

# Northwest Corporate Park Building U

549 S Dawson Street, Seattle, WA 98108



Owned by:

Exclusively marketed by:



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# 549 South Dawson Street Seattle, WA

## Northwest Corporate Park, Bldg U

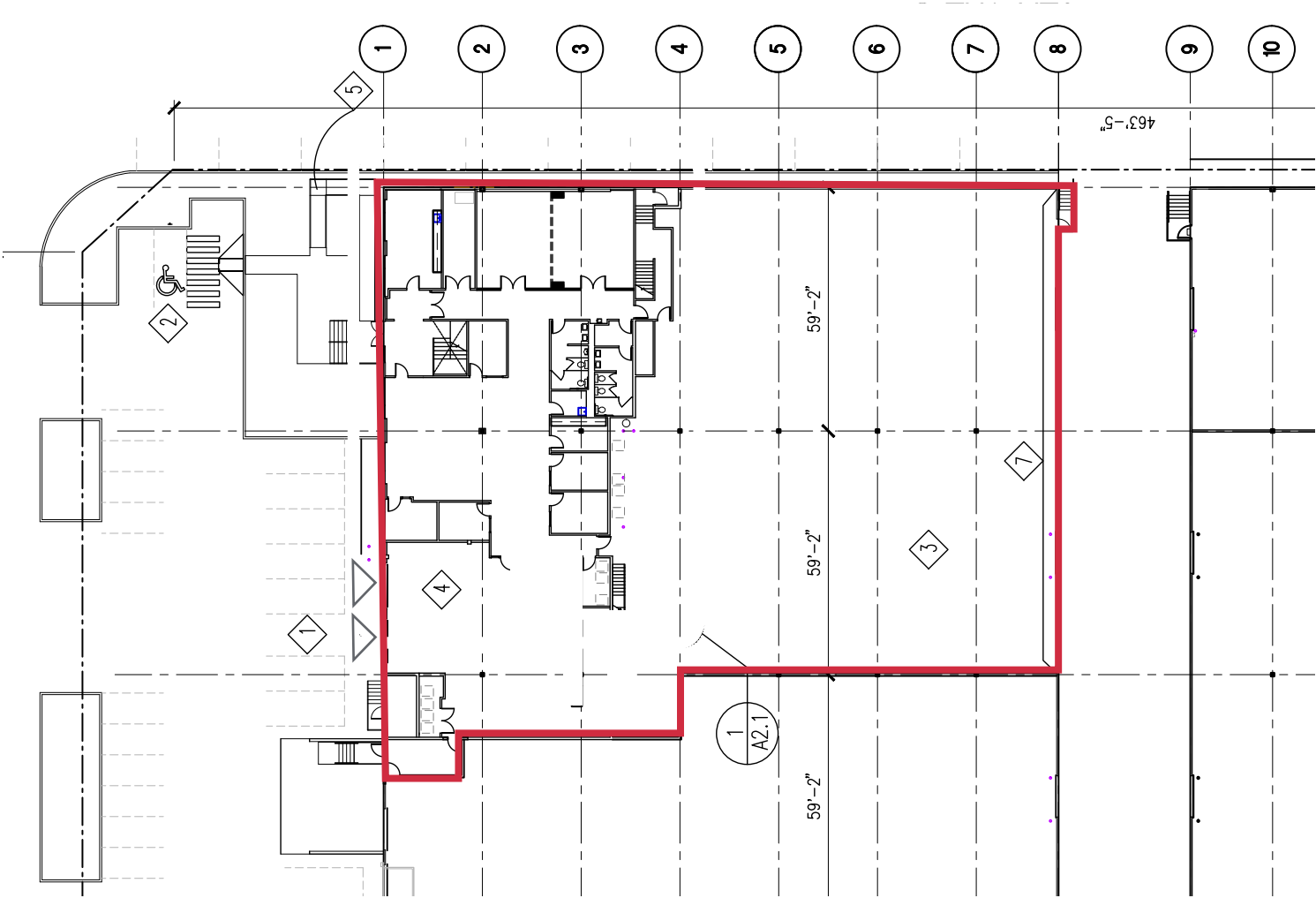
NAI Puget Sound Properties is pleased to present an opportunity to lease a prime commercial industrial site in Georgetown.

- **24,054 SF total**
  - 10,387 SF warehouse
  - 6,762 SF 1st floor office
  - 3,318 SF 2nd floor office
  - 3,587 SF enclosed mezzanine storage/assembly
- **22' clear height**
- **Strategic design district location**
- **2 dock high doors**
- **Superior freeway access & proximity to Seattle CBD**
- **Rates:**
  - \$1.10 shell (NNN's = \$0.2942/SF)
  - Flexible office configurations
  - Call for rate breakdown
- **Exterior Improvement to be completed in 2019:**
  - Energy efficient storefronts
  - New dock bumpers & dock doors with viewing windows
  - New canopies over all decks
  - New building signage identifiers, and updated landscaping



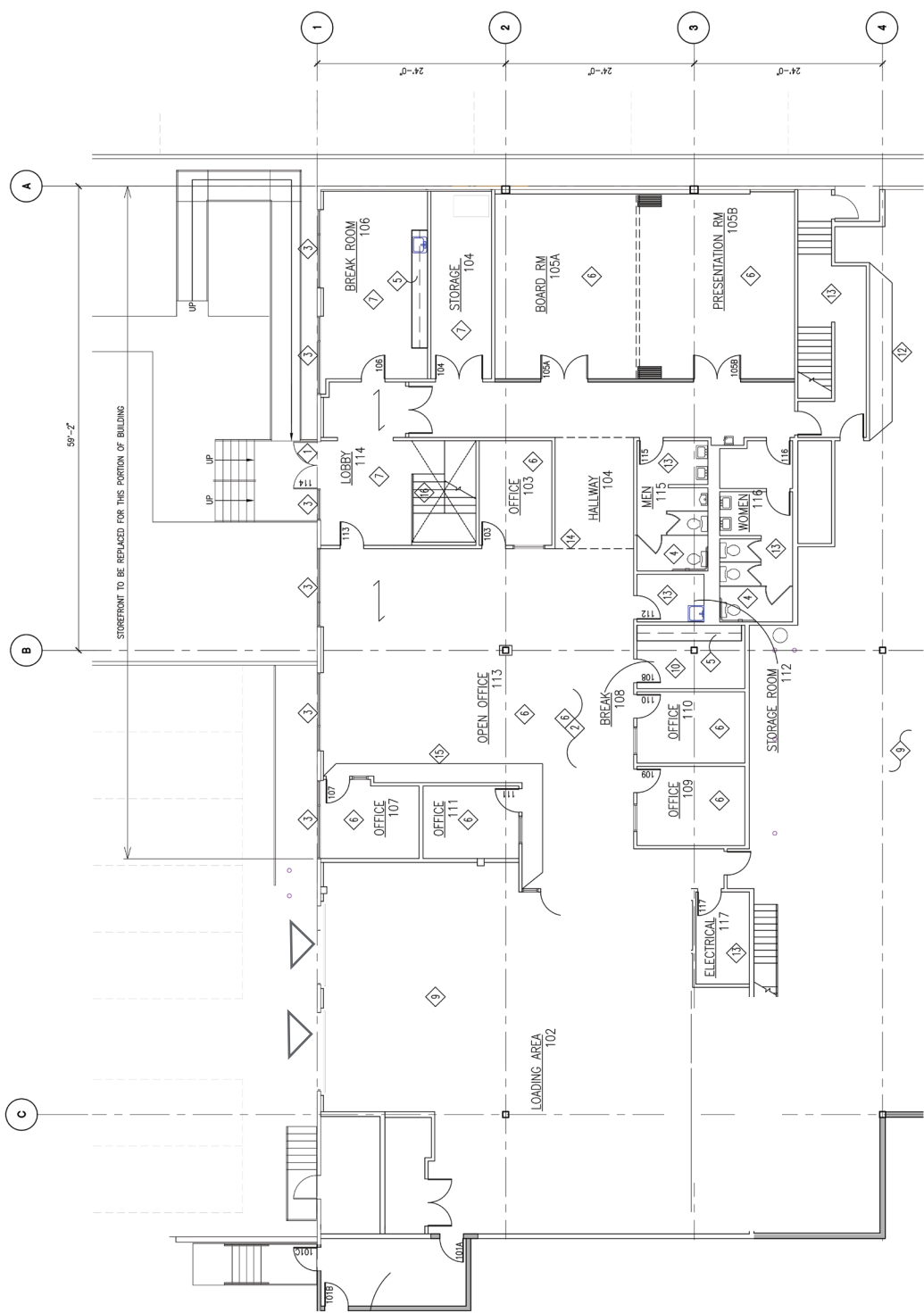


# First Floor Plan



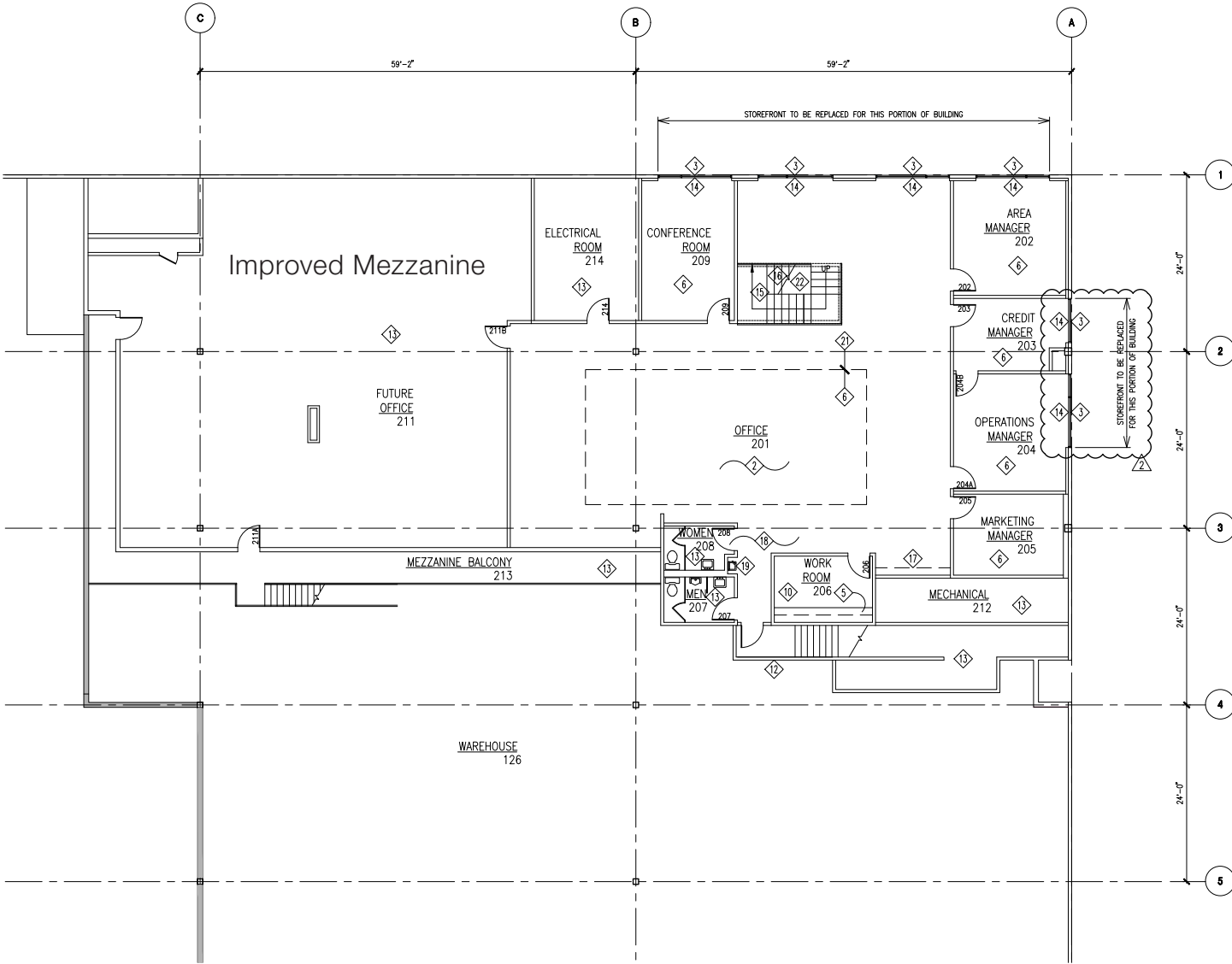
△ = Dock Door

1st Floor Plan Office  
& Warehouse



Warehouse

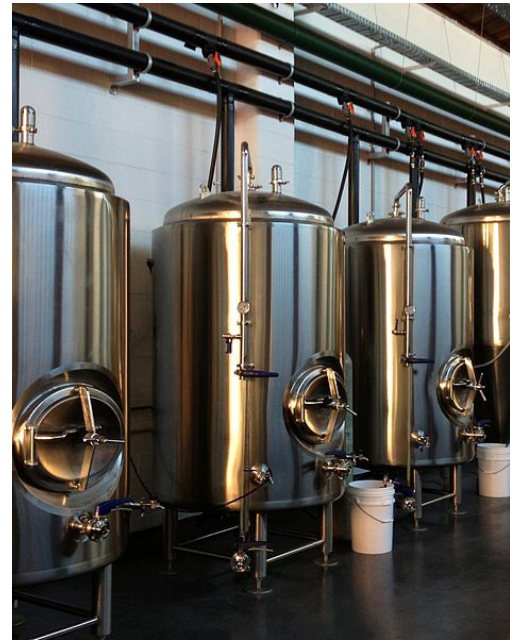
# Second Floor Plan







# 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.

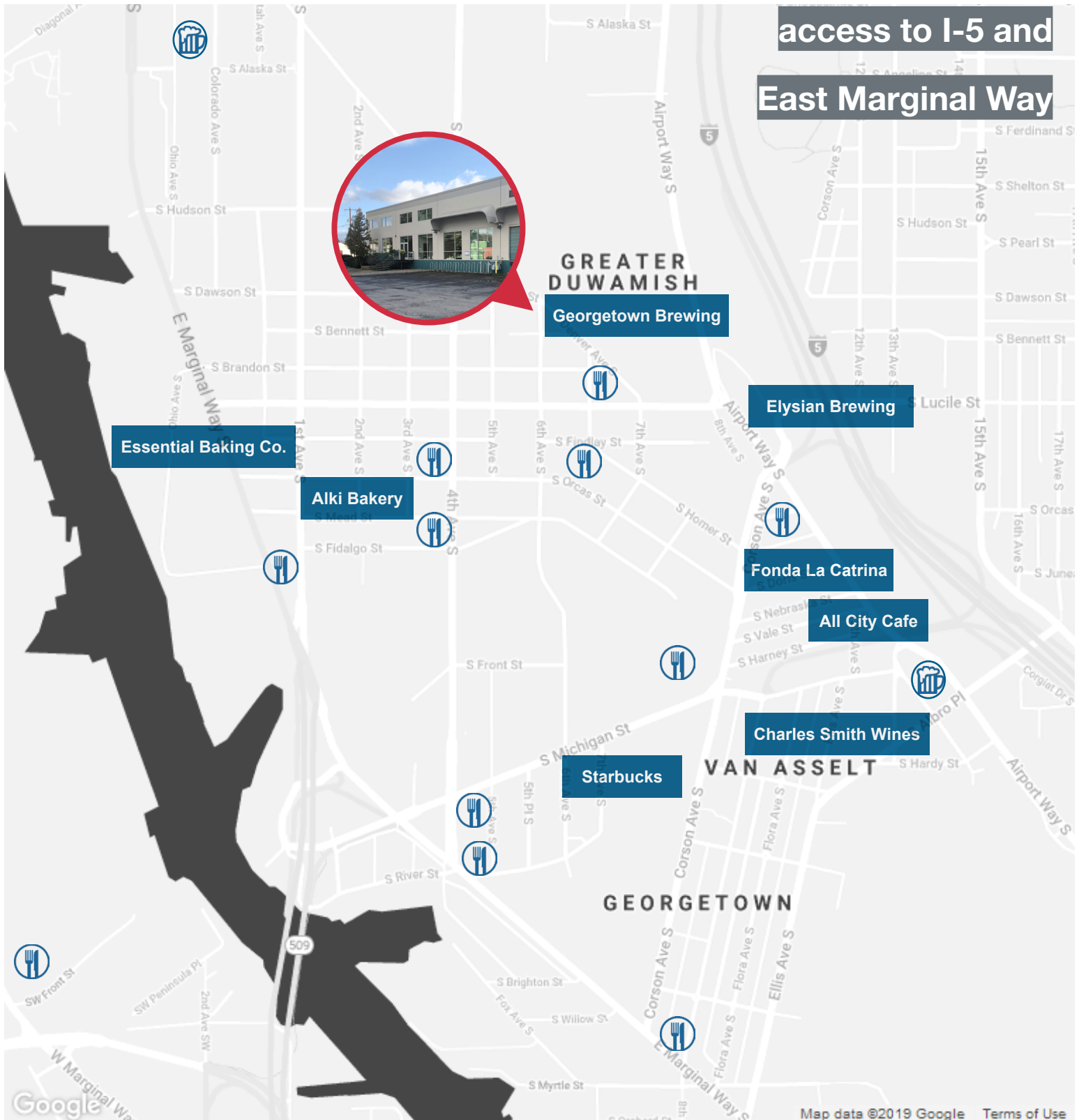


## Location Overview

## Superior freeway

**access to I-5 and**

## East Marginal Way



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