



Washington Machine Building

5201 1ST AVENUE SOUTH, SEATTLE, WA

SALE/LEASE



**Kidder
Mathews**

JIM KIDDER, SIOR
206.248.7328
jim.kidder@kidder.com

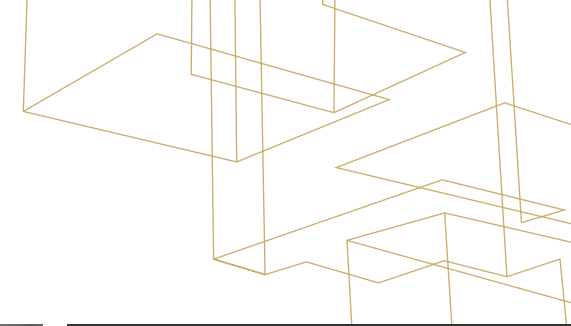
NICK RAMIREZ
206.248.6521
nick.ramirez@kidder.com

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FOR SALE OR LEASE

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The building is located in the heart of Georgetown on 1st Avenue South. Easy walking distance to transportation, amenities. The property is zoned IG2 U/85 and provides a wide array of potential uses. The property is an open timber frame construction the has a very eclectic vibe. Potential for an outstanding open loft concept use such as a gallery, brewery or a distillery.

Georgetown is perhaps the most rapidly gentrifying area in the Region. Numerous new businesses have opened in the Georgetown area over the past 5-10 years capitalizing on the close-in location; much improved freeway access and upgraded zoning. Georgetown, once Seattle's primary industrial area, is now an area of showrooms, breweries, art galleries, artists' lofts, and wide variety of new retail uses.



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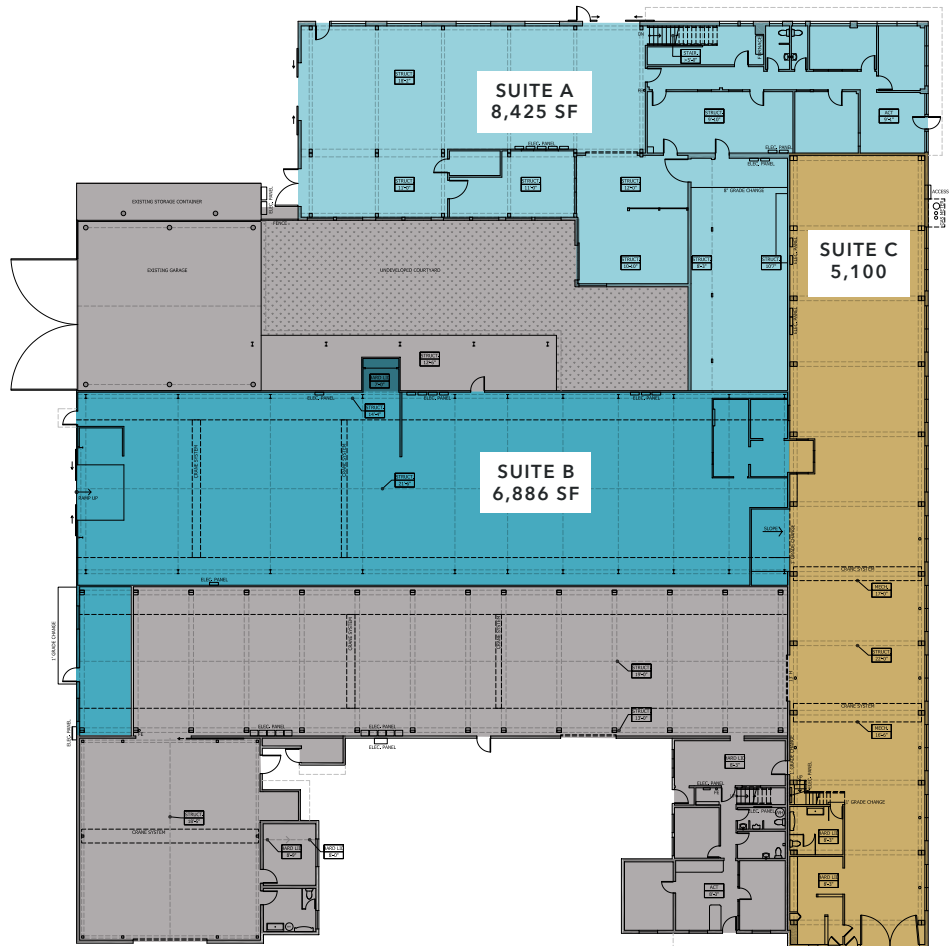
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Floor Plan



20,411 total RSF

32,000 SF total land area

Open courtyard

IG2 U/85 zoning

Utilities include City of Seattle (Water and Sewer), Puget Sound Energy (natural gas) and Seattle City Light (electricity)

Exposed timber construction

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