



# WAREHOUSE + OFFICE SPACE CENTRAL DISTRICT

JERGENS BUILDING  
JUST OFF OF S JACKSON ST + 18TH AVE S



417 18th Ave S, Seattle

Rare opportunity to lease combined warehouse and office space in the Downtown-adjacent Central District. This unique space's high ceilings, dedicated office area, restrooms, shower, and kitchen are just a few of the available amenities.

Available Now



REAL ESTATE

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# Jergens Building

The Jergens Building is a storied property located in the Central District. The building was constructed in 1917. The original structure has been expanded twice and now consists of warehouse/office space, a private alley, and yard storage area.

## Highlights

- Total space: 5,000 SF
- 3,000 SF of 2nd floor office space
- 2,000 SF of warehouse space
- Rent: \$20.00/SF NNN
- NNNs \$3.63/SF, including utilities



## Warehouse Space

- 14-18 ft ceilings
- One overhead door
- Cement floors
- Ventilation system
- 4-6 exterior parking spots
- Exterior storage area



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# Jergens Building

## Office Space

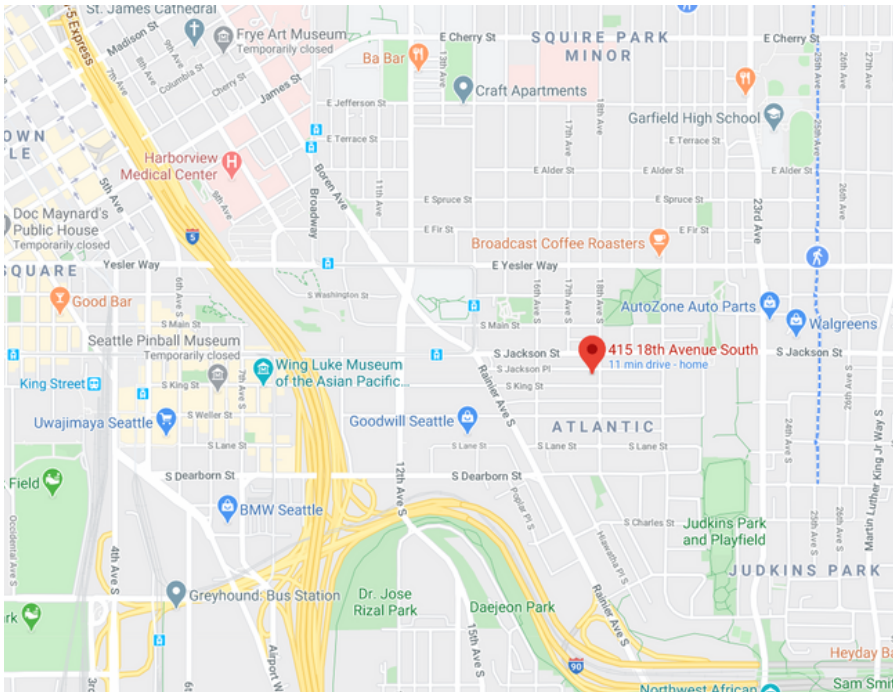
- Cherry hardwood floors
- Professional entrance off 18th
- Signage ready
- 5-ton HVAC and gas heating
- Restrooms and shower
- Private kitchen

## Accessibility

- Easy access to I-90 and I-5
- 4-6 off-street parking spaces
- 4 blocks from Seattle Streetcar
- Buses: 14, 7, 106, 9



Walk Score: 87 | Transit Score: 78  
Bike Score: 75



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