

# Georgetown For Lease or Sale

Office, Showroom, Industrial

5700 1st Avenue S, Seattle, WA



## Property Highlights

- Ideal location for office, showroom, food production, light manufacturing
- Up to 16' clear height
- Above standard power
- 25 onsite parking stalls
- Grade level loading
- View the full property website [here](#)

\*Additional furniture, fixture, and equipment package to be negotiated separately



### Building Size

Approx. 6,843 SF (divisible) on two floors  
1st Floor: 4,032 SF  
2nd Floor: 2,811 SF



### Lot Size

12,426 SF



### Zoning

IG2 U/85 City of Seattle



### For Lease

\$16 per SF

### For Sale

Call for pricing



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[www.nai-pp.com](http://www.nai-pp.com)

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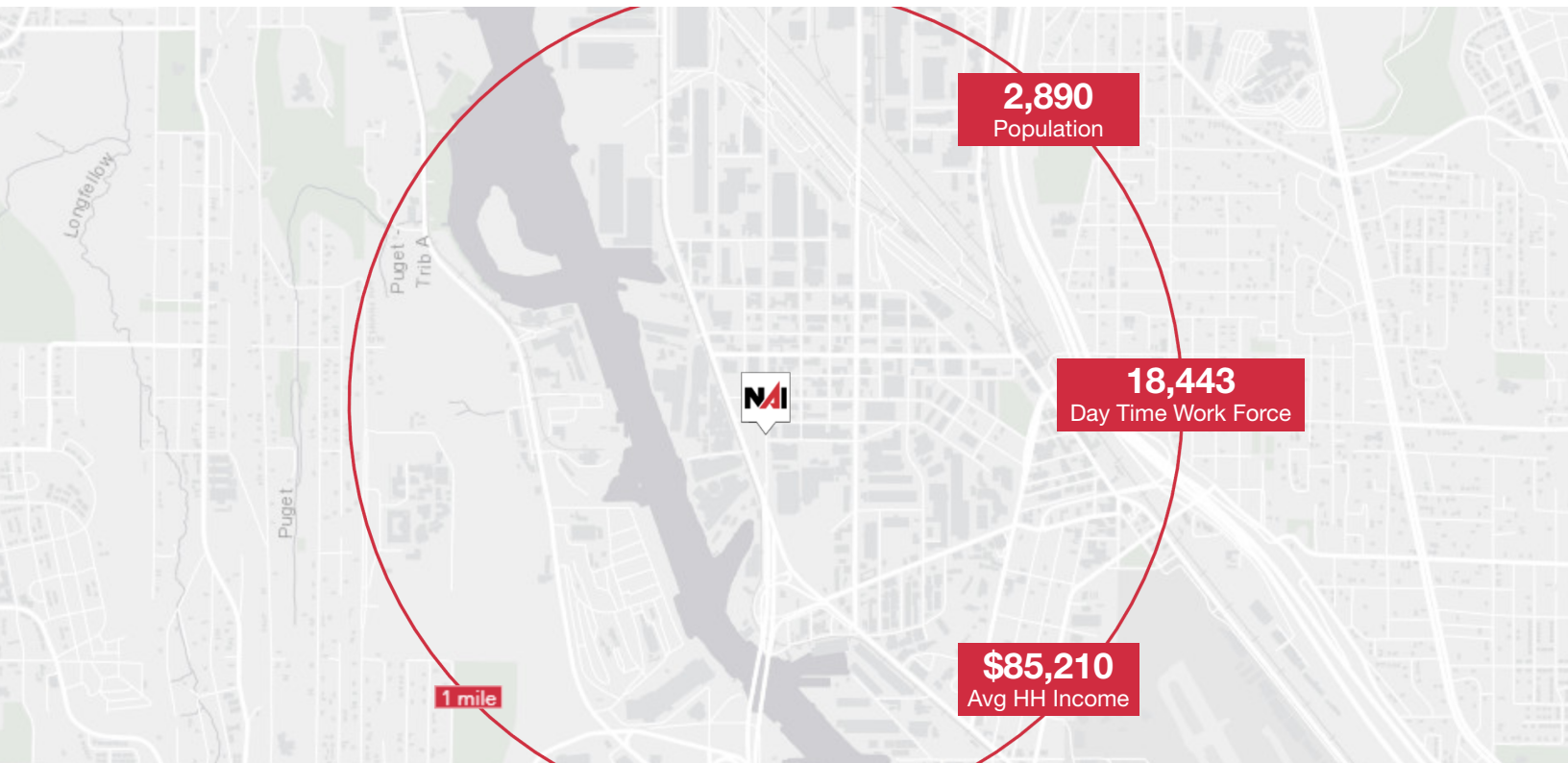
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Seattle\5700 1st Avenue S

### Demographics



### Traffic Counts

1st Avenue S  
S Mead Street **21,751**

1st Avenue S  
S Findlay Street **24,633**

1st Avenue S  
S Fidalgo Street **25,518**

E Marginal Way S  
S Lucile Street **51,551**

E Marginal Way S  
1st Avenue S **37,704**

4th Avenue S  
S Orcas Street **18,966**



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### Drive Times

**5** minutes to  
West Seattle

**10** minutes to  
Capitol Hill

**10** minutes to  
Pioneer Square

**11** minutes to  
South Lake Union



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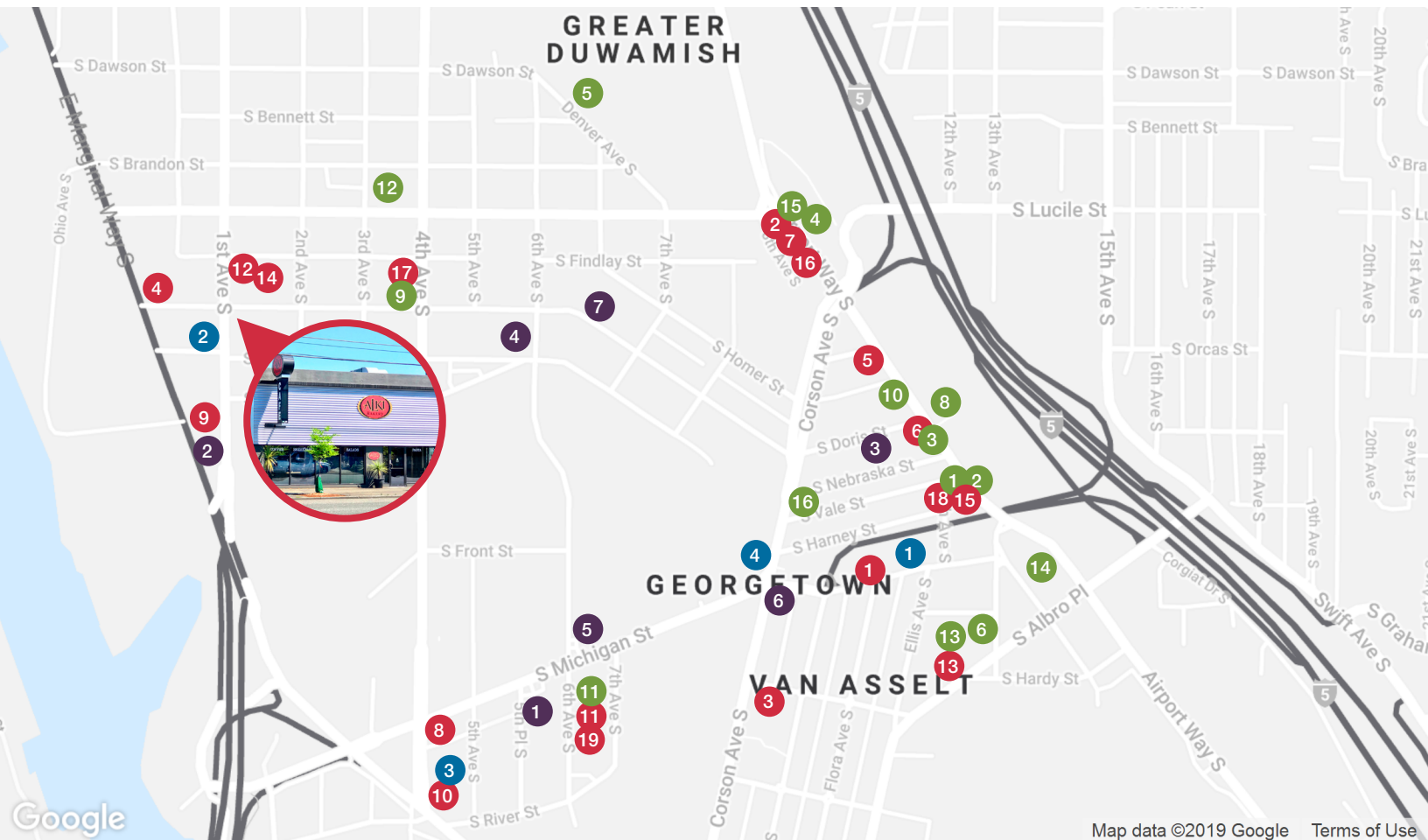
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### RESTAURANTS

- |                              |                         |                             |                                    |
|------------------------------|-------------------------|-----------------------------|------------------------------------|
| 1. Ciudad                    | 6. Fonda La Catrina     | 11. Kauai Family Restaurant | 16. Stellar Pizza, Ale, & Cocktail |
| 2. Cutting Board             | 7. Georgetown Liquor Co | 12. Pig Iron Bar-B-Q        | 17. Subway                         |
| 3. Deep Sea Sugar and Salt   | 8. I Luv Teriyaki       | 13. Sisters and Brothers    | 18. Via Tribunali                  |
| 4. The Essential Bakery Cafe | 9. Jack in the Box      | 14. Slim's Last Chance      | 19. Woks Teriyaki                  |
| 5. Flying Squirrel Pizza Co. | 10. Katsu Burger        | 15. Smarty Pants            |                                    |



### BARS, BREWERIES, WINERIES, DISTILLERIES & COFFEE

- |                                |                           |                                  |                                      |
|--------------------------------|---------------------------|----------------------------------|--------------------------------------|
| 1. 9lb Hammer                  | 6. Hangar Cafe            | 10. Star Brass Lounge            | 14. Mercer Wine Estates Tasting Room |
| 2. All City Coffee             | 7. Jules Maes Saloon      | 11. Starbucks                    | 15. Georgetown Liquor Company        |
| 3. El Sirenito                 | 8. Machine House Brewery  | 12. Cloudlift Cellars            | 16. Jellyfish Brewing Company        |
| 4. Elysian Airport Way Brewery | 9. Marco Polo Bar & Grill | 13. Charles Smith Wines Jet City |                                      |
| 5. Georgetown Brewing Co       |                           |                                  |                                      |



### BANKS

1. Bank of America
2. Banner Bank
3. U.S. Bank
4. Wells Fargo Bank



### OTHER

- |                          |                        |
|--------------------------|------------------------|
| 1. 76                    | 5. Shell               |
| 2. Chevron               | 6. Shell               |
| 3. Fran's Chocolates     | 7. U.S. Postal Service |
| 4. Seattle Design Center |                        |



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