



# TRACK SIX

— SODO BUSINESS PARK —

[track6sodo.com](http://track6sodo.com)

NEWMARK

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avenue55





Introducing a new **four-story**  
**218,913 SF** building located at the  
footsteps of Downtown Seattle. The building  
features **dock high and grade level**  
**loading** into **forklift rated freight**  
**elevators** serving floors 2-4. In a building  
**wrapped in natural light**, tenants  
will enjoy a creative environment ideal for  
**assembly, R&D, engineering,**  
**maker's space**, and light distribution in  
a one of its kind opportunity for a **Class**  
**A environment** of this scale and  
location. With **views of Downtown Seattle**, we  
are presenting a place for innovation and for  
users who seek to **BE A PART OF THE**  
**REVOLUTION OF SODO.**











## PROPERTY HIGHLIGHTS



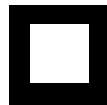
### HEIGHT

85' Tall: 4-Story



### CLEAR HEIGHTS

Floor 1: 24' clear  
Floors 2/3: 16' clear  
Floor 4: 14' clear



### LAND AREA

104,401 SF



### BUILDING AREA

218,913 SF



### FLOOR PLATE

~54,700 Gross SF



### PARKING

108 Stalls



Four Dock High  
and One Grade  
Level Loading



Freight & Passenger  
Elevators Servicing  
Upper Floors



50' x 45' Column  
Spacing



Divisible Down to  
12,000 SF



4th Floor  
Conference Room  
with South Facing  
Views



Full Temperature  
HVAC

Delivery  
Spring 2022





# TENANT FINISH OPTIONS

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## STANDARD CONDITION

- Double storefront entry door to suite
- Polished concrete floor
- Open air exposed ceiling system
- White vinyl insulation barrier on inside of perimeter walls
- Single zone climate controlled HVAC with fresh ventilation
- LED lighting to achieve 15 foot candle
- Electrical outlets at perimeter of walls

## PREMIUM CONDITION

- All standard condition improvements
- Multiple climate zoned HVAC system
- Higher intensity LED lighting

## ADDITIONAL IMPROVEMENTS

(Can be amortized into lease)

- Paint and finished drywall at inside of exterior walls
- Additional electrical power
- Small kitchens
- Additional restrooms
- Conference rooms
- Private rooms
- Floor drains
- Preferred flooring system
- Locker rooms & showers





## FLOOR SQUARE FOOTAGE OPTIONS

FOURTH FLOOR	± 55,058 SF	14' Clear Height
THIRD FLOOR	± 55,343 SF	16' Clear Height
SECOND FLOOR	± 55,343 SF	16' Clear Height
FIRST FLOOR	± 45,031 SF	24' Clear Height

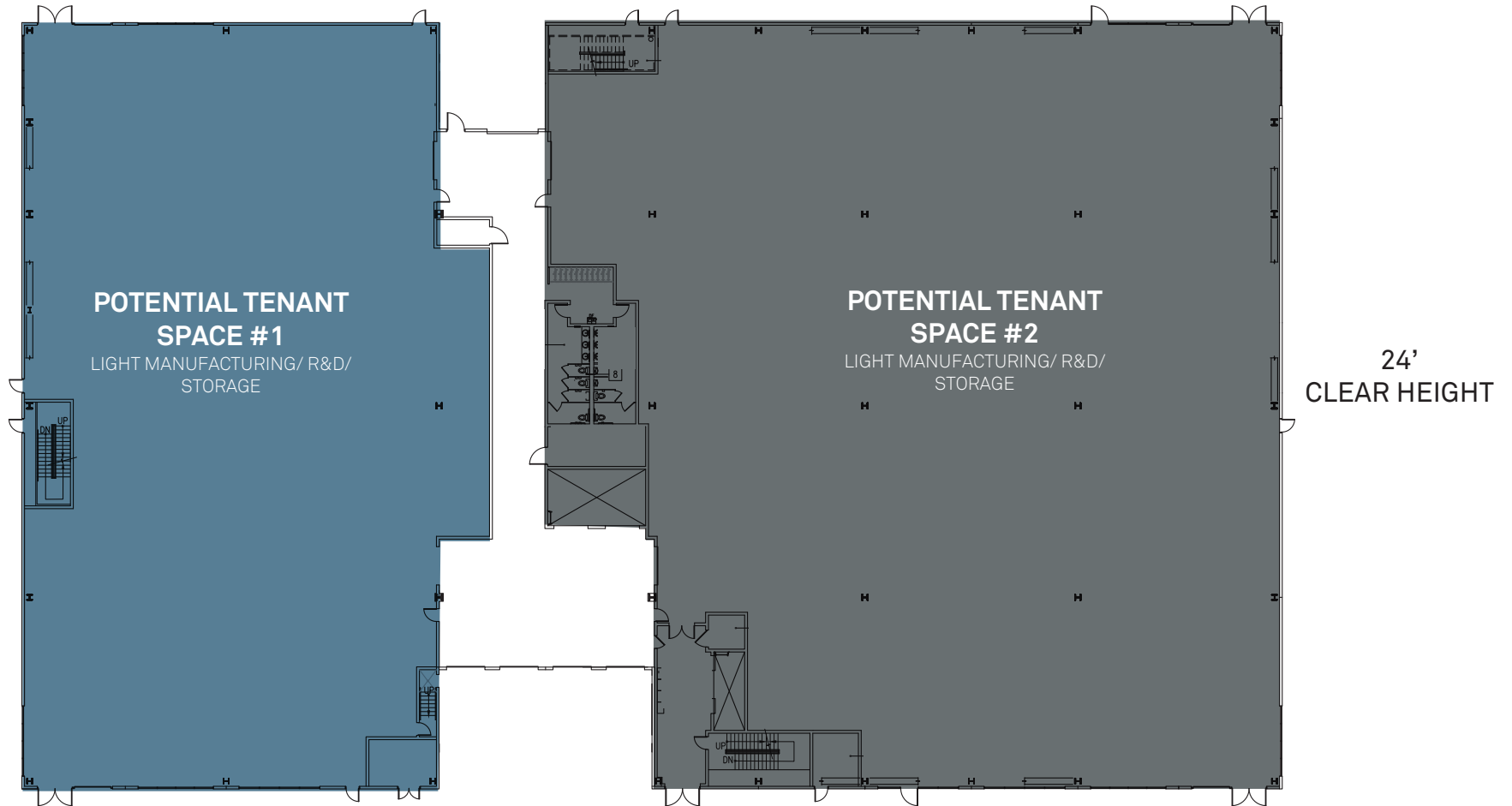






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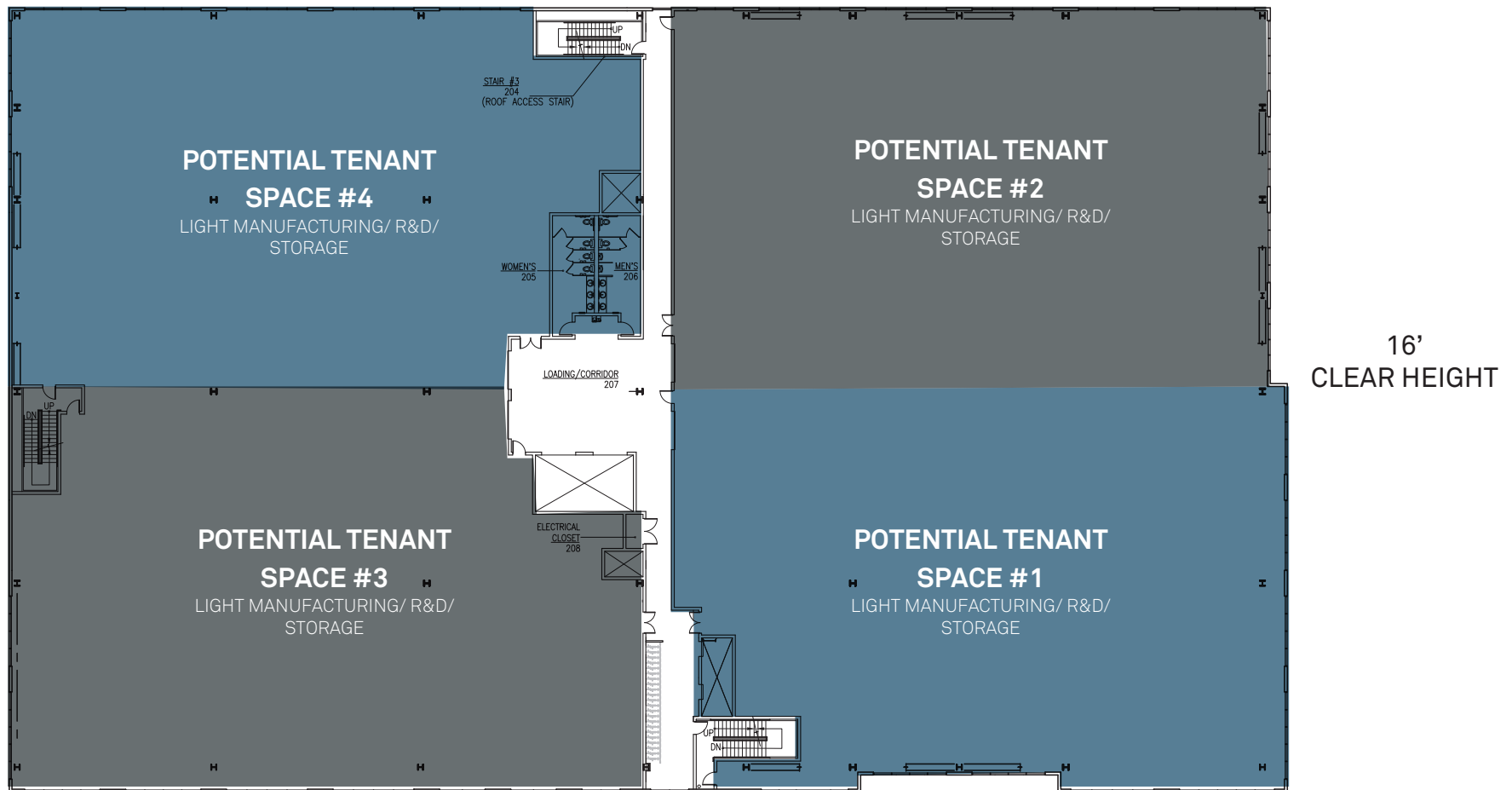




# FIRST FLOOR

(DIVISIBLE)

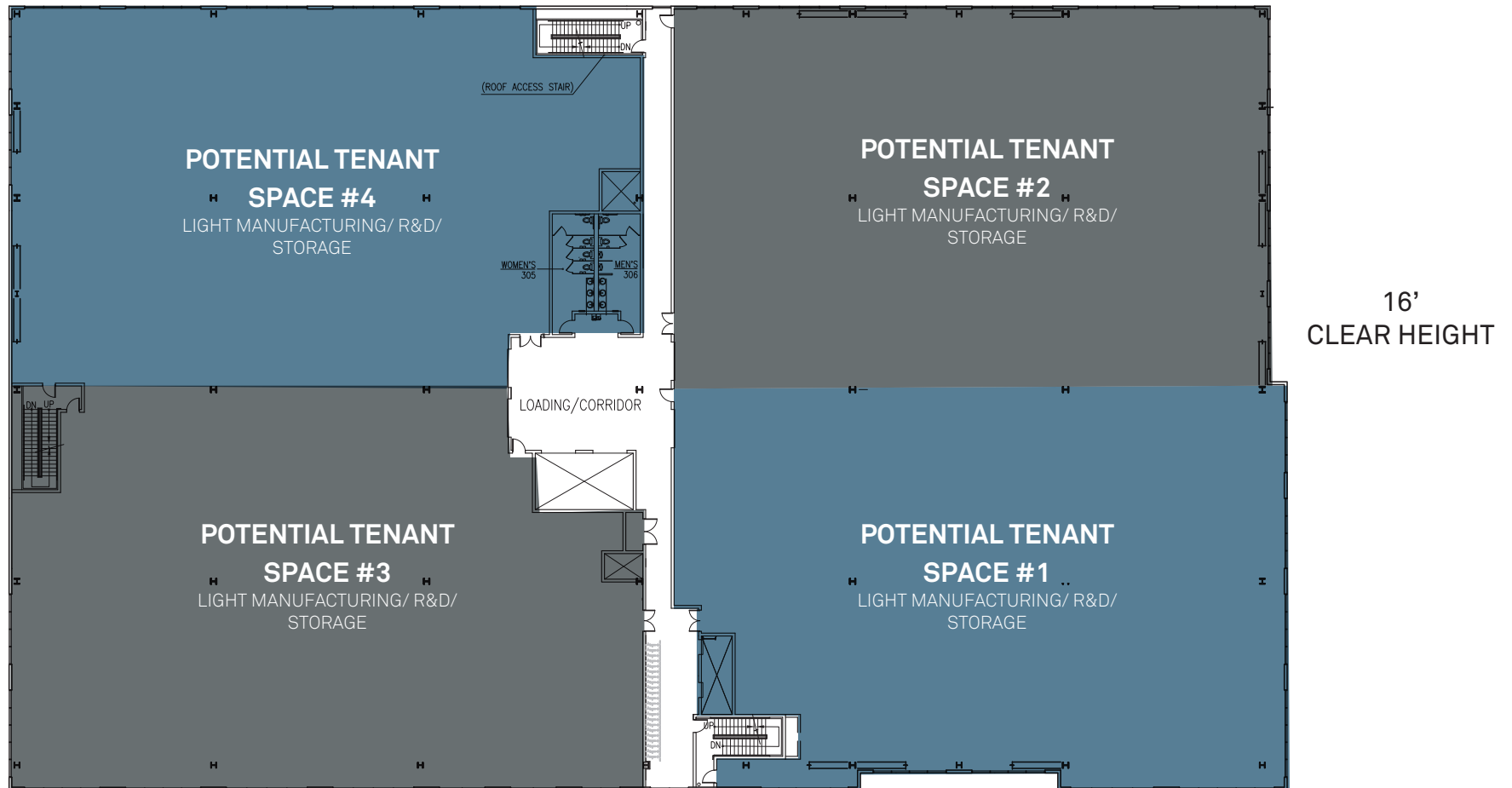




## SECOND FLOOR

(DIVISIBLE)





## THIRD FLOOR

(DIVISIBLE)





## FOURTH FLOOR

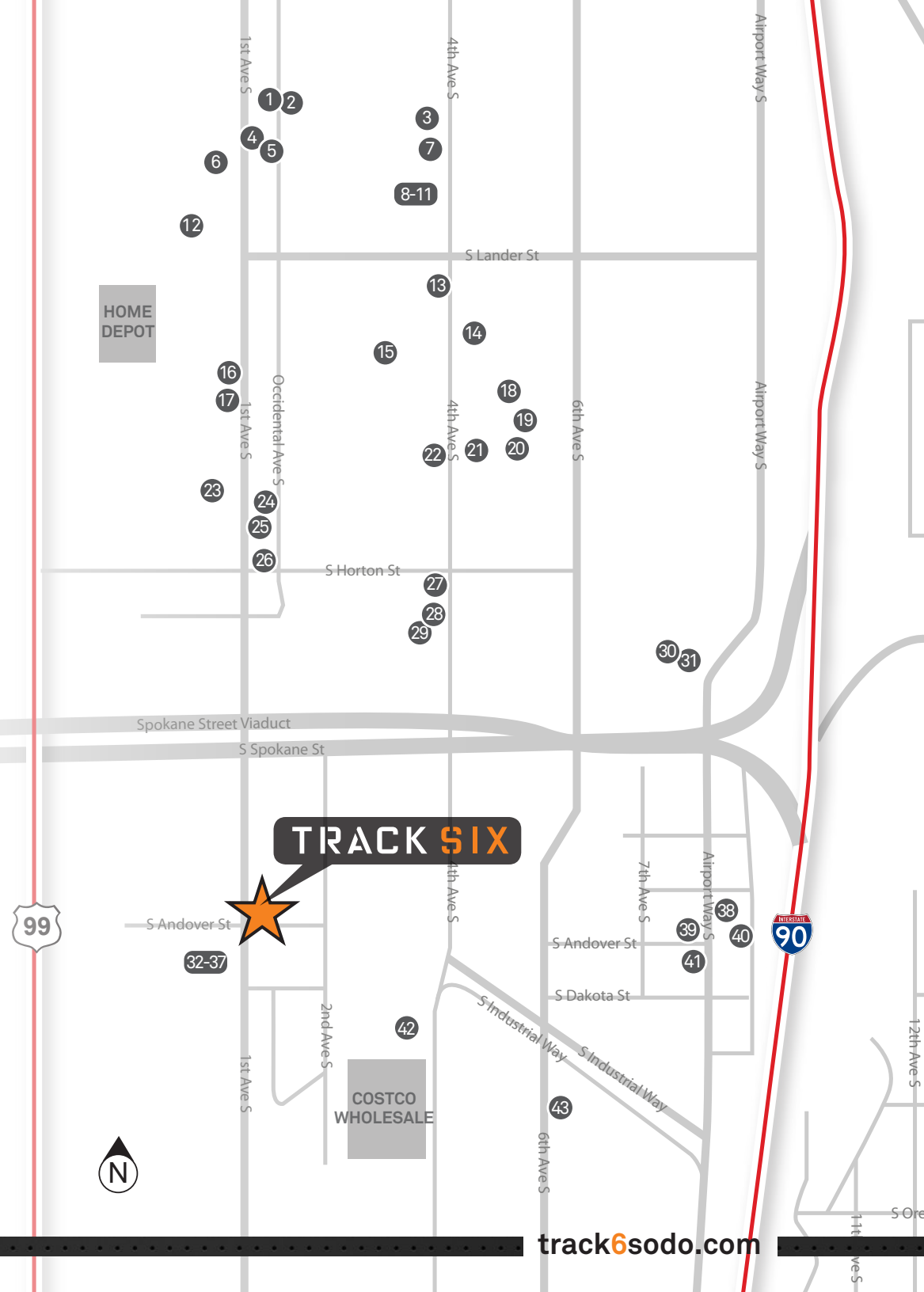
(DIVISIBLE)





## FOOD & DRINKS (WITHIN 1 MILE RADIUS)

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Peco Pit BBQ            | 23. Seapine Brewing Co.       |
| 2. Taqueria Taco Gol       | 24. Ghostfish Brewing Co.     |
| 3. McDonald's              | 25. Maison Tarven             |
| 4. Pho Cyclo Cafe          | 26. SODO Deli                 |
| 5. SODO Poke and More      | 27. Burger King               |
| 6. Starbucks Reserve       | 28. Yak's Teriyaki            |
| 7. Arby's                  | 29. Siren Tavern              |
| 8. Dona Queen Donut & Deli | 30. Alaska Silk Pie Co.       |
| 9. Korean Restaurant       | 31. SODO Pizza                |
| 10. Seattle' Best Teriyaki | 32. Waters Winery             |
| 11. Pho City               | 33. Rotie Cellars             |
| 12. SODO Kitchen           | 34. Nine Hats Wines           |
| 13. Subway                 | 35. Schooner Brewing          |
| 14. Denny's                | 36. Kerloo Cellars            |
| 15. By's                   | 37. Structure Cellars         |
| 16. Cafe Con Leche         | 38. Jack's BBQ                |
| 17. Money Loft             | 39. Raney's Bar & Grill       |
| 18. 2bar Spirits           | 40. Laurelhurst Cellars       |
| 19. Fall Line Winery       | 41. Teriyaki Plus             |
| 20. Elsom Cellars          | 42. Starbucks                 |
| 21. PICK-QUICK Drive In    | 43. Schwartz Brother's Bakery |
| 22. Orient Express         |                               |





## FEATURED AMENITIES



Close proximity to hip restaurants, cafes, breweries, wine tasting rooms, and bars



Positioned at the epicenter of Seattle Growth



Only 1.5 miles to CenturyLink Field and Mariner's Stadium



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— SODO BUSINESS PARK —

A **Leader** in  
the **Evolution**  
of Seattle  
Industry

LOCATED JUST  
1 MILE FROM  
THE PORT OF  
SEATTLE

TRACK SIX

10 MINUTE  
DRIVE TO  
SEATAC INTL.  
AIRPORT







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