

4634-4636 EAST MARGINAL WAY SOUTH, SEATTLE, WASHINGTON, 98134



OFFICE RATE : \$22.00 - \$24.00 NNN, \$9.85/RSF 2019 EXPENSES | WAREHOUSE/FLEX RATE: \$18.00 NNN, \$7.00/RSF 2019 EXPENSES

## FEATURE

-  FLEXIBLE FLOOR PLANS
-  PROJECT RENOVATION IN PROGRESS
-  FREE CONFERENCE ROOM AREA
-  SIGNAGE AVAILABLE
-  CENTURYLINK, COMCAST & WAVE NOW AVAILABLE
-  DEDICATED PARKING  
(2.5/1,000 RSF ON OFFICE, 1.0/1,000 RSF FOR FLEX SUITES)

### FOR MORE INFORMATION, PLEASE CONTACT:

DAN FOSTER                      dfooster@orioncp.com | 206.445.7662  
 JON BOCKMAN                jbockman@orioncp.com | 206.456.2560  
 MATTHEW HINRICHS        mhinrichs@orioncp.com | 206.445.7663  
 1218 THIRD AVE, SUITE 2200, SEATTLE, WASHINGTON 98101 | www.orioncp.com



## FOR LEASE

GEORGETOWN YARDS is a versatile five-building office and industrial complex with high visibility on E. Marginal Way S, and is within close proximity to I-5, Highway 99, Port of Seattle, Sea-Tac International Airport and Downtown Seattle.



# GETTING AROUND

GEORGETOWN YARDS is located just minutes away from Downtown Seattle and has easy access to and from Bellevue, West Seattle, Tacoma and Sea-Tac International Airport.

**28** MINUTES ▶ HWY ACCESS: 99, 509, I-5 & I-90

**5** MINUTES ▶ DOWNTOWN SEATTLE

**5** MINUTES ▶ WEST SEATTLE

**8** MINUTES ▶ CENTURYLINK & SAFECO FIELDS

**12** MINUTES ▶ SEA-TAC INTERNATIONAL AIRPORT

**20** MINUTES ▶ BELLEVUE

**30** MINUTES ▶ TACOMA

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

## FOR MORE INFORMATION, PLEASE CONTACT:

DAN FOSTER                      dfooster@orioncp.com | 206.445.7662  
 JON BOCKMAN                  jbockman@orioncp.com | 206.456.2560  
 MATTHEW HINRICHS          mhinrichs@orioncp.com | 206.445.7663

1218 THIRD AVE, SUITE 2200, SEATTLE, WASHINGTON 98101 | www.orioncp.com

