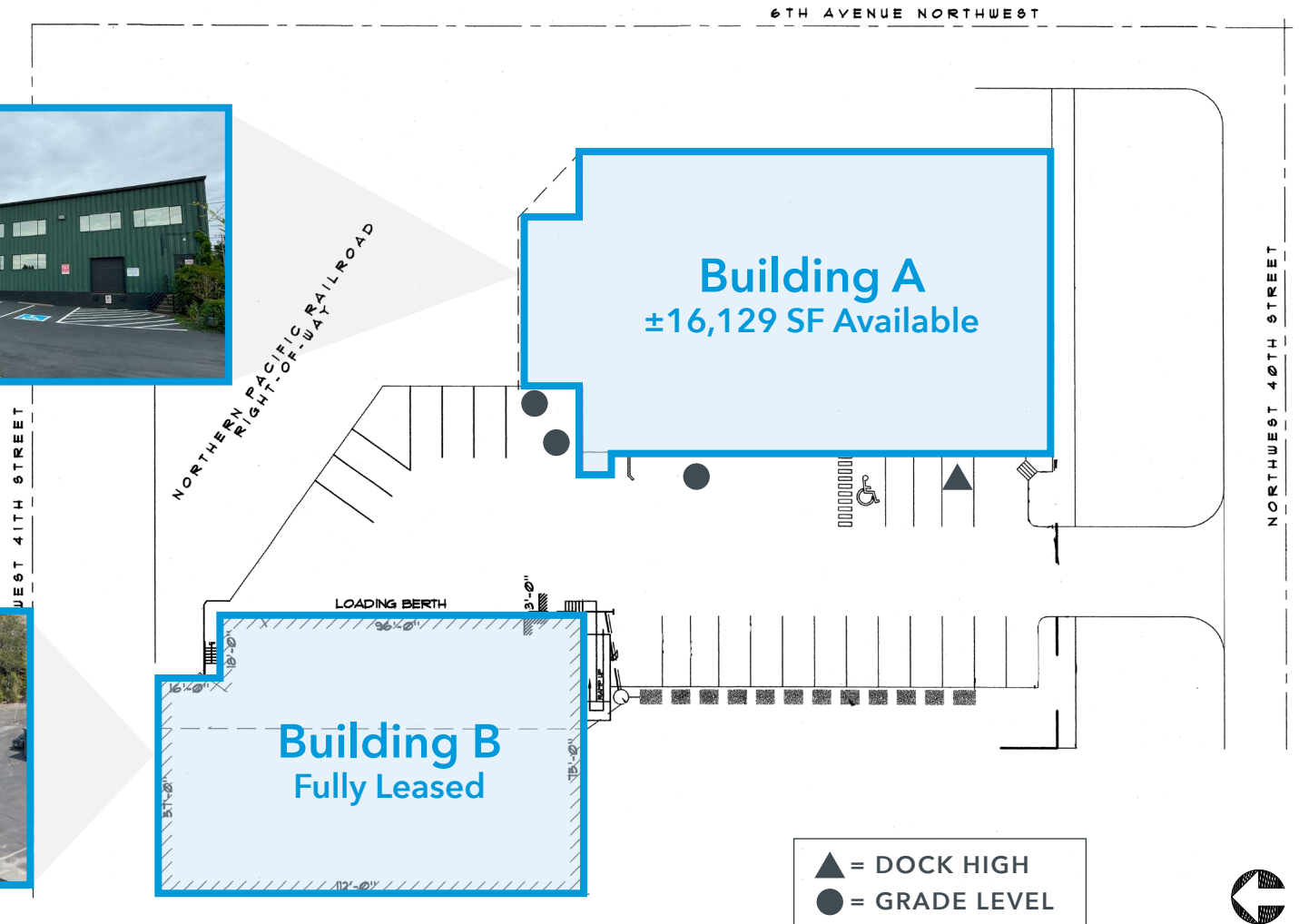
BUILDING SF: ±8,106 SF

Lease terms and economics available with signed confidentiality agreement.

Fully occupied by [Muaythai Iyarin](#)

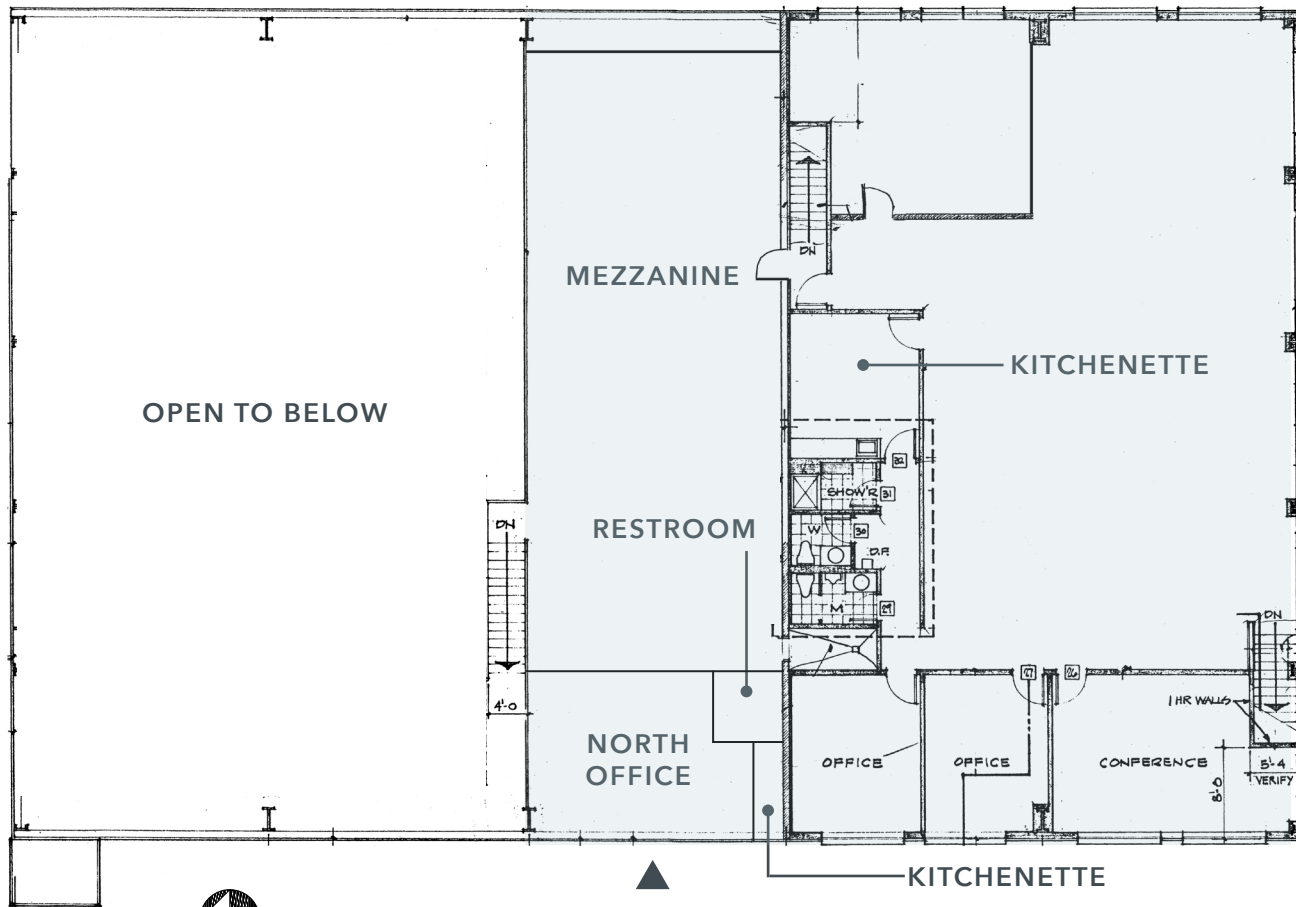


SITE PLAN



FLOOR PLANS

BUILDING A SECOND FLOOR



MEZZANINE / NORTH OFFICE AREA

- » ±2,000 SF
- » Large Mezzanine
- » North Office
 - » Kitchenette
 - » Bathroom with Shower
 - » Roll Up Door (Forklift Access Only)

OFFICE / UPPER LEVEL

- » ±4,000 SF
- » Ceiling Height 8' to Bottom of Drop Ceiling
- » Amenity Area
 - » Restrooms + Shower
 - » Kitchenette/Break Room

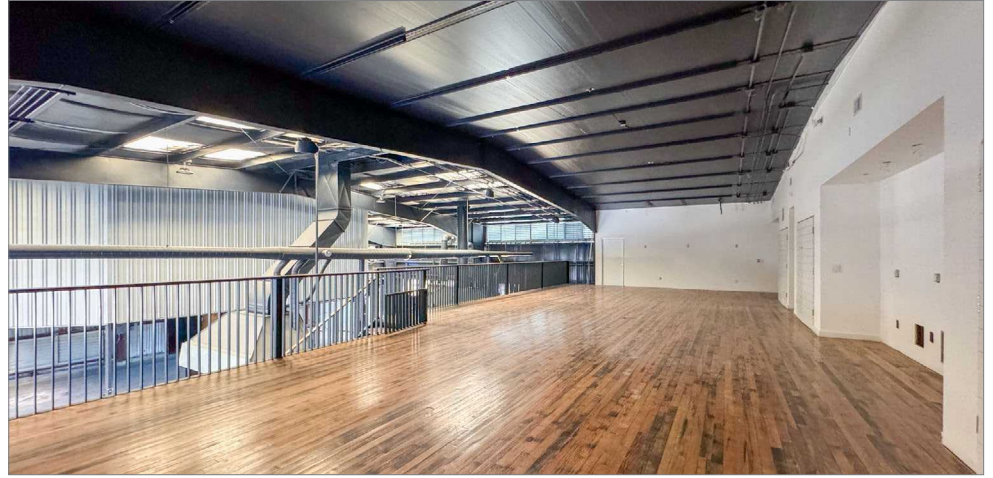
PROPERTY PHOTOS

BUILDING A FLEX / LOW BAY WAREHOUSE



PROPERTY PHOTOS

BUILDING A WAREHOUSE, MEZZANINE & NORTH OFFICE



PROPERTY PHOTOS

BUILDING A OFFICE AREA / SOUTH UPPER



PROPERTY PHOTOS

BUILDING B
MUAYTHAI IYARIN



AMENITIES MAP

Emerald Yard is located less than three miles to I-5 in a thriving neighborhood that boasts numerous restaurants, breweries, fitness centers, retail shops and much more.





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170 120th Ave NE | Suite 203 | Bellevue, WA 98005

O 425 454 4242 | lee-nw.com

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Broker Marketing\600 40th St, Seattle