

FOR LEASE: FULLY REMODELED INDUSTRIAL/OFFICE/RETAIL WITH SECURED YARD

6601 East Marginal Way, Seattle, WA



For more information:

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NAI Puget Sound
Properties

PROPERTY OVERVIEW

6601 East Marginal Way, WA

SPACE AVAILABLE

2,915 Total SF



2,215 SF building (1st floor)

700 SF additional 2nd floor storage

7,300 SF of fenced yard

**Building with storage and yard is available together or separately*



PARKING

On-site and off-site parking



LOCATION HIGHLIGHTS

Excellent Georgetown location with amazing street exposure.

Traffic count is 55,000 vehicles per day!

LEASE RATE

Building & Yard together: \$6,500/month, NNN (\$1,850)

Total Rent = \$8,350



Building Only: \$1.60 psf/month, NNN (\$0.2324/psf)

Total Rent = \$4,211.50

Yard Only: \$0.50 psf/month, NNN (\$0.1605/psf)

Total Rent = \$4,821.65



6601 bldg - fenced yard

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