







Available Property Summary – July 2010

South Seattle Industrial

Bellevue Office
 11235 SE 6th Street Suite 130
 Bellevue WA 98004
 tel 425 586 5600 | fax 425 455 9138

Seattle Office
 1420 Fifth Avenue Suite 2670
 Seattle WA 98101
 tel 206 332 1466 | fax 206 332 1499

www.nai-psp.com

	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	<p>FOR SALE Michelangelo Building 5933 - 6th Ave. S Seattle, WA</p>	<p>53,000 (3,000)</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>18'</p>	<p>6 DH 2 GL</p>	<p>Rare Class 'A' facility with excellent corporate image. 3 five-ton overhead cranes. Located next to the Design Center and minutes from I-5 & Hwy 99. Possible lease back.</p> <p>PRICE REDUCED: \$6,900,000</p>	<p>Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638</p>
	<p>Bemis Building 55 S Atlantic St. Seattle, WA</p>	<p>31,200 (~8,000)</p>	<p>-</p>	<p>\$0.75 Semi-gross</p>	<p>-</p>	<p>12'</p>	<p>DH GL</p>	<p>Entire 2nd floor space available of SODO landmark building. New thermopane windows. Private front entrance. Large 5-ton freight elevator. 15 parking stalls. Abundant power.</p>	<p>Gordon Fouts (425) 586-5617 John Vernon (425) 586-5638</p>
	<p>Rainier Brewery Building 3100 Airport Way S Seattle, WA</p>	<p>5,244 - 25,500</p>	<p>5,256</p>	<p>\$0.65 - \$1.00 Blended</p>	<p>TBD</p>	<p>9'-16'</p>	<p>DH GL</p>	<p>FLEX/WAREHOUSE SPACE. Multiple spaces available. Located in the heart of SODO with great access to I-90, I-5 and Hwy 99.</p>	<p>Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638</p>
	<p>Seattle Lighting Fixture 26 S Hanford St. Seattle, WA</p>	<p>19,707</p>	<p>-</p>	<p>\$0.60</p>	<p>\$0.12</p>	<p>22'</p>	<p>5 DH</p>	<p>Space has restroom. 3 - 5 year term. Shown by appointment only.</p>	<p>Gordon Fouts (425) 586-5617</p>
	<p>FOR LEASE AND/OR SALE Former Bill Hatch Building 4202 - 6th Ave. S Seattle, WA</p>	<p>18,150 (4,398)</p>	<p>-</p>	<p>\$0.60 \$0.65</p>	<p>\$0.11</p>	<p>24'</p>	<p>1 GL</p>	<p>This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. Immediate access to I-5.</p> <p>FOR SALE: \$2,400,000</p>	<p>John Vernon (425) 586-5638</p>
	<p>Seattle Lighting Fixture 26 S Hanford St. Seattle, WA</p>	<p>18,064</p>	<p>-</p>	<p>\$0.70</p>	<p>\$0.12</p>	<p>22'</p>	<p>3 DH</p>	<p>Space has restroom. Can provide 1,000 SF office and/or 6,000 SF office. 3 - 5 year term. Shown by appointment only.</p>	<p>Gordon Fouts (425) 586-5617</p>







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	Garza Warehouse 3433 Airport Way S Seattle, WA	15,500	-	\$0.60	TBD	29'	DH 3 GL	Office to be built as needed. 1900 amps, 480-volt, 3-phase power. Restrooms on main floor and mezzanine.	Gordon Fouts (425) 586-5617
	Budget Equipment Building 1534 - 1st Ave. S Seattle, WA	13,000	-	\$0.50	-	8'	1 DH	Bone dry basement space. Conveyor belt system for ingress and egress. Restroom access on main floor. Located off Occidental Street across from Safeco Field parking garage.	Gordon Fouts (425) 586-5617
	217 S Findlay St. Seattle, WA	13,000 (2,574)	-	\$0.57	TBD	24'	3 DH	Great location in the heart of Georgetown South Seattle. Minutes from Design Center, I-5 and Hwy 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	SODO Warehouse 135 S Brandon St. Seattle, WA	6,850 (1,295)	-	\$0.57	TBD	16'	2 DH	Long-term lease available with landlord. Great location in the heart of Georgetown.	Tamir Ohayon (425) 586-5627 Gordon Fouts (425) 586-5617
	37 S Hudson St. Seattle, WA	6,605 (2,960)	-	\$0.60	\$0.12	11'-13'	1 DH 3 GL	Zoned IG2 U/85. 1800 amp, 120/240-volt, 3-phase power with stinger leg. Airlines throughout and compressor. FOR SALE: \$4,800,000	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
	Nelson Chevrolet Property 4904 - 17th Ave. NW Seattle, WA	6,000	-	\$0.70	TBD	14'	1 GL	Clear span warehouse/shop. 1 oversized grade level doors. 8,380 SF office building available at \$9.00/SF/YR. 64,000 SF of paved yard at \$0.20 PSF.	Bob Swain (425) 586-5622





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	King Street Building 1005 S King St. Seattle, WA	5,500 (400)	-	\$0.45	TBD	16'	1 GL	Corner lot facing King St. and 10th. Potential views of Puget Sound, Stadiums and Downtown Seattle. Great unique hard to find redevelopment opportunity. Land size is 12,000 SF.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	Pacific Georgetown Center 6363 - 7th Ave. S Seattle, WA	5,000	-	\$0.70	TBD	-	2 Roll-Up	HVAC warehouse. Perfect freeway access just off the Michigan St. exit and I-5. Abundant parking. Close to amenities, restaurants, banking, gas and printers. Corporate image.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
	1017 S Myrtle St. Seattle, WA	4,750 (330)	-	\$0.58	\$0.11	24'	1 GL	Great location in Georgetown with close proximity to I-5, Highway 99 and I-90. Great small space.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	Georgetown Design Building 5517 Sixth Ave. S Seattle, WA	1,186 (165)	-	\$0.89 \$.69	\$0.31	12'	1 GL	REDUCED PRICING FOR 1ST YEAR! Excellent Georgetown location.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638







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 <p>AuBeta Technologies Building II 801 S Fidalgo St. Seattle, WA</p>	3,500 - 18,000	\$6.00 PSF (for the first year) \$13.50 (after first year)	\$4.32	\$6.00 PSF for first year! Divisible to 3,500 SF, 4,500 SF or 9,000 SF. Two floors. Free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. UPS power backup. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p>Screen Play Building 1630 - 15th Ave. W Seattle, WA</p>	11,800	\$0.75	TBD	Great layout. On-site free parking. 1 GL door and freight elevator. Great location on lower Queen Anne/Interbay minutes from downtown Seattle.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p>1910 Fairview Building 1910 Fairview Ave. E Seattle, WA</p>	9,296	\$28.00 Full Service	-	AVAILABLE FEBRUARY 1, 2011! Space is divisible to 6,187 SF and 3,109 SF. Building is LEED Certified.	John Werdel (206) 332-1488
 <p>Rainier Brewery Building 3100 Airport Way S Seattle, WA</p>	800 - 8,800	\$1.00	\$4.32	LIVE/WORK STUDIOS. Multiple spaces available. Located in the heart of SODO with great access to I-90, I-5 and Highway 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p>Nelson Chevrolet Property 4904 - 17th Ave. NW Seattle, WA</p>	8,380	\$9.00	TBD	6,000 SF warehouse building available at \$0.70/SF/MO. 64,000 SF of paved yard at \$0.20 PSF.	Bob Swain (425) 586-5622
 <p>FOR SUBLEASE Wells Fargo Center 999 Third Ave. Seattle, WA</p>	7,301	\$25.00 Full Service	-	SUBLEASE THRU MARCH 31, 2016! Available now. 36th floor sublease. High end improvements and Puget Sound views. Elevator lobby exposure. Tenant improvement allowance available. Flexible term.	Kirk Johnson (206) 332-1470







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 <p>The Griffin Building 2005 Fifth Ave. Seattle, WA</p>	~6,405	\$21.00 (Full Service, Not Janitorial)	-	Creative, open space located on the 4th floor (top floor). Abundant natural lighting. Efficient design and layout. State of the art HVAC systems. Wired conference rooms. 6 parking garages within 4 block radius.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p>Seattle Lighting Fixture 26 S Hanford St. Seattle, WA</p>	6,000	\$1.00	\$0.12	Second floor class A office with quality finishes. 11 private offices, two large conference rooms and two sets of restrooms. Shown by appointment only. State-of-the-art HVAC. Ample free parking.	Gordon Fouts (425) 586-5617
 <p>Pacific Georgetown Center 6363 - 7th Ave. S Seattle, WA</p>	950 - 5,750	\$11.00	\$4.00	First class BTS office on second floor. 950 - 5,750 SF all office or part office/part warehouse space also available. \$0.70 PSF, NNN warehouse shell. Perfect freeway access off the Michigan St. exit and I-5. Some warehouse available also up to 5,000 SF.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p>AuBeta Technologies Building I 800 S Michigan St. Seattle, WA</p>	5,500	\$6.00 PSF (for the first year) \$12.00 (after first year)	\$4.32	Fully remodeled space with free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p>1436 Elliott Ave. Building 1436 Elliott Ave. W Seattle, WA</p>	~4,000	Negotiable	TBD	Creative office space available! Heavy build-out, free on-site parking, new energy efficient lighting and wired for telecom. High visibility and easy access. Minutes to downtown Seattle and all freeways.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p>WA State Employee's Credit Union Bldg. 1500 Fairview Ave. E Seattle, WA</p>	~2,200	\$23.00 Full Service	-	Located on the 2nd floor. Creative, open office space with abundant natural lighting. Efficient design and layout. State-of-the-art HVAC systems. Modern security/access systems. Wired conference rooms.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481



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	1419 Elliott Ave. Building 1415-1425 Elliott Ave. W Seattle, WA	~1,916	Negotiable	-	<u>LIVE-WORK SPACE!</u> Main floor (~1,596 SF) and upper floor (~320 SF) with a deck (~1,274 SF) and lower level storage (~3,170 SF). 360 degree deck with territory views. High-end stainless steel kitchen fixtures and gas burner. Solid hardwood floors, fireplace and Murphy bed. Direct elevator access. Abundant parking.	Rich Mermelstein <i>(206) 332-1478</i> John C. Wu <i>(206) 332-1481</i>
	1910 Fairview Building 1910 Fairview Ave. E Seattle, WA	844 557	\$20.00 Full Service	-	Former office/file storage area. These areas can be fully used for windowless office space, data/ server room or storage area. Newly constructed men's and women's shower/locker rooms, handicapped shower, bike storage and grade level access service this floor. Building is LEED Certified.	John Werdel <i>(206) 332-1488</i>







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	<p><u>FOR SALE OR LEASE</u> Film Stop Building 500 - 3rd Ave. W Seattle, WA</p>	~24,000		\$10.00	TBD		DH	Flex space for light manufacturing, storage or assembling. Retail exposure on 3rd Ave. W. Creative, open office space. Heavy 3-phase power. Abundant on-site parking.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
	<p>Guiry Schillstad Bldg 92 Lenora St. Seattle, WA</p>	~12,800		\$12.00	TBD			Creative, open office space. Light manufacturing, storage or assembling. Surrounded by world class dining and in-city living. Walking distance to numerous amenities. Abundant neighborhood parking.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
	<p>1419 Elliott Ave. Building 1415-1425 Elliott Ave. W Seattle, WA</p>	~5,382	~3,382 ~2,000	Negotiable	TBD	20'	DH GL	Office/warehouse/retail space. New energy efficient lighting. Freight passenger elevators. High visibility and easy accessibility. Minutes to downtown Seattle and freeways.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
	<p>1465 Elliott Ave. Building 1465 Elliott Ave. W Seattle, WA</p>	~4,900	~2,500 ~2,400	Negotiable	TBD		DH	Flex space for office, warehouse or light manufacturing. 2,400 RSF (2nd floor) and 2,500 RSF (lower level). Hardwood floors, outdoor decks, free parking and heavy power. High visibility.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
	<p>1441 Elliott Ave. Building 1441 Elliott Ave. W Seattle, WA</p>	~2,500		Negotiable	TBD		GL	Warehouse space available. Free on-site parking. Easy accessibility. Minutes to downtown Seattle and all freeways. Quality deal oriented, professional landlord.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
	<p>1451 Elliott Ave. Building 1451 Elliott Ave. W Seattle, WA</p>	~2,000		Negotiable	TBD	22'	2 GL	Warehouse space with a yard. Oversized grade level loading. Easy accessibility. Minutes to downtown Seattle and all freeways. Quality deal oriented, professional landlord.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481

Retail

Property Name & Address	Size (SF)	Rate/SF	NNN/SF	Comments	Broker
 <p><u>FOR LEASE</u> Michigan Street Building 6505 - 5th Ave. S Seattle, WA</p>	2,378	\$12.00	\$2.27	Georgetown retail showroom.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p><u>FOR LEASE</u> 620 Denny Way Seattle, WA</p>	870	\$2,550/mo.	-	Located in Downtown Seattle next to the Space Needle. Great visibility. Easy access to Hwy 99 and I-5.	Tamir Ohayon (425) 586-5627 Barry Kelly (425) 586-5625

Investment Opportunities

Property Name & Address	Size	Sale Price	Comments	Broker
 <p>Former Bill Hatch Building 4202 - 6th Ave. S Seattle, WA</p>	18,150 (4,398)	\$2,400,000	Office/warehouse opportunity located in South Seattle with 18,150 SF on two floors. This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. 1 GL loading door. Immediate access to I-5. Also available for lease at \$0.60 PSF, NNN shell & \$0.65 PSF office add-on.	John Vernon (425) 586-5638
 <p>Shoreline Plaza 16053 Aurora Ave. N Shoreline, WA</p>	6,501	\$1,999,950	Zoned regional business. 0.50 acres (21,936 SF). Multi-tenant with 100% occupancy and strong rental history. ~40,000 daily traffic count on Aurora Ave N. ~8.16% Cap rate.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642