

ANGELO WORKSPACE

1222 S ANGELO STREET, SEATTLE, WA

UNIT 1: 4,551 SF
FOR SALE - \$1,775,000



For more information:

John Vernon

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Unit 1 - Suite 1222



- 4,551 SF
 - 3,056 SF Main Floor Showroom/Shop
 - 1,495 SF Mezzanine Office
- Fully HVAC with exposed ductwork
- Central Georgetown location
- Dedicated on-site parking stalls
- Grade loading off alley
- Open/flexible layouts
- **Price: \$1,775,000**

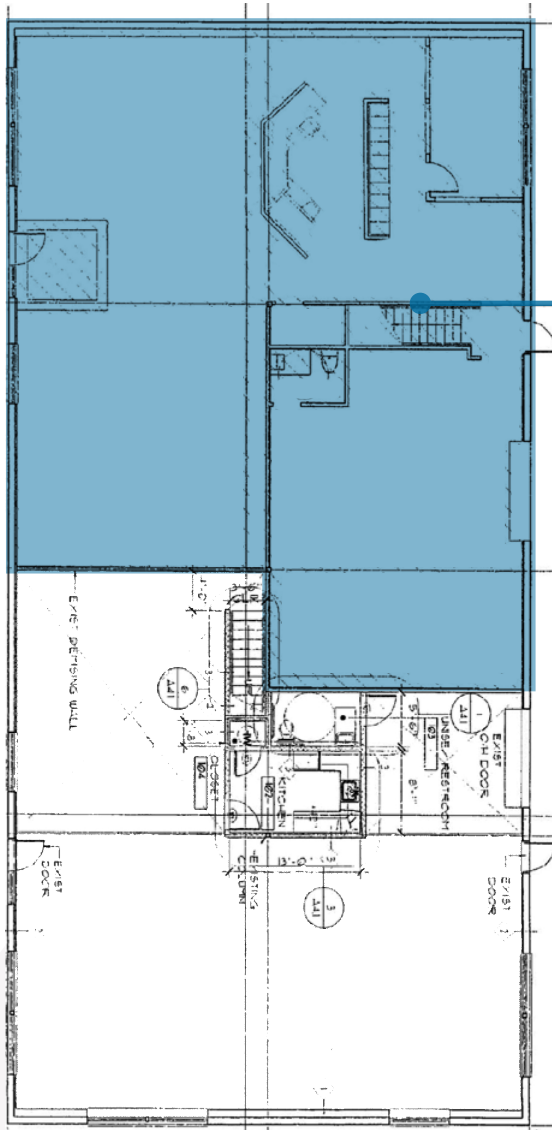
 Walk Score
82

 Bike Score
62

 Zoning
C2-40

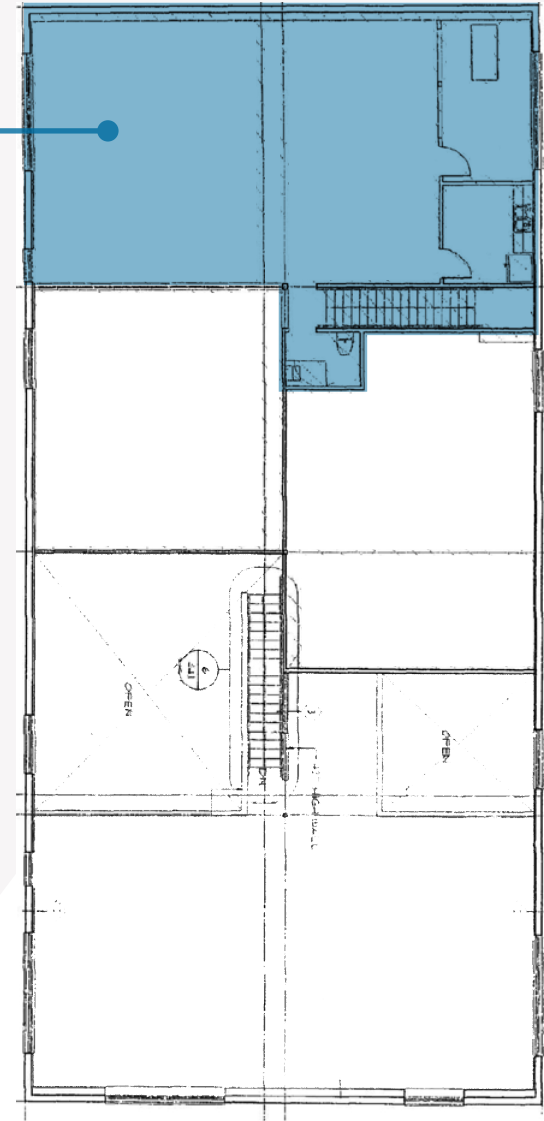
Floor Plans

MAIN FLOOR



Unit 1 - 1222
3,056 SF
Showroom/Shop/ Warehouse

MEZZANINE



Unit 1 - 1222
1,495 SF Office

Georgetown



Located within the industrial market, Georgetown is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, Georgetown has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.



Georgetown offers a range of services and entertainment and excellent proximity to employment centers.



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