

AVAILABLE FOR LEASE
3825 1st Avenue S, Seattle
RARE, STANDALONE BUILDING IN SODO



3825 1st Avenue South / Seattle, WA

CBRE

THE OPPORTUNITY

Rare standalone building located in the burgeoning SODO winery/brewery district.

- + Excellent visibility
- + Easy access to downtown
- + Signage opportunity
- + Building has great bones and will work for a variety of uses: showroom, retail, light industrial, flex office, R&D, event space.

FLOOR PLAN

PROPERTY DETAILS



BUILDING SIZE:
15,022 SF
(13,800 SF FOOTPRINT WITH
1,222 SF MEZZANINE OFFICE)



LAND SIZE:
20,160 SF



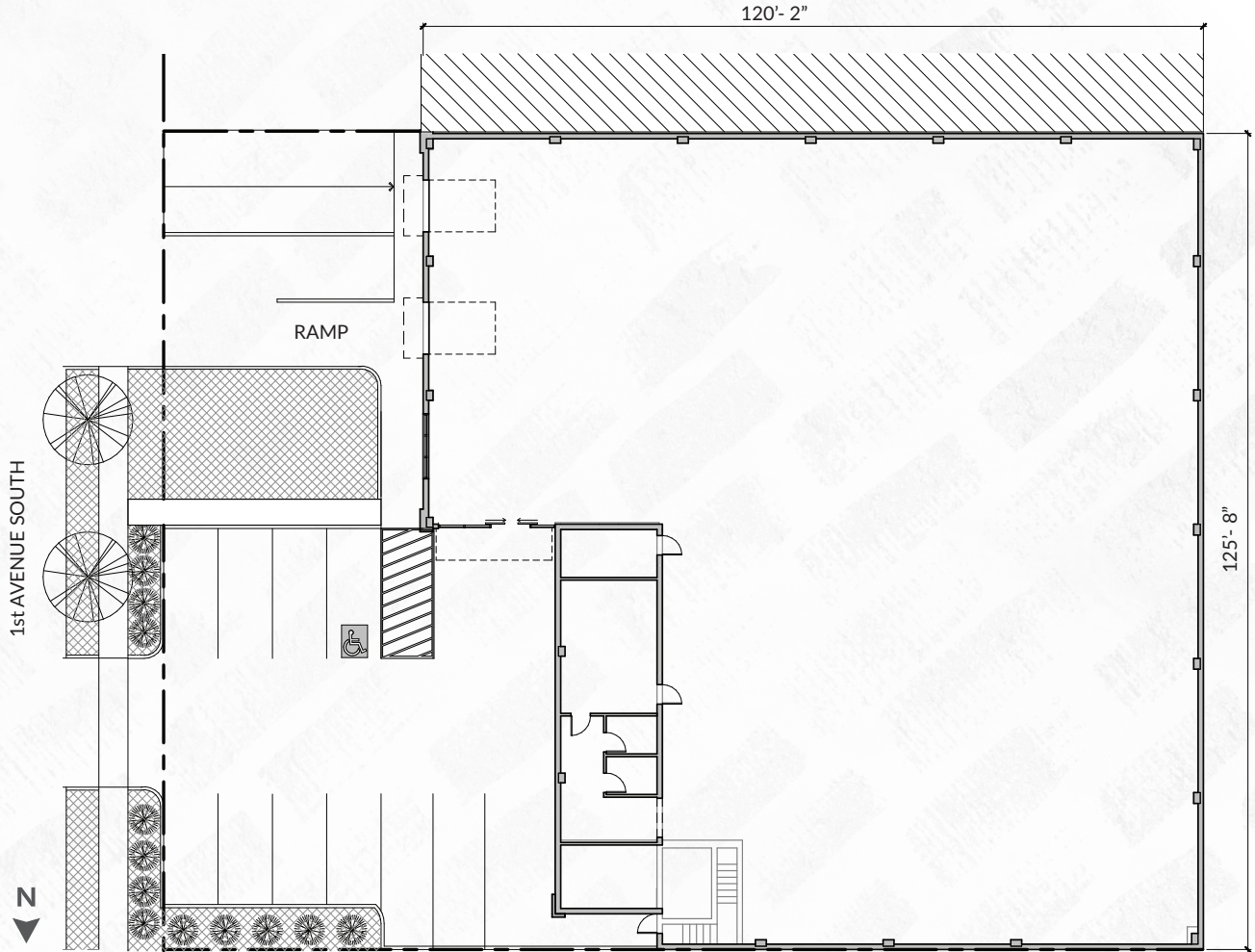
CEILING HEIGHT:
16'

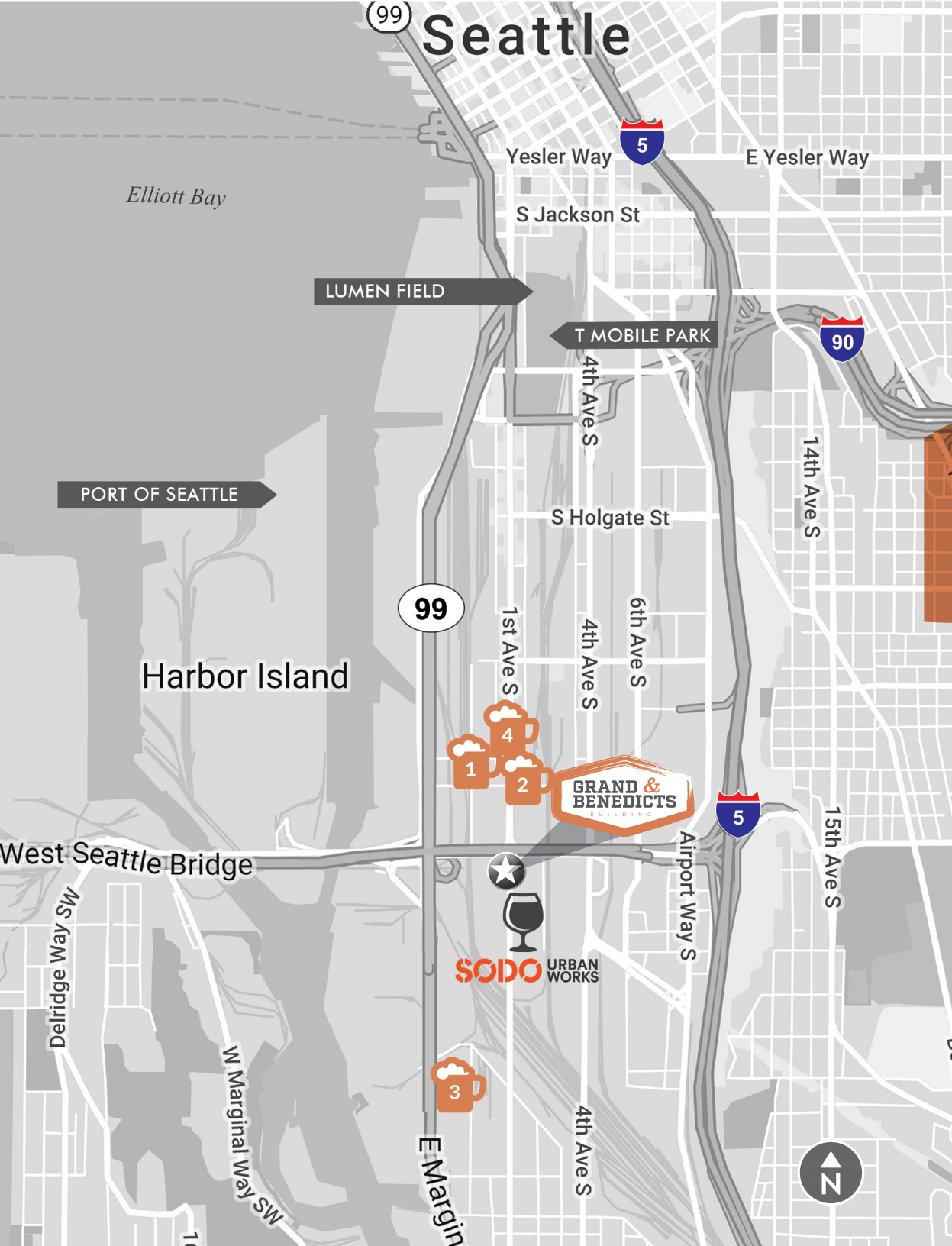


DOORS:
1 Dock-High Door
1 Grade Level



ZONING:
IG1/U85, City of Seattle





LOCAL TASTING SCENE



BREWERIES, DISTILLERIES & WINERIES

1. Seapine Brewing Co.
2. Ghostfish Brewing Co.
3. Two Beers Brewing Co.
4. Westland Distillery



SODO URBAN WORKS

- Full Pull Wines
- Kerloo Cellars
- Sleight of Hand Cellars
- Rotie Cellars
- Structure Cellars
- Waters Winery

- Latta Wines
- Patterson Cellars
- Nine Hats Wines
- Elsom Cellars
- San Juan Seltzers
- Nine Pies Pizza



FOR MORE INFORMATION, CONTACT

BRYAN HESTER
Vice President
+1 206 292 6079
bryan.hester@cbre.com

CBRE, INC.
1420 Fifth Avenue
Suite 1700
Seattle, WA 98101

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 03-10-2022AL

CBRE