

Northwest Corporate Park, Bldg B

6015 6th Avenue South, Seattle, WA 98108



Owned by:

Exclusively marketed by:



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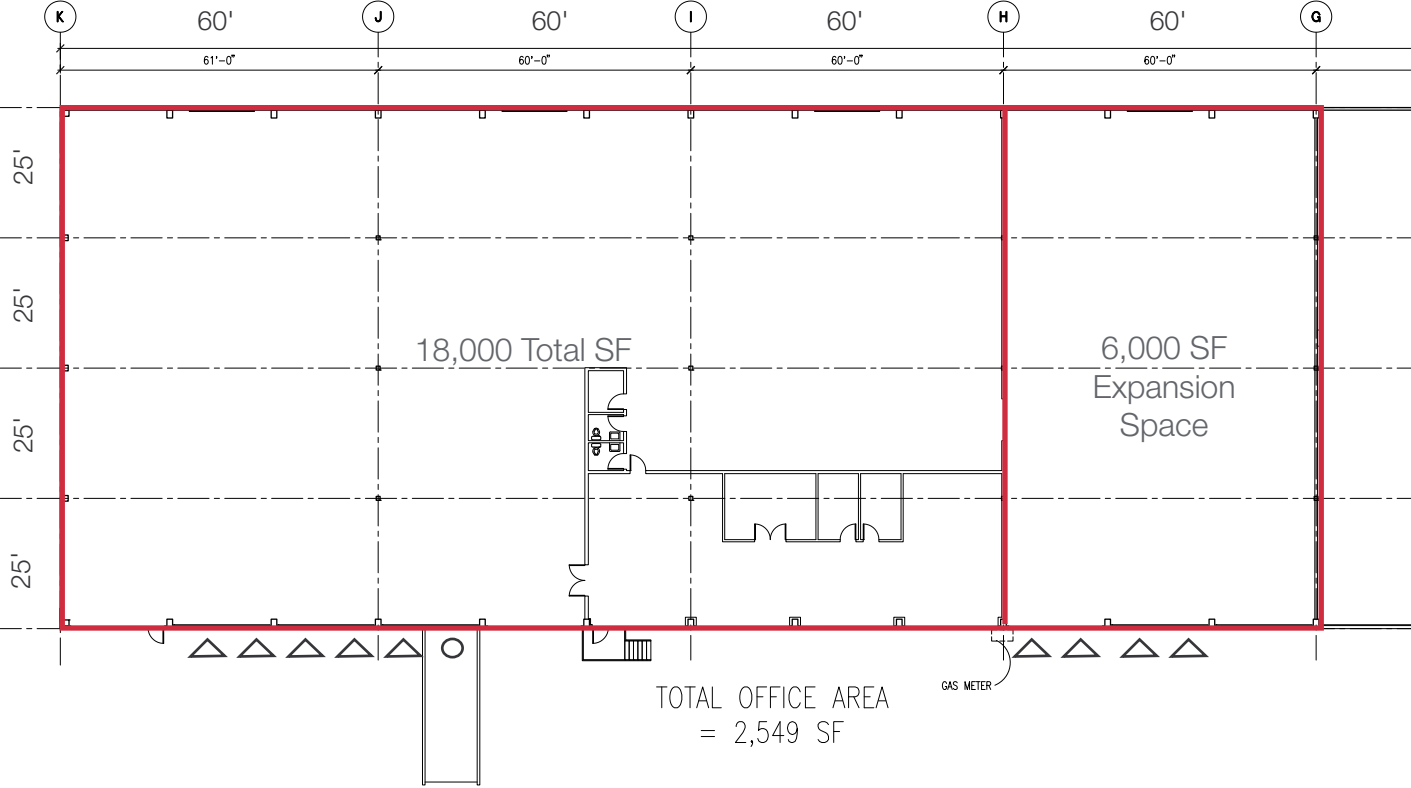
NAI Puget Sound Properties is pleased to present an opportunity to lease a prime commercial industrial space in Georgetown.

- **18,000 total SF, with 2,549 SF existing office/showroom**
- **Expandable by an additional 6,000 SF of shell warehouse for a total of 24,000 SF**
- **End cap**
- **22' clear height**
- **25' x 60' column spacing**
- **Ideal Georgetown location**
- **5 dock high positions (more can be added)**
- **1 ramped door**
- **Superior freeway access & proximity to Seattle CBD**
- **Rates:**
 - \$1.30 PSF shell, NNN
 - \$1.00 PSF office add-on, NNN
 - NNN's = \$0.3225 PSF
- **Exterior Improvement recently completed:**
 - Energy efficient storefronts
 - New dock bumpers & dock doors with viewing windows
 - New canopies over all docks
 - New building signage identifiers, and updated landscaping

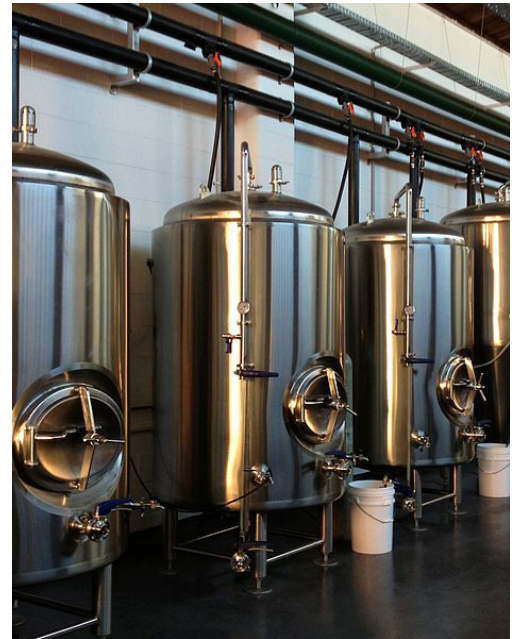
62
Walk Score

IG2-85
Zoning

Property Overview



GEORGETOWN



Located within the industrial market, Georgetown is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, Georgetown has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.

Location Overview

Superior freeway

access to I-5 and

East Marginal Way



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NAI Puget Sound
Properties

PrincipalSM