

WASHINGTON MACHINE BUILDING

*20,411 SF Building
Available For Sale or Lease
in Seattle's Georgetown
Industrial District*

5201 1ST AVENUE SOUTH
SEATTLE, WA 98108

JIM KIDDER, SIOB
Executive Vice President
206.248.7328
jim.kidder@kidder.com

NICK RAMIREZ
Senior Vice President
206.248.7521
nick.ramirez@kidder.com

KIDDER.COM



5201 1ST AVE S

PRIME OPPORTUNITY IN THE *HEART OF* *GEORGETOWN*

Located on 1st Avenue South in the vibrant core of Georgetown, this unique property offers unbeatable walkability to transit, restaurants, and local amenities. Zoned IG2 U/85, the site allows for a wide range of potential uses.

The building features open timber frame construction and an eclectic, industrial aesthetic – ideal for a dramatic open loft-style concept such as a gallery, brewery, or distillery.

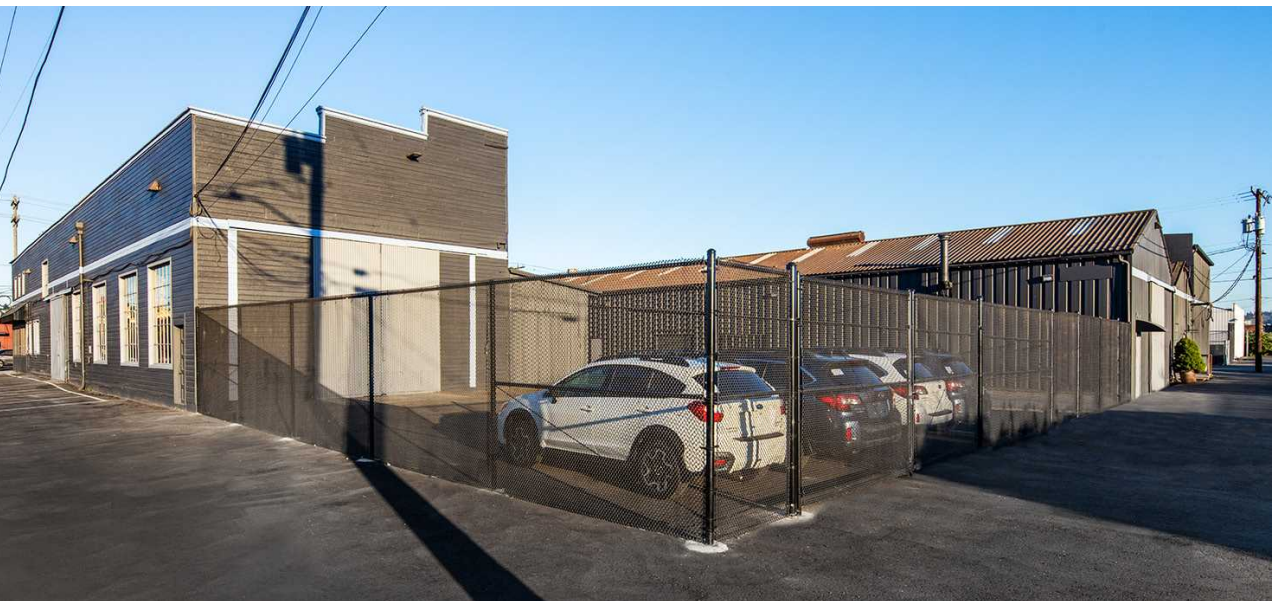
Georgetown is one of the fastest-growing and most dynamic neighborhoods in the region. Once Seattle's primary industrial hub, the area has undergone significant revitalization over the past decade. It now boasts a thriving mix of art galleries, breweries, showrooms, studios, and specialty retail, all benefiting from improved freeway access and progressive zoning updates.



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

5201 1ST AVE S



PROPERTY HIGHLIGHTS

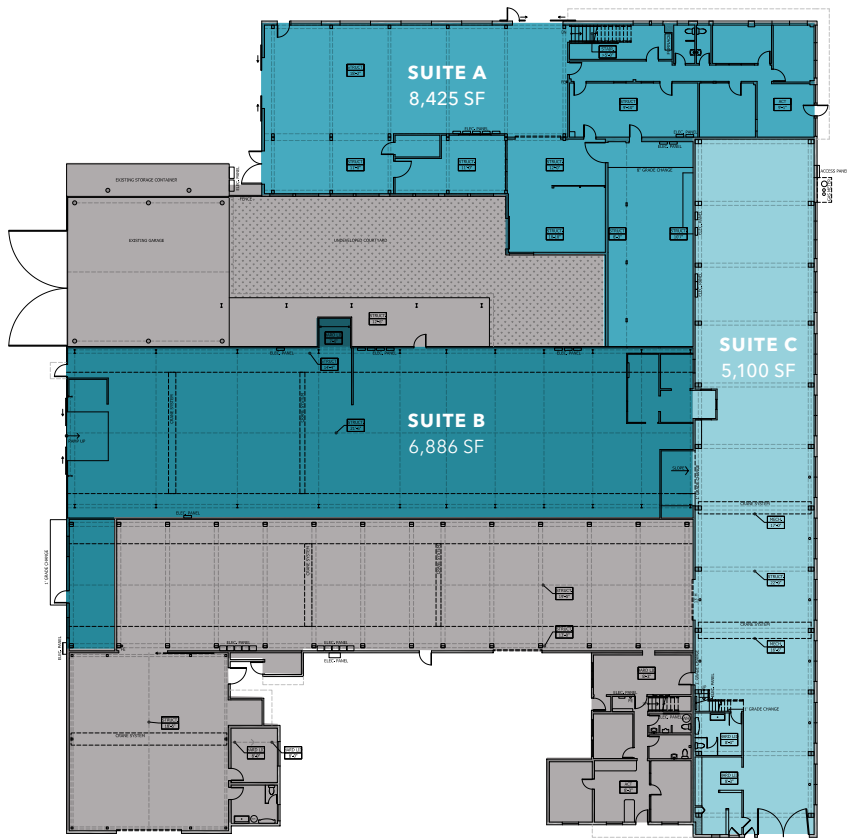
TOTAL BUILDING SF	20,411 SF
LAND AREA	32,000 SF
SUITE AVAILABILITY	Suite A: 8,425 SF Suite B: 6,886 SF Suite C: 5,100 SF
ZONING	IG2 U/85
CONSTRUCTION	Exposed timber
ACCESS	Open courtyard
LEASE RATE	\$1.45/SF/Month
UTILITIES	Water, Sewer, Natural Gas & Electricity
LOADING	4 GL

20,411 SF
AVAILABLE

NOW
AVAILABLE



FLOOR PLAN



20,411 SF

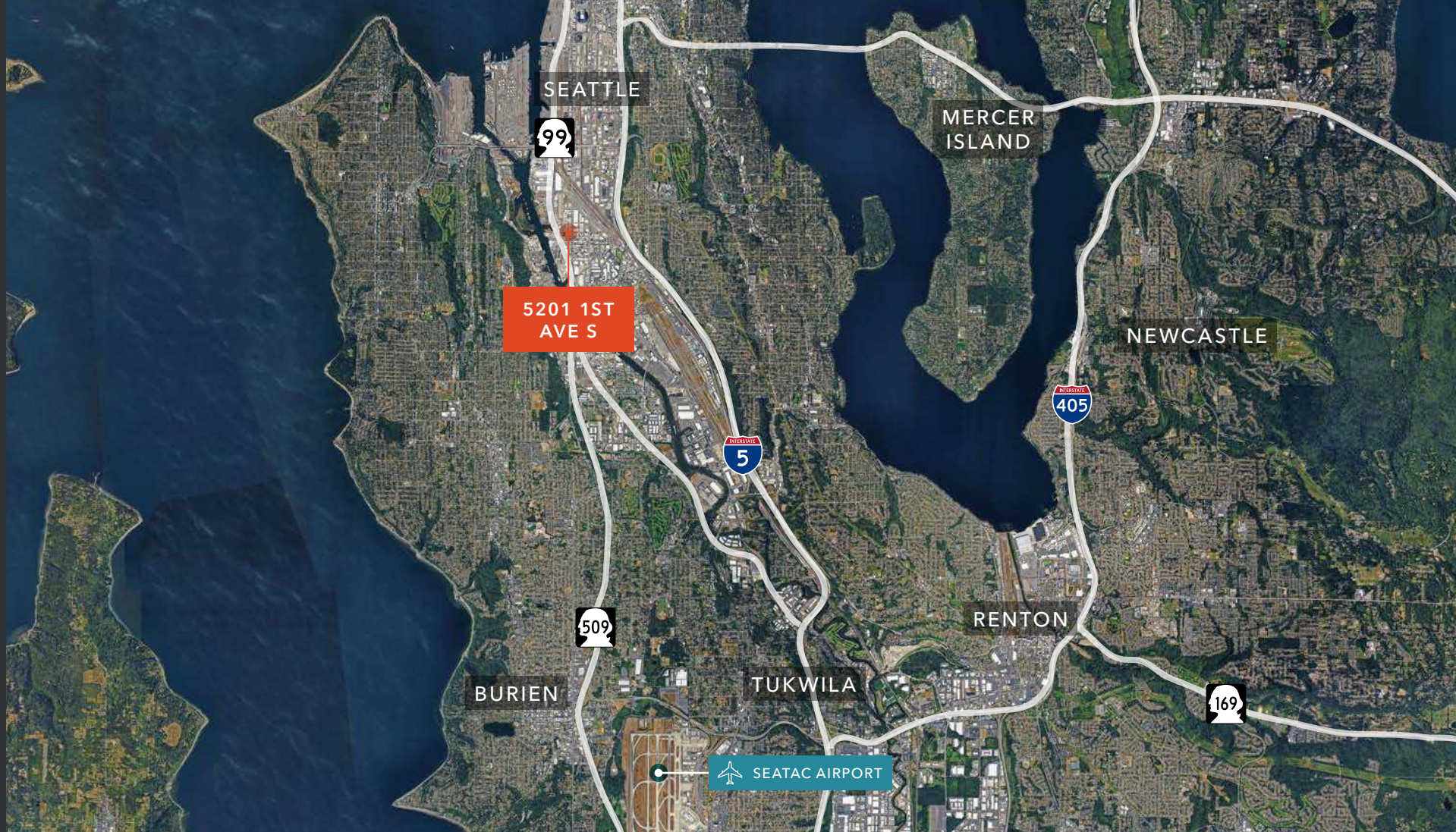
TOTAL AVAILABLE

\$1.45

LEASE RATE (SF/MO)

NOW

AVAILABLE



For more information, contact

JIM KIDDER, SIOR
Executive Vice President
206.248.7328
jim.kidder@kidder.com

NICK RAMIREZ
Senior Vice President
206.248.7521
nick.ramirez@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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

