



# 6901 West Marginal Building



**Price: \$1,750,000**

Exceptional free standing office building with partial warehouse area, located within close-in South Seattle industrial region

6,000 SF building area – Approx. 5,000 SF office and 1,000 SF shop/warehouse with 20’ ceiling and grade level door

36,995 square foot (.85 acre) site, irregular shaped – Approx. 7,000 SF of “excess” land area for building expansion, additional parking, equipment storage, etc.

Zoning: IG2 U/85’ - City of Seattle - General Industrial Zoning

[SouthSeattleOffice.com](http://SouthSeattleOffice.com)

## Contact

**Jason Rosauer**  
Senior Vice President, Partner  
206.296.9608  
[jrosauer@kiddermathews.com](mailto:jrosauer@kiddermathews.com)

**Dave Speers**  
Senior Vice President, Partner  
206.296.9626  
[dspeers@kiddermathews.com](mailto:dspeers@kiddermathews.com)

**Rob Anderson, JD**  
Investment Specialist  
206.296.9644  
[roba@kiddermathews.com](mailto:roba@kiddermathews.com)

# 6901 West Marginal Building

SouthSeattleOffice.com



## Contact

**Jason Rosauer**  
Senior Vice President, Partner  
206.296.9608  
jrosauer@kiddermathews.com

**Dave Speers**  
Senior Vice President, Partner  
206.296.9626  
dspeers@kiddermathews.com

**Rob Anderson, JD**  
Investment Specialist  
206.296.9644  
roba@kiddermathews.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.

# 6901 West Marginal Building

SouthSeattleOffice.com



## Contact

**Jason Rosauer**  
Senior Vice President, Partner  
206.296.9608  
jrosauer@kiddermathews.com

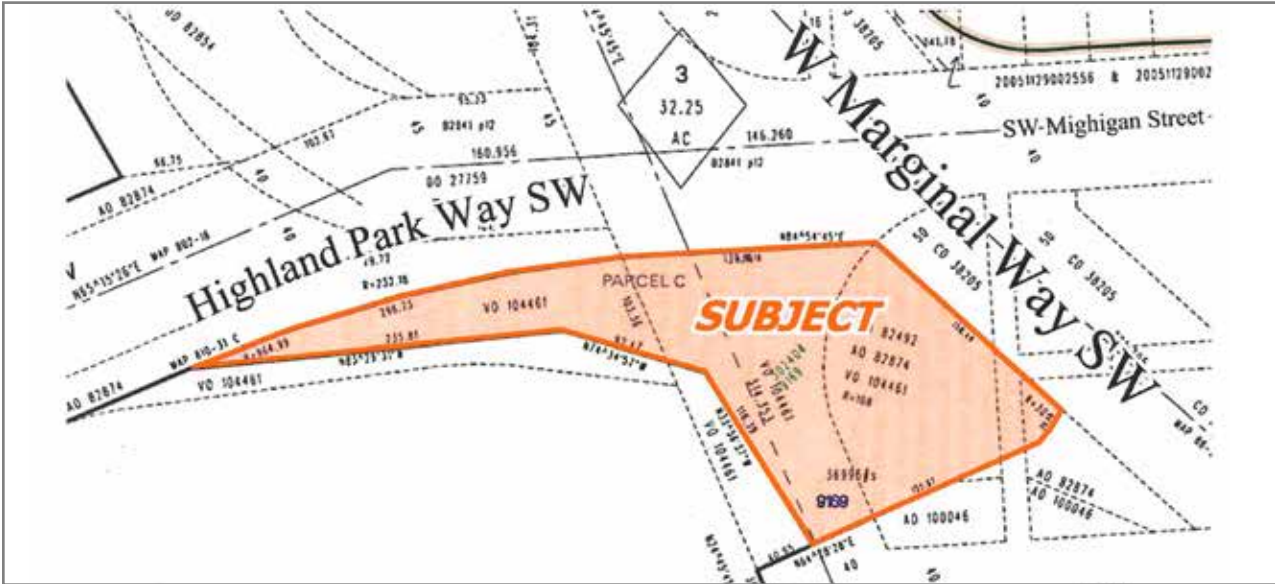
**Dave Speers**  
Senior Vice President, Partner  
206.296.9626  
dspeers@kiddermathews.com

**Rob Anderson, JD**  
Investment Specialist  
206.296.9644  
roba@kiddermathews.com

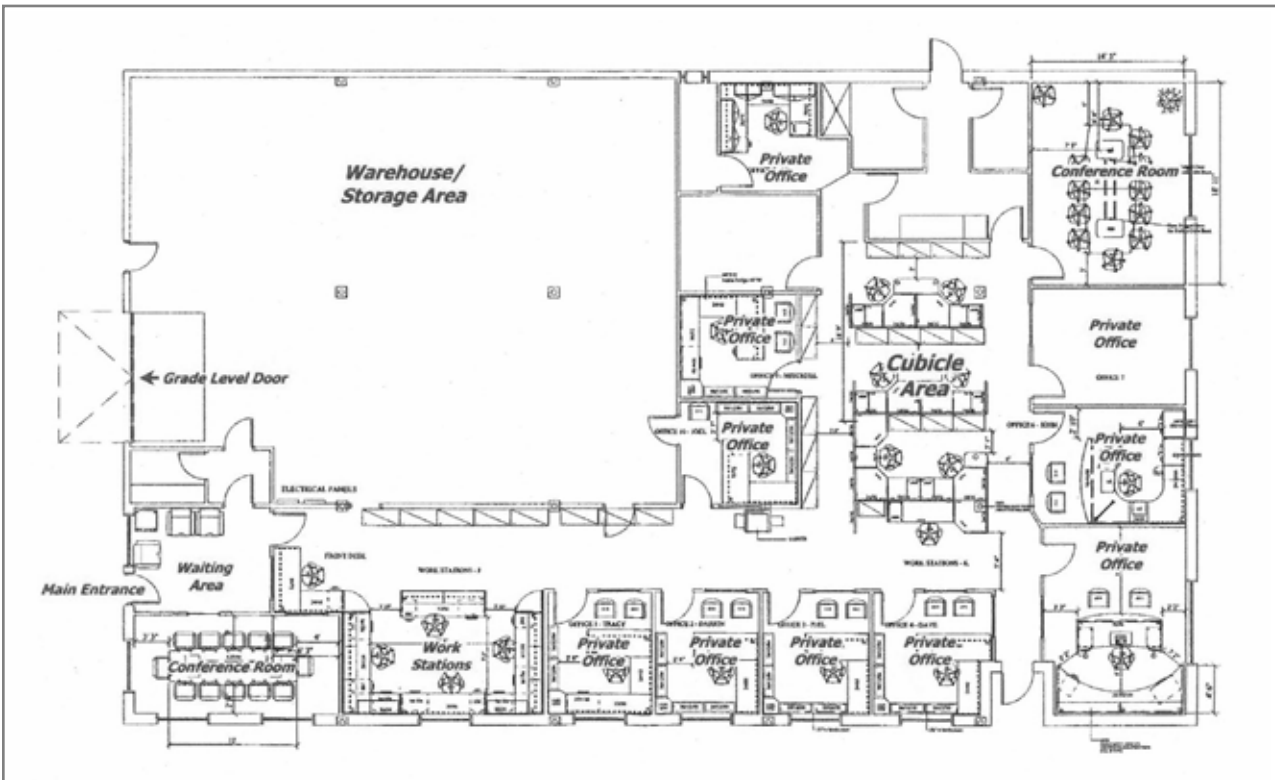
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# 6901 West Marginal Building

## Tax Parcel / Site Plan



## Space Plan



# 6901 West Marginal Building

SouthSeattleOffice.com



## Contact

**Jason Rosauer**  
Senior Vice President, Partner  
206.296.9608  
jrosauer@kiddermathews.com

**Dave Speers**  
Senior Vice President, Partner  
206.296.9626  
dspeers@kiddermathews.com

**Rob Anderson, JD**  
Investment Specialist  
206.296.9644  
roba@kiddermathews.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.

