

Angelo Workspace

FOR SALE

1222 & 1226 S ANGELO STREET, SEATTLE, WA

For Sale

Unit 1: 4,551 SF - \$1,775,000

Unit 2: 4,013 SF - \$1,565,000



Angelo Workspace

FOR SALE | 1222 & 1226 S ANGELO STREET, SEATTLE, WA

- Fully HVAC with exposed ductwork
- Central Georgetown location
- Dedicated on-site parking stalls
- Grade loading off alley
- Open/flexible layouts

C2-40
Zoning

Unit 1 - Suite 1222

- 4,551 SF
 - » 3,056 SF Main Floor Showroom/Shop
 - » 1,495 SF Mezzanine Office
- Available: January 1, 2020
- Price: \$1,775,000

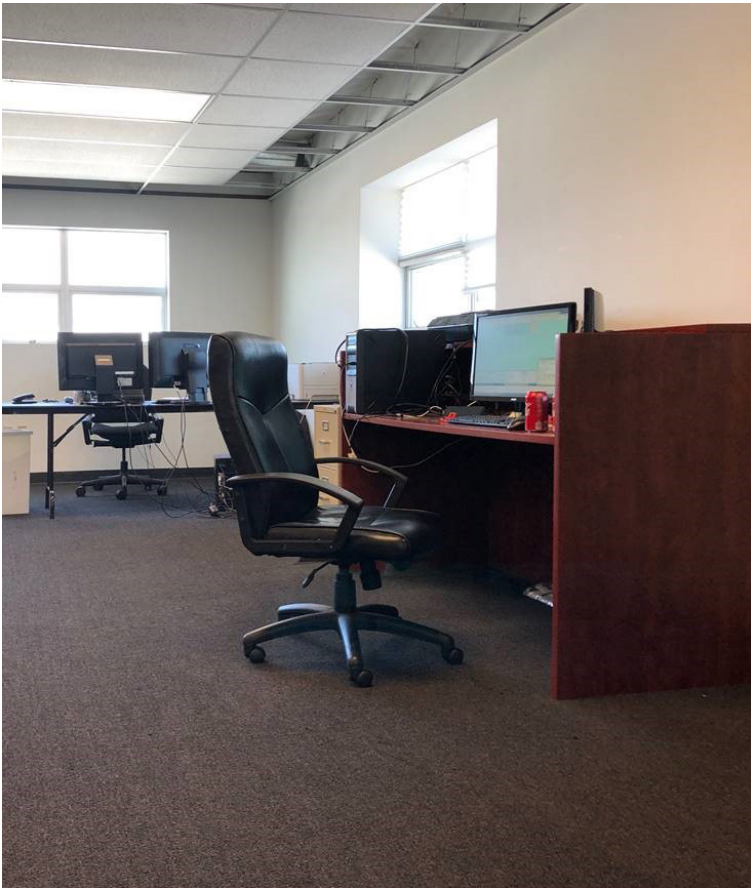
82
Walk Score

Unit 2 - Suite 1226

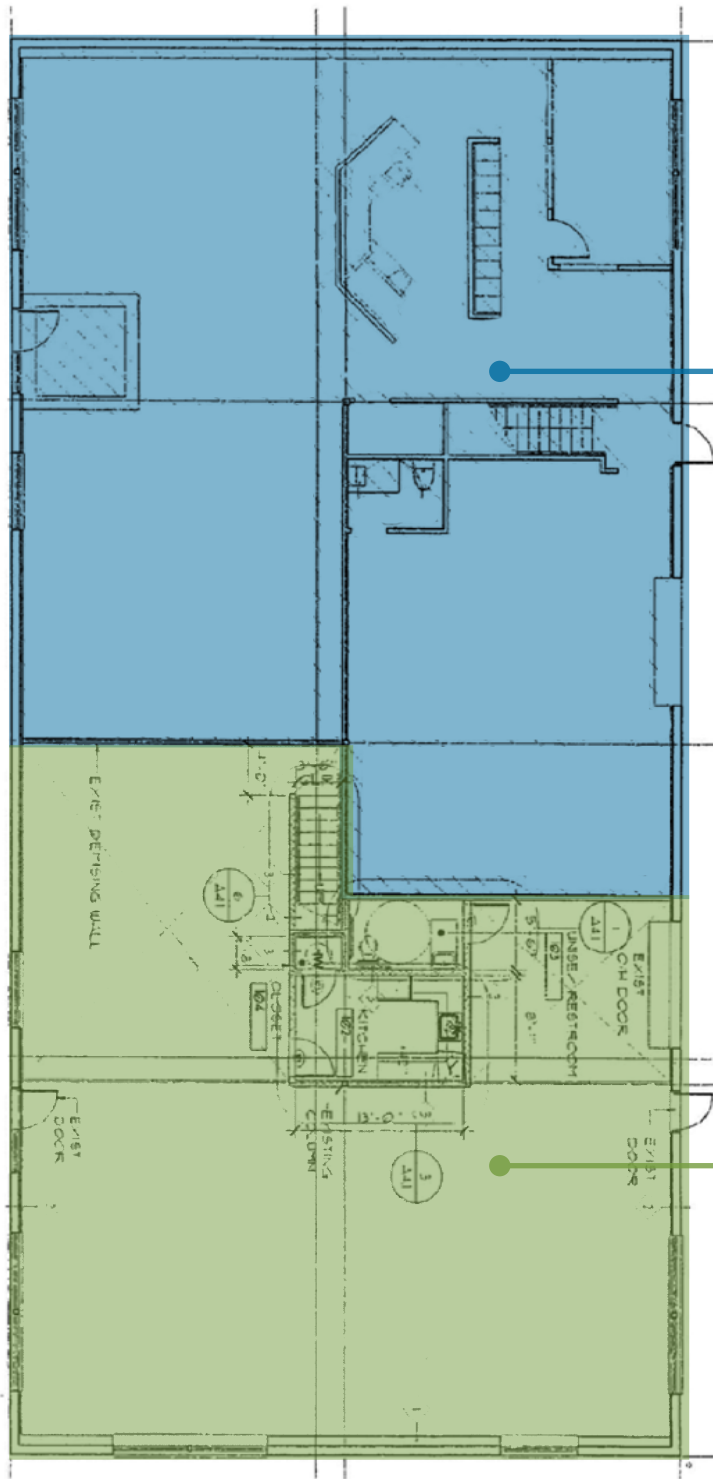
- 4,013 SF
 - » 2,450 SF Main Floor Shop/Warehouse
 - » 1,563 SF Mezzanine Office
- Available: 90 days notice
- Price: \$1,565,000

62
Bike Score

Property Overview



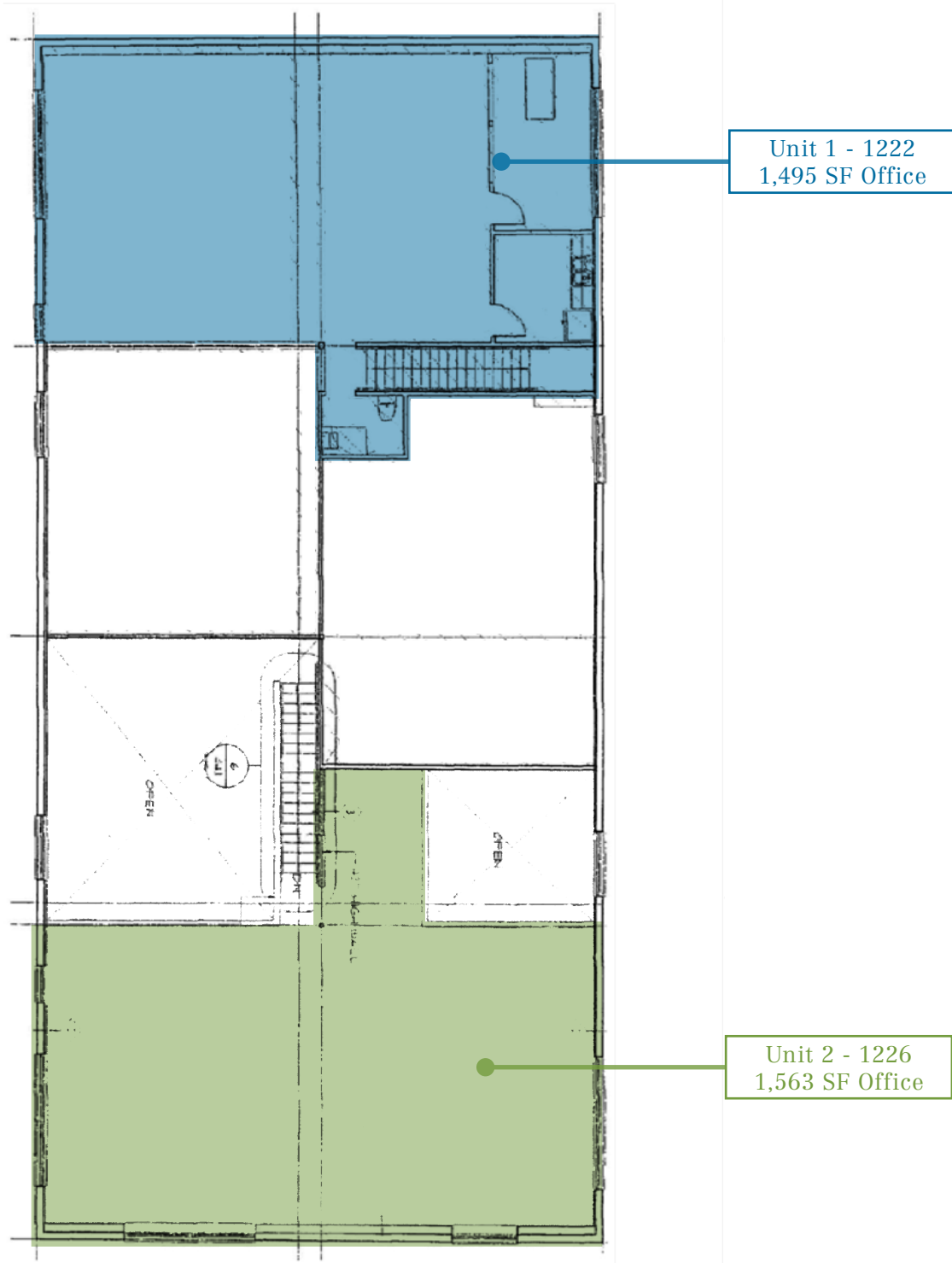
MAIN FLOOR



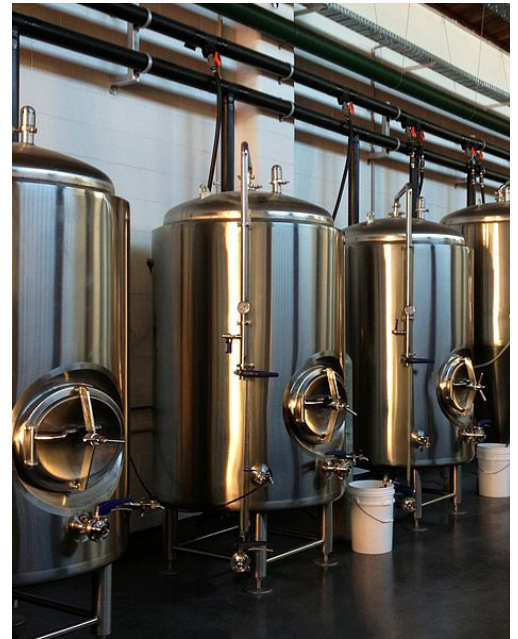
Unit 1 - 1222
3,056 SF
Showroom/Shop/ Warehouse

Unit 2 - 1226
2,450 SF
Shop/ Warehouse

MEZZANINE



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.

Location Overview

Superior freeway

access to I-5 and

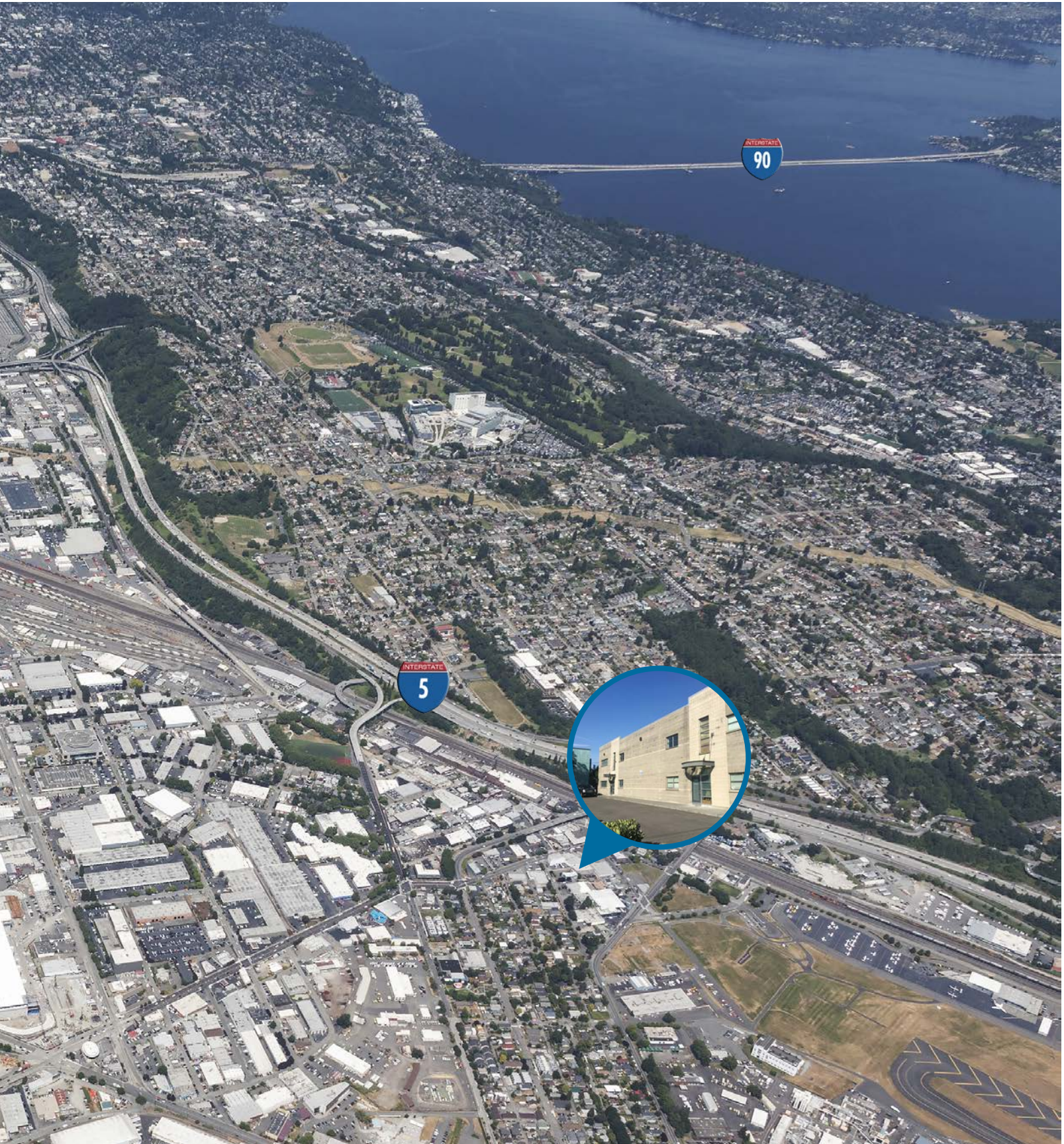
East Marginal Way



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



Location Overview



Exclusively marketed by:

John Vernon

+1 425 586 5638

jvernon@nai-psp.com

Hans Swenson

+1 425 586 5630

hswenson@nai-psp.com

NAI Puget Sound
Properties