

SEATTLE | WA 98134

51,431 SQUARE FEET
CLOSE-IN SEATTLE



4225
2nd Ave S

INVESTMENT CONTACTS:

Andrew Hitchcock

Executive Vice President

+1 206 790 2211

andrew.hitchcock@cbre.com

John Gilliland

Senior Vice President

+1 206 226 7930

john.gilliland@cbre.com

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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4225
2nd Ave S



01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

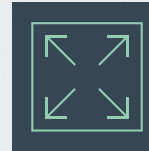
The Offering

CBRE Inc. is exclusively offering 4225 2nd Ave S, Seattle, a premier single tenant industrial building totaling 51,431 square feet in the heart of the close-in South Seattle market. The building is 100% leased to Lantern Press, a leading full service on-demand art and technology company with in-house printing and manufacturing. The asset offers a corporate headquarters quality asset with approximately 15,052 square feet of quality climate-controlled office and production space and 36,379 of warehouse space. Lantern Press initially occupied 4225 2nd Ave South in 2016 and recently renewed their lease through March 31, 2029.

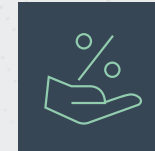
4225 2nd Ave South is an exceptional investment opportunity given the combination of a long standing, invested tenant within the premises and a quality stand-alone building in the heart of the South Seattle market with generous loading and employee parking.



Investment Highlights



SQUARE FOOTAGE:
51,431 SF



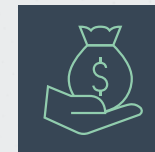
OCCUPANCY:
100%



OFFICE SF:
15,052 SF



SITE:
1.98 ACRES



MONTHLY BASE RENT:
\$70,974.78, NNN





02

PROPERTY
OVERVIEW

PROPERTY OVERVIEW



51,431 TOTAL
BUILDING SF



1.98 ACRES/
86,379 SF SITE



ZONED MML U/85
CITY OF SEATTLE



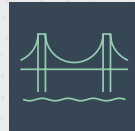
BUILT IN 1957/
OFFICE IN 2016



PROMINENT SOUTH
SEATTLE LOCATION



INDUSTRIAL
BUILDING



VISIBILITY FROM
1ST AVE S BRIDGE



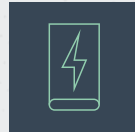
±18'
CLEAR HEIGHT



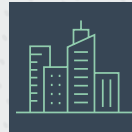
CONCRETE TILT
UP CONSTRUCTION



7 DOCK
HIGH LOADING
POSITIONS



600 AMPS OF
277/480 & 400
AMPS OF 208
POWER



APPROX. 15,052 SF
OF OFFICE AND
PRODUCTIONS
SPACE



STAND ALONE BUILDING
WITH ADDITIONAL YARD
Potential to secure
entire site



INDUSTRIAL BUILDING

REGIONAL MAP



Seattle

**West
Seattle**

Bellevue



4225
2nd Ave S

Newcastle

LOCATION HIGHLIGHTS

STRATEGIC GEOGRAPHIC LOCATION

- The Property offers immediate access to Seattle metro's growing population of over 4 million people

MAJOR ROADWAY ACCESS

- The Property is 2 blocks from 1st Ave South, 4 minutes to the West Seattle Bridge and 5 minutes to I-5

EASY ACCESS TO CRITICAL INFRASTRUCTURE

- 1 mile to the Port of Seattle
- 1.5 miles to Downtown Seattle
- Immediate access to public transportation

GROWING POPULATION AND STRONG UNEMPLOYMENT

- Seattle metro population has maintained steady population growth with an estimated over 4 million residents in 2025
- Unemployment rate of 4.3% for Seattle metro

LIMITED SUPPLY OF INVESTMENT PRODUCT AVAILABLE IN THE MARKET

- Opportunities to acquire quality, 100% leased, industrial product is very rare in the close-in South Seattle market



4225
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03

TENANT
OVERVIEW

TENANT OVERVIEW



Lantern Press, LLC

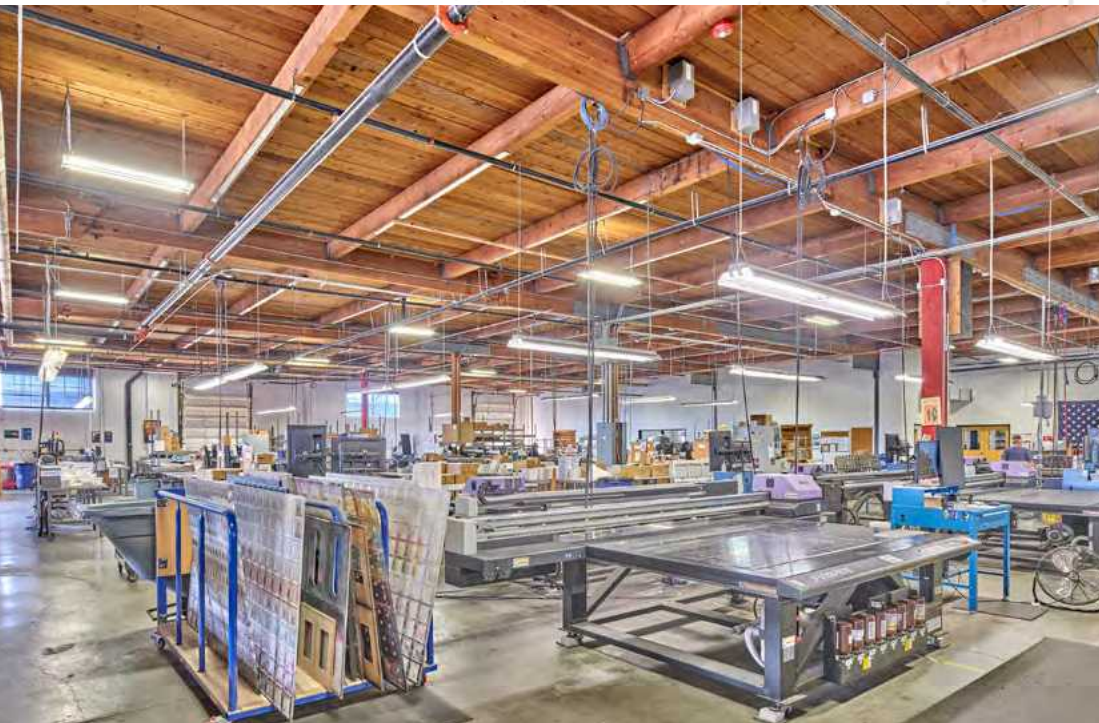
Home to Lantern Press, a full service on-demand art and technology company with in-house printing and manufacturing. Since 2016, 4225 2nd Ave S is jewel box building located in the desirable close-in industrial & flex submarket of South Seattle. The building is the corporate headquarters for Lantern Press and offers unparalleled corporate image, above standard power, employee parking and loading areas.



➤ WWW.LANTERNPRESS.COM

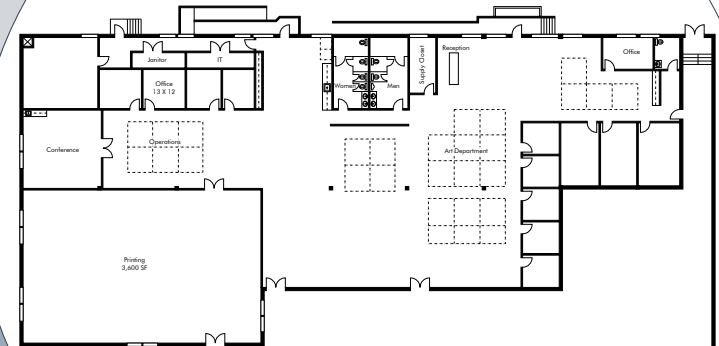
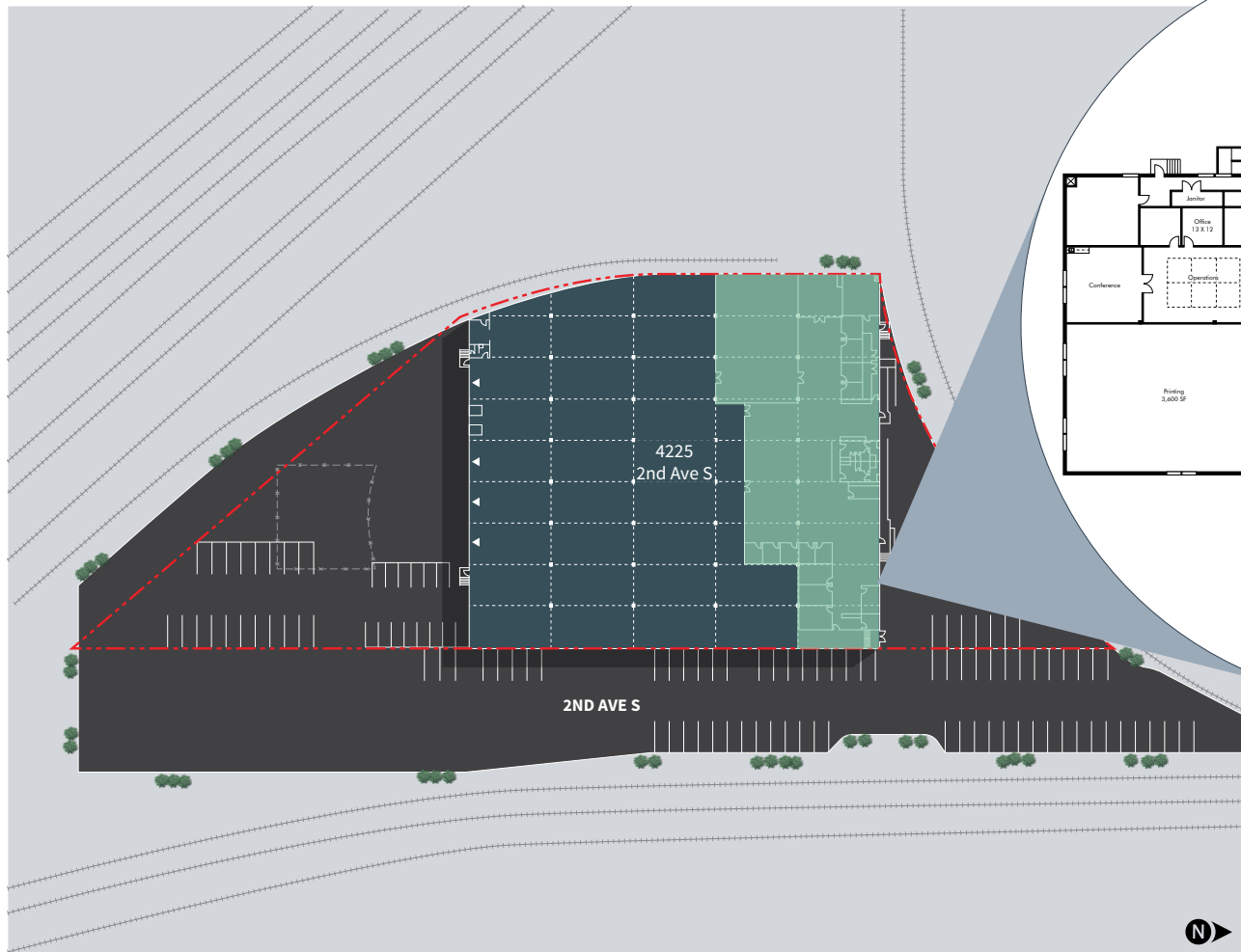
RENEWAL COMMENCEMENT: JANUARY 1, 2026

LEASE EXPIRATION: MARCH 31, 2029



PERIOD	MONTHLY BASE
January 1, 2026 through December 31, 2026	\$70,974.78*
January 1, 2027 through December 31, 2027	\$73,458.90
January 1, 2028 through December 31, 2028	\$76,029.96
January 1, 2029 through March 31, 2029	\$78,691.01

SITE AND OFFICE PLANS



TOTAL SF: 51,431 SF
OFFICE SF: 15,052 SF

LANTERN SITE PLAN



04

MARKET
OVERVIEW

MARKET OVERVIEW

Seattle Close-In

The Seattle Close-in submarket saw strong activity in Q2 2025. Reflecting competitive market conditions, the average asking rental rate rose to \$1.74 per sq. ft. per month, NNN, while vacancy decreased by 70 bps to 9.3%. The positive net absorption of 241,766 sq. ft. was driven by the following key transactions: Evergreen Goodwill of Northwest Washington leasing and taking occupancy of 119,500 sq. ft. at Georgetown Logistics Center, Seattle Stone occupying 45,230 sq. ft. at Northwest Corporate Park Seattle-Building X, and South West Plumbing expanding its presence in the submarket with two new leases totaling 50,000 sq. ft. at 7717 and 7707 Detroit Ave SW. Amazon also recently leased 231,131 SF at Prologis's Emerald Gateway development, furthering South Seattle's positive momentum in Q3 2025.

Puget Sound Overview:

QUICK STATS

Arrows Indicate Change From Previous Quarter

▲ 9.6% Vacancy Rate	▲ 131.7K SF Net Absorption	▲ 2.1M SF Construction Completed
▼ 4.5M SF Under Construction	▲ \$1.28 Asking Blended Rent, SF/Month, NNN	



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