

WASHINGTON MACHINE BUILDING

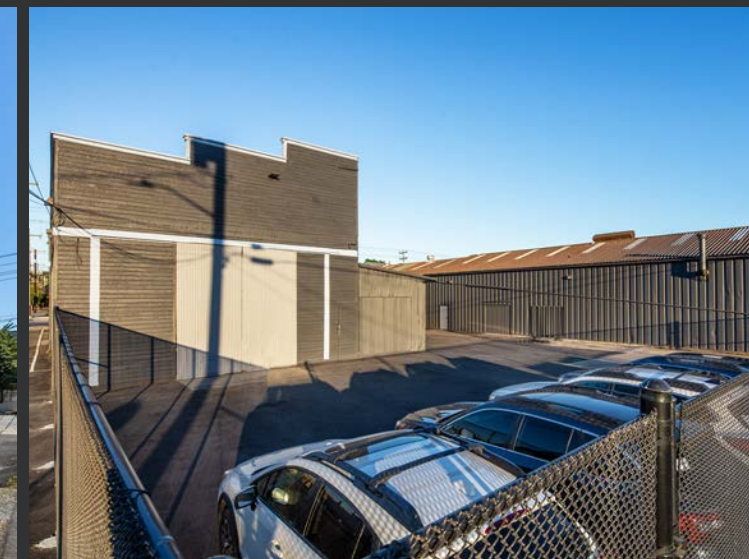
*13,525 SF Building
Available For Sale or Lease
in Seattle's Georgetown
Industrial District*

5201 1ST AVENUE SOUTH
SEATTLE, WA 98108

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KIDDER.COM



5201 1ST AVE S

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.



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

5201 1ST AVE S



PROPERTY HIGHLIGHTS

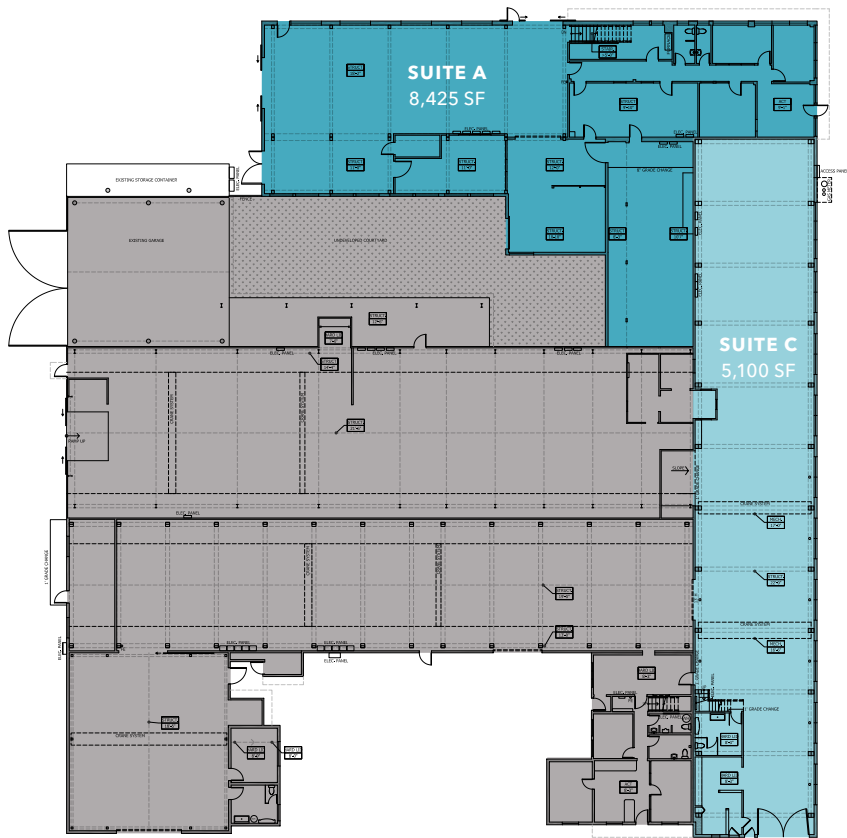
TOTAL BUILDING SF	13,525 SF
LAND AREA	32,000 SF
SUITE AVAILABILITY	Suite A: 8,425 SF Suite C: 5,100 SF
ZONING	IG2 U/85
CONSTRUCTION	Exposed timber
ACCESS	Open courtyard
LEASE RATE	\$1.45/SF/Month
UTILITIES	Water, Sewer, Natural Gas & Electricity
LOADING	4 GL

13,525 SF
AVAILABLE

NOW
AVAILABLE



FLOOR PLAN



13,525 SF

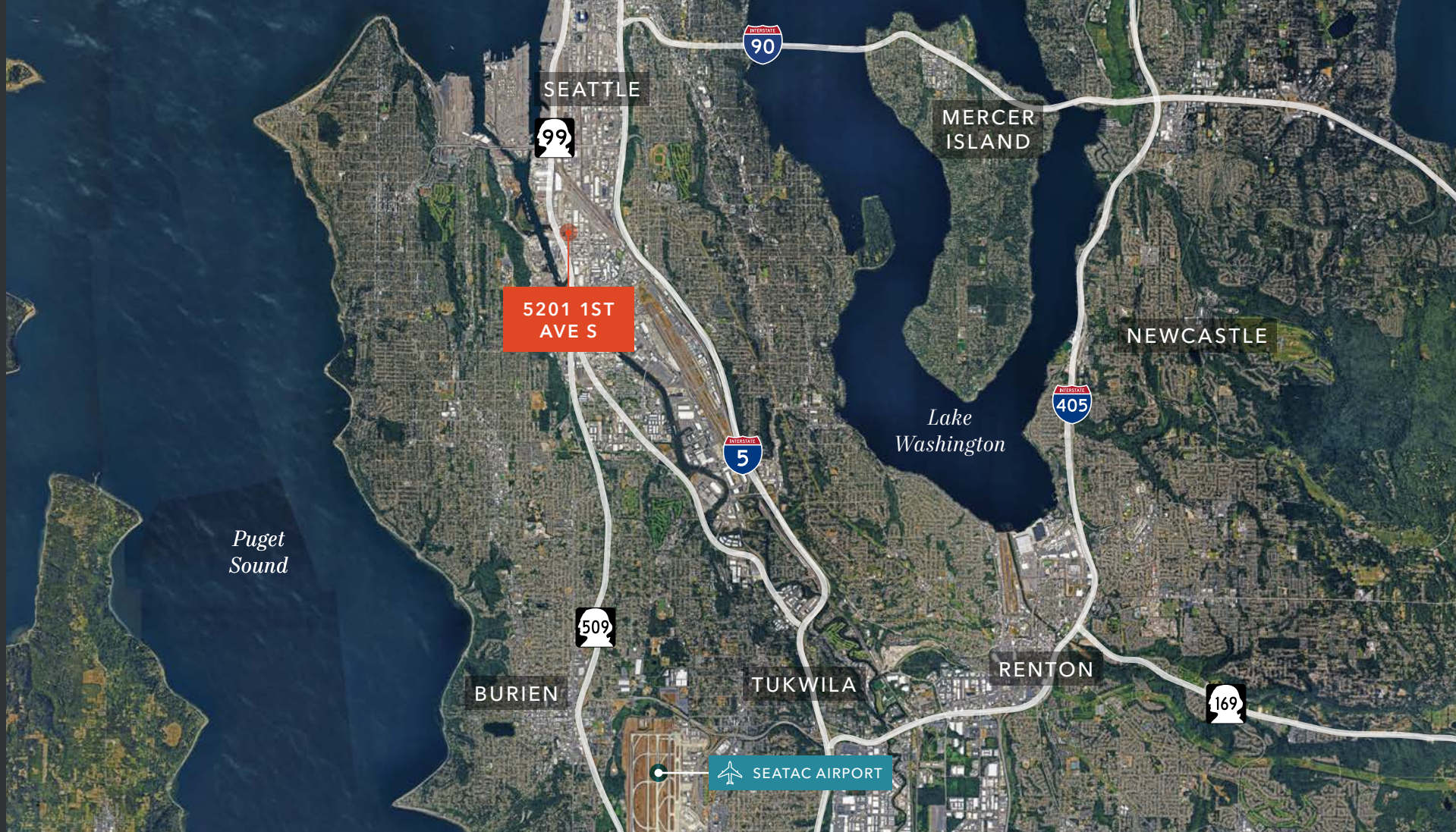
TOTAL AVAILABLE

\$1.45

LEASE RATE (SF/MO)

NOW

AVAILABLE



For more information, contact

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