

# WASHINGTON MACHINE BUILDING

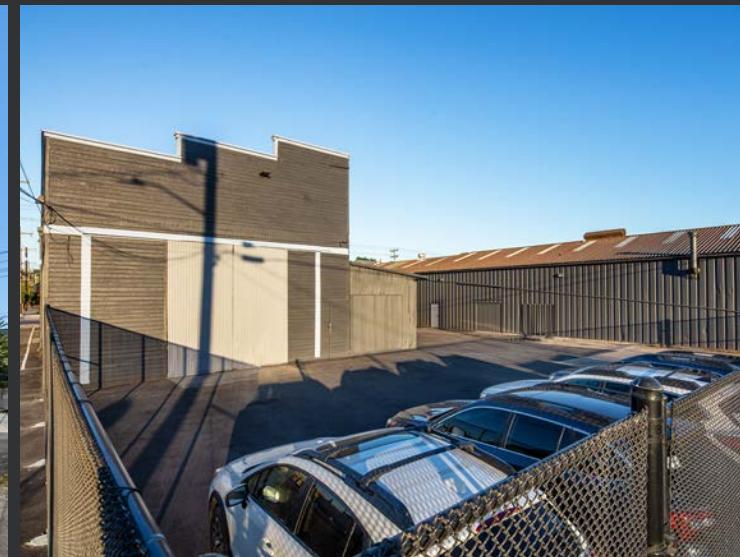
*13,525 SF Building  
Available For Sale or Lease  
in Seattle's Georgetown  
Industrial District*

5201 1ST AVENUE SOUTH  
SEATTLE, WA 98108

**JIM KIDDER, SIOR**  
Executive Vice President  
206.248.7328  
[jim.kidder@kidder.com](mailto:jim.kidder@kidder.com)

**NICK RAMIREZ**  
Senior Vice President  
206.248.7521  
[nick.ramirez@kidder.com](mailto:nick.ramirez@kidder.com)

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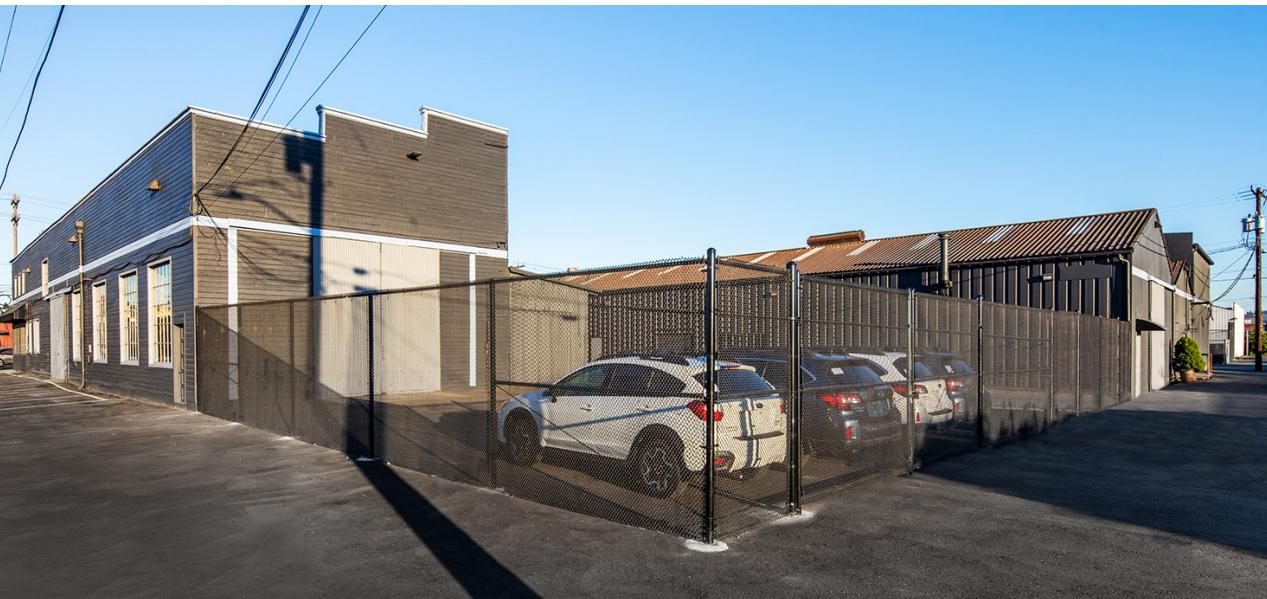
# PRIME OPPORTUNITY IN THE *HEART OF* *GEORGETOWN*

Located on 1st Avenue South in the vibrant core of Georgetown, this unique property offers unbeatable walkability to transit, restaurants, and local amenities. Zoned IG2 U/85, the site allows for a wide range of potential uses.

The building features open timber frame construction and an eclectic, industrial aesthetic – ideal for a dramatic open loft-style concept such as a gallery, brewery, or distillery.

Georgetown is one of the fastest-growing and most dynamic neighborhoods in the region. Once Seattle's primary industrial hub, the area has undergone significant revitalization over the past decade. It now boasts a thriving mix of art galleries, breweries, showrooms, studios, and specialty retail, all benefiting from improved freeway access and progressive zoning updates.





## PROPERTY HIGHLIGHTS

TOTAL BUILDING SF	13,525 SF
LAND AREA	32,000 SF
SUITE AVAILABILITY	Suite A: 8,425 SF Suite C: 5,100 SF
ZONING	IG2 U/85
CONSTRUCTION	Exposed timber
ACCESS	Open courtyard
LEASE RATE	\$1.45/SF/Month
UTILITIES	Water, Sewer, Natural Gas & Electricity
LOADING	4 GL

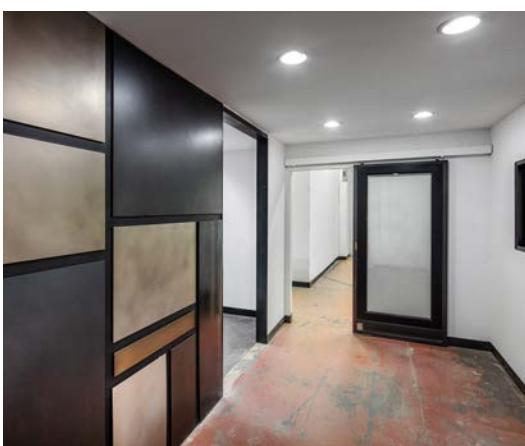
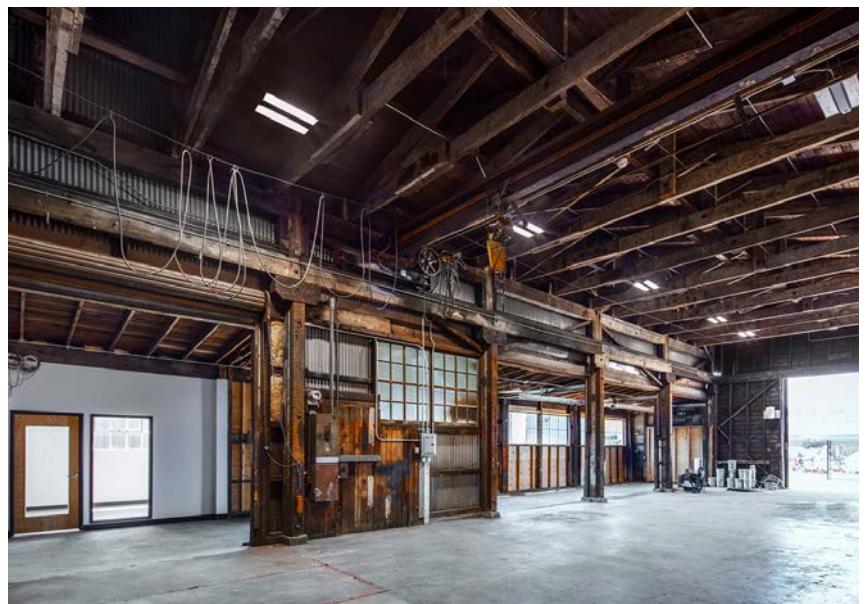
*13,525 SF*

AVAILABLE

*NOW*

AVAILABLE

5201 1ST AVE S



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

5201 1ST AVE S

## FLOOR PLAN

13,525 SF

### TOTAL AVAILABLE

**\$1.45**

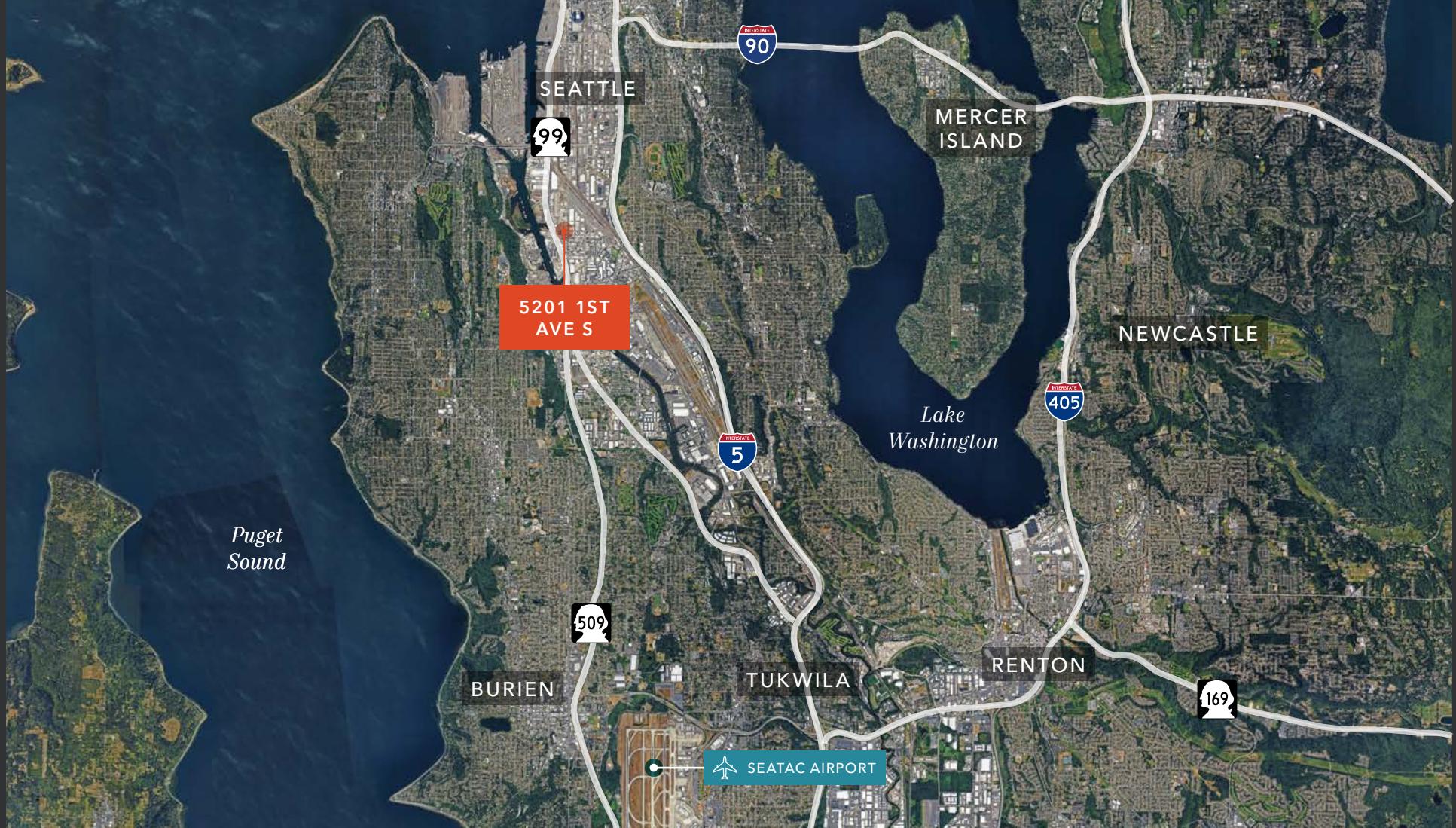
### LEASE RATE (SF/MO)

# NOW AVAILABLE



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*For more information, contact*

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