

# For Lease - West Seattle Junction

49,383 SF Full Building Available

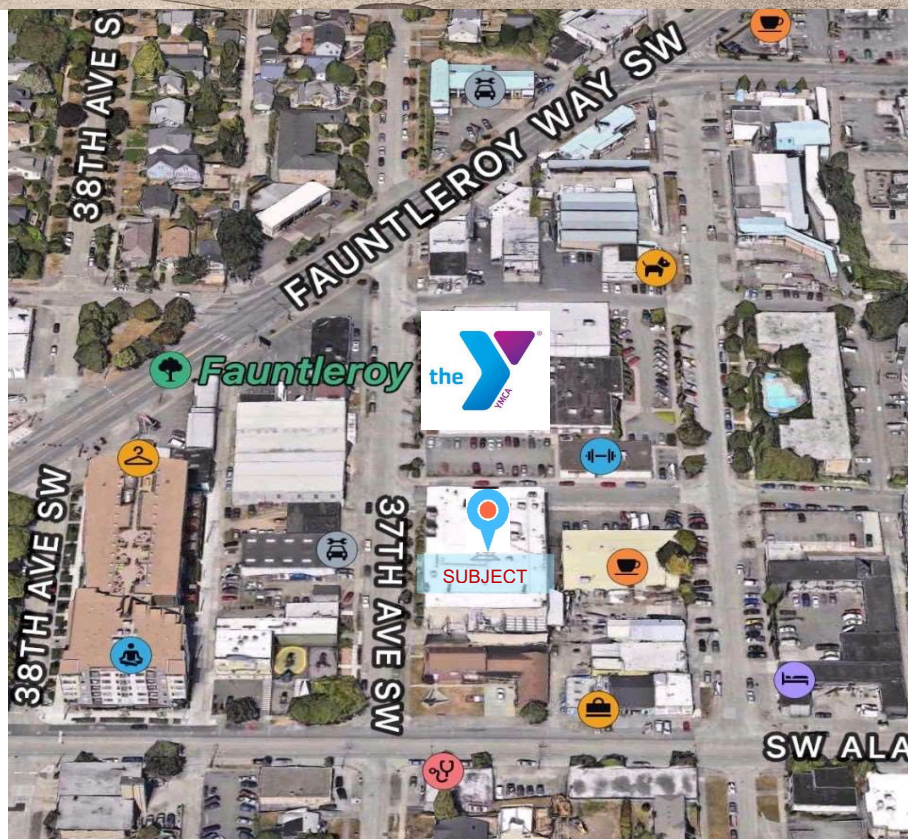


**FULL BUILDING 49,383 SQUARE FEET**  
**100% COVERED SECURE PARKING**  
**ADJACENT TO NUMEROUS W. SEATTLE**  
**JUNCTION RETAIL AMENITIES**

**FURNITURE AVAILABLE**

**EASTERN VIEWS OF SEATTLE SKYLINE**

- Specialty Use USDA approved facility
- 3<sup>rd</sup> floor office layout: 11 privates, 2 large conferences, huge kitchen, break, storage.  
[Virtual Tour 3<sup>rd</sup> floor office only](#)
- Long term lease potential
- Rates Negotiable (NNN's \$0.16 PSF est. 2023)



For more information please contact:

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**SARATOGA**  
EQUITIES

# -BUILDING INFORMATION- 4600 37<sup>th</sup> Ave SW Seattle, WA

**Location:** The subject property is located in the heart of the West Seattle Junction at the southeast corner of 37th Ave SE and SW Snoqualmie Street. The site totals 23,000 sq ft of NC3-75 land which will allow extraordinary easterly views toward downtown Seattle. The "Junction" has undergone a facelift with a multitude of large scale multifamily and retail projects including Safeway, QFC, a newer Trader Joe's and Whole Foods. [www.wsjunction.org/retail](http://www.wsjunction.org/retail). The property location boasts a 92 Walk Score. Events throughout the year including Art Walk, Wine Walk, Summer Fest, Outdoor Movies, Harvest Festival, and Hometown Holidays. Approximately 1,000 new residential units have been built in the past five years. The subject property is located across the street from the YMCA.

**Description:** The building consists of approximately 49,383 sq ft two story industrial building over grade level covered parking and 3<sup>rd</sup> floor elevator served mezzanine office space.

**Year Built:** 1981 (offices and garage area recently updated)

**Space Breakdown**  
**49,383 +/- SF Total (3 Floors)**  
9,276 +/- SF Office  
4,022 +/- SF of USDA Production Space (floor 2)  
5,964 +/- SF Freezer  
5,235 +/- SF Coolers

<u>Space</u>	<u>Floor 1</u>	<u>Floor 2</u>	<u>Floor 3</u>
Office		Misc QA Offices	+/-6,329 sf
Warehouse / Storage	20,162 *storage / parking	8,976 sf *4,022 of USDA production	+/-2,000 sf *drop ceiling can be converted to additional office
Finished space	Can convert	11,916 sf *4,022 of USDA production, cooler, freezer, break, test kitchen, restrooms	0 sf
<b>Total</b>	<b>20,162 sf</b>	<b>20,892 sf</b>	<b>8,329 sf</b>

**Loading:** 2 Dock High (up to 65' truck depth)  
 1 Grade Level  
 Potential for additional loading

**Power:** Multi-phased, heavy specialized

**Parking:** 55 stalls (stacking) in ground level covered secure garage

**Construction:** Concrete and Wood frame with structural steel pipe

**Roof:** Four-ply built up TPO over wood decking 2013 install

**Exterior:** Painted wood with stucco walls

**HVAC:** 5 rooftop units with variable age

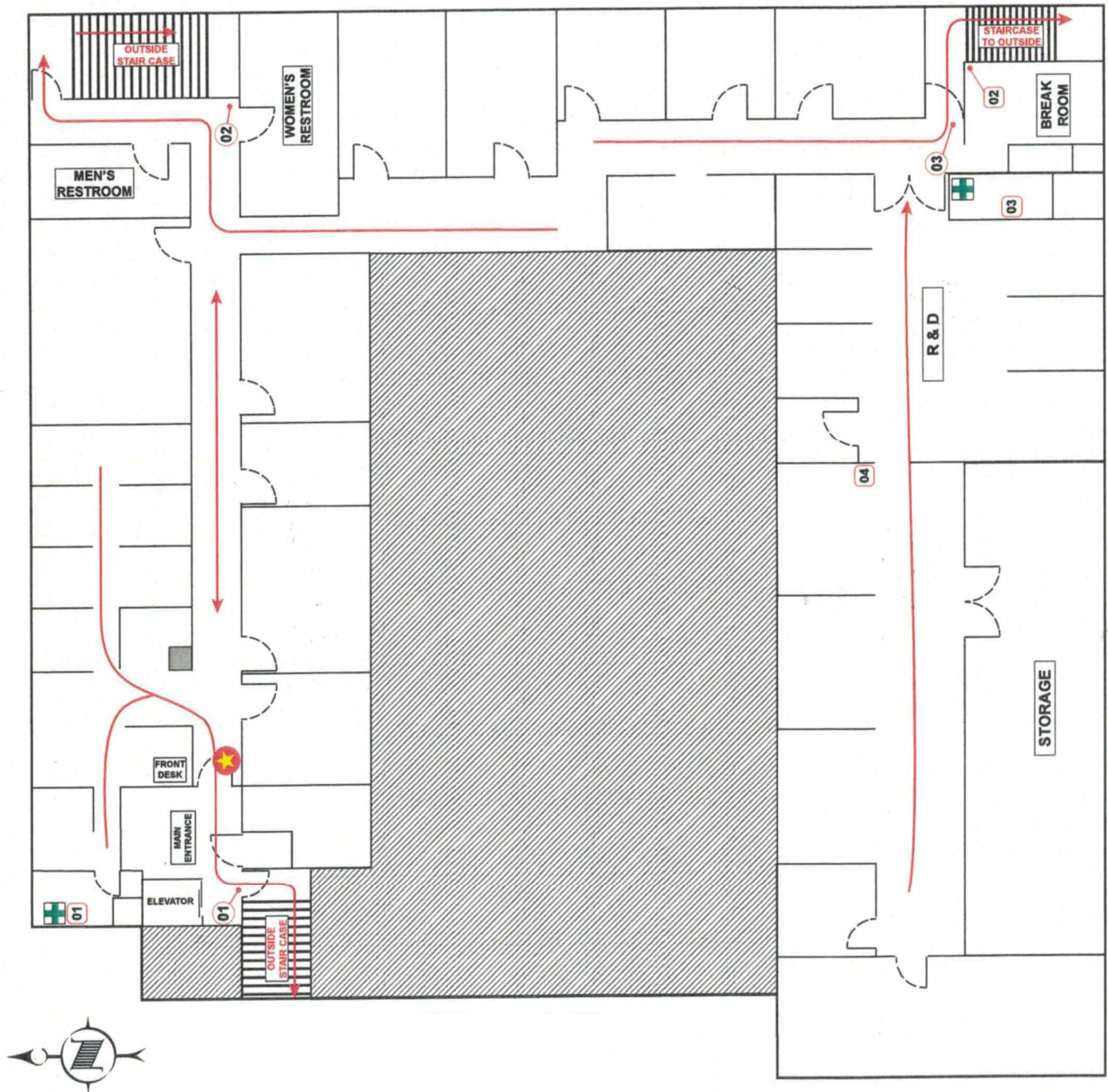
**Ceiling Height** Varies up to 22' ceiling height in production and dry bay warehouse

**Fire Safety:** Fully Sprinklered

**Other:** 22 x 22 column spacing in warehouse, 2 elevators (man and freight). Warehouse and assembly areas include gas-fired heating, metal halide fluorescent lighting. Grease trap available and multiple wash stations. Floor drains on floors 1 and 2.



# 'AS BUILT' PLAN - 3<sup>rd</sup> floor offices



[CLICK - MATTERPORT VIRTUAL TOUR LINK](#)

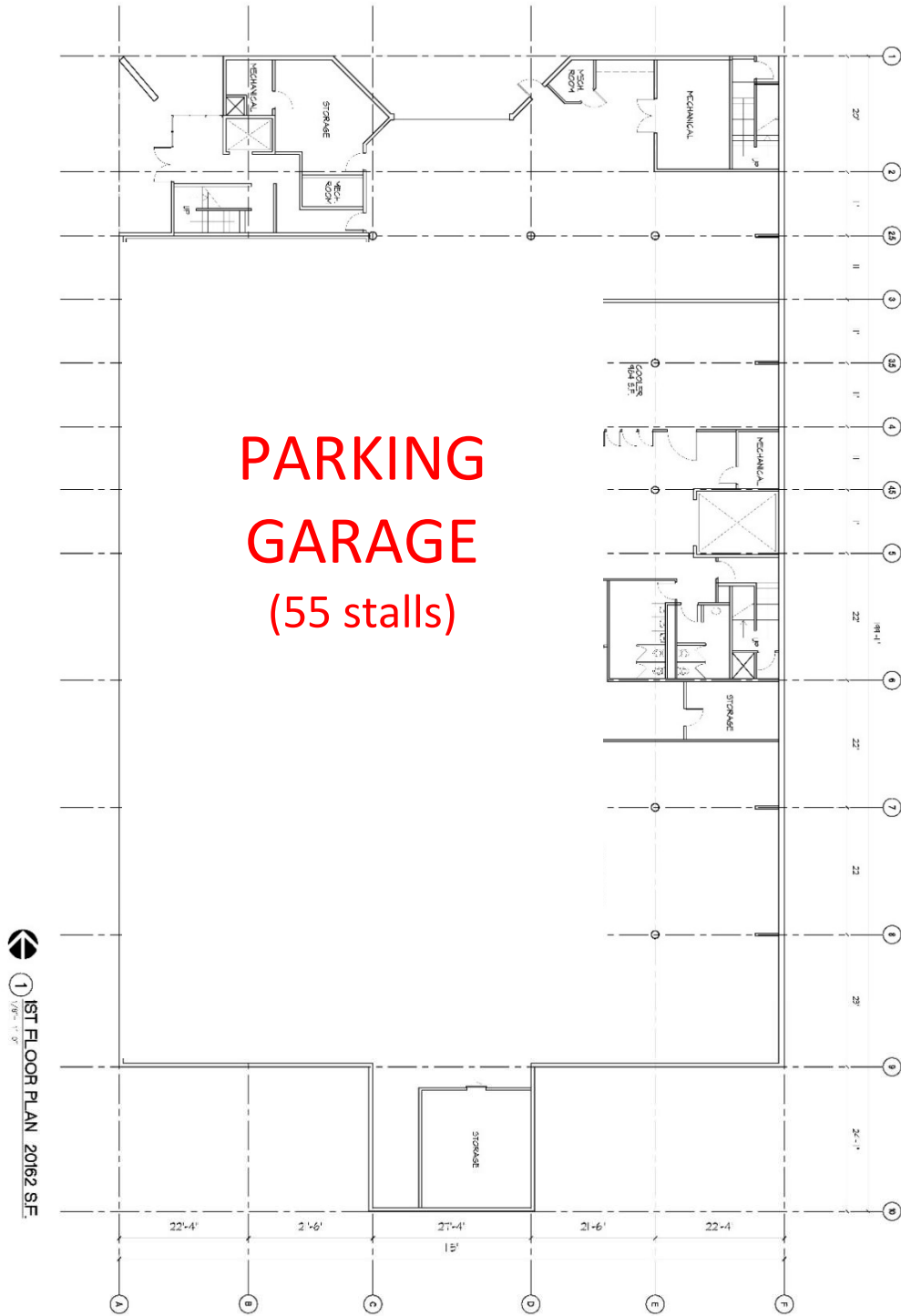
Open space to  
lower floors



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DATE: 08/27/14  
 DRAWN BY: JLN  
 CHECKED BY: JLN  
 PROJECT: 4600 37th Ave SW  
 SHEET: 101-101  
 SCALE: AS SHOWN

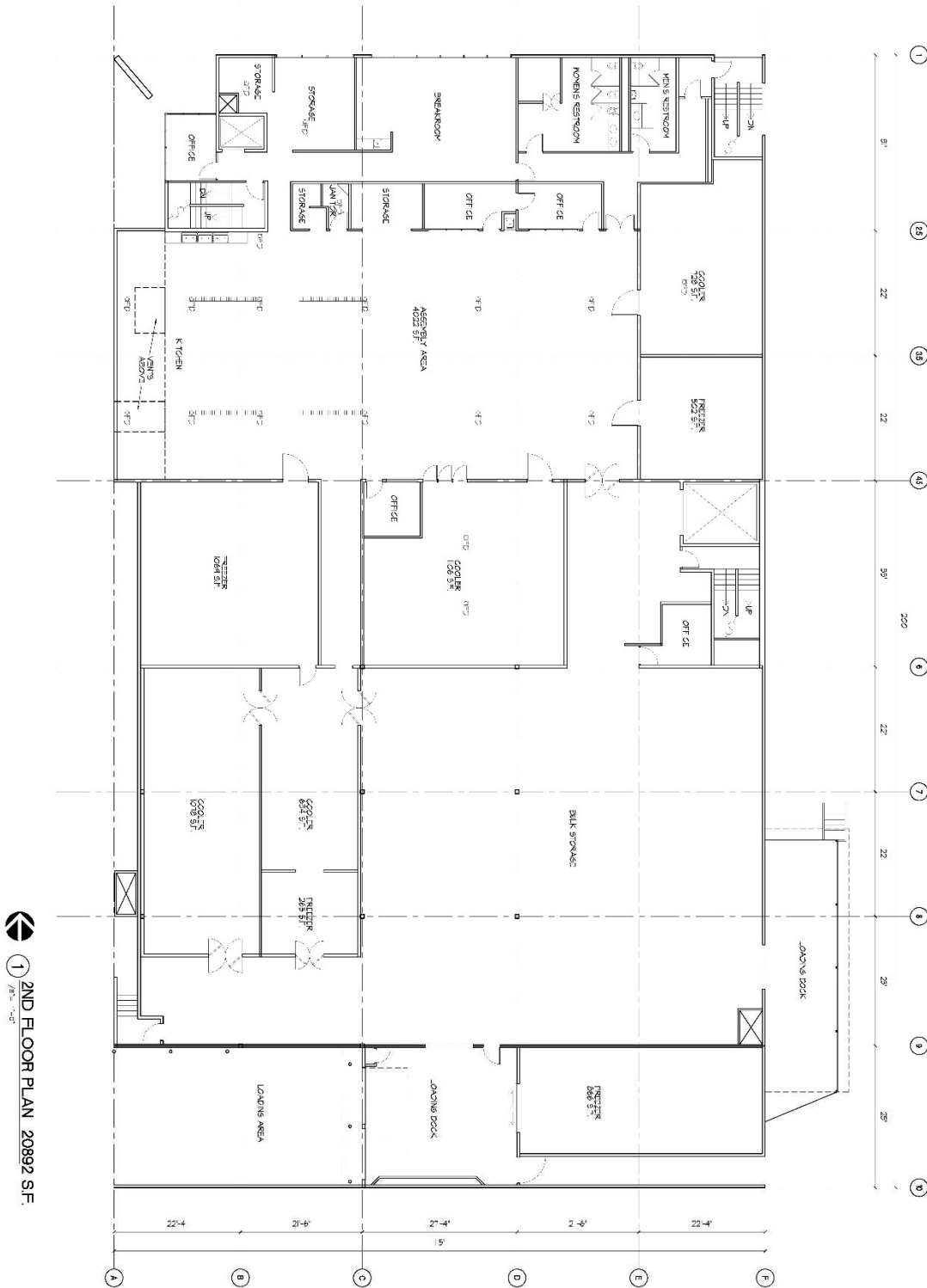
SK FOODS  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98126

**CRAFT**  
 ARCHITECTS  
 10700 5th Avenue NE  
 Suite 400  
 Redmond, WA 98073  
 206.881.8100  
 www.craftarchitects.com



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1 2ND FLOOR PLAN 20892 SF.

DATE	2/10/20
PROJECT	SK FOODS & BILT
CLIENT	SK FOODS & BILT
ARCHITECT	CRAFT ARCHITECTS
SCALE	AS SHOWN
PROJECT NO.	20102
DATE	2/10/20
BY	AK
CHECKED	AK
DATE	2/10/20
PROJECT NO.	20102
DATE	2/10/20
BY	AK
CHECKED	AK
DATE	2/10/20

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CRAFT ARCHITECTS  
208 726 7094  
1527 15TH AVENUE  
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2ND FLOOR PLAN  
20102

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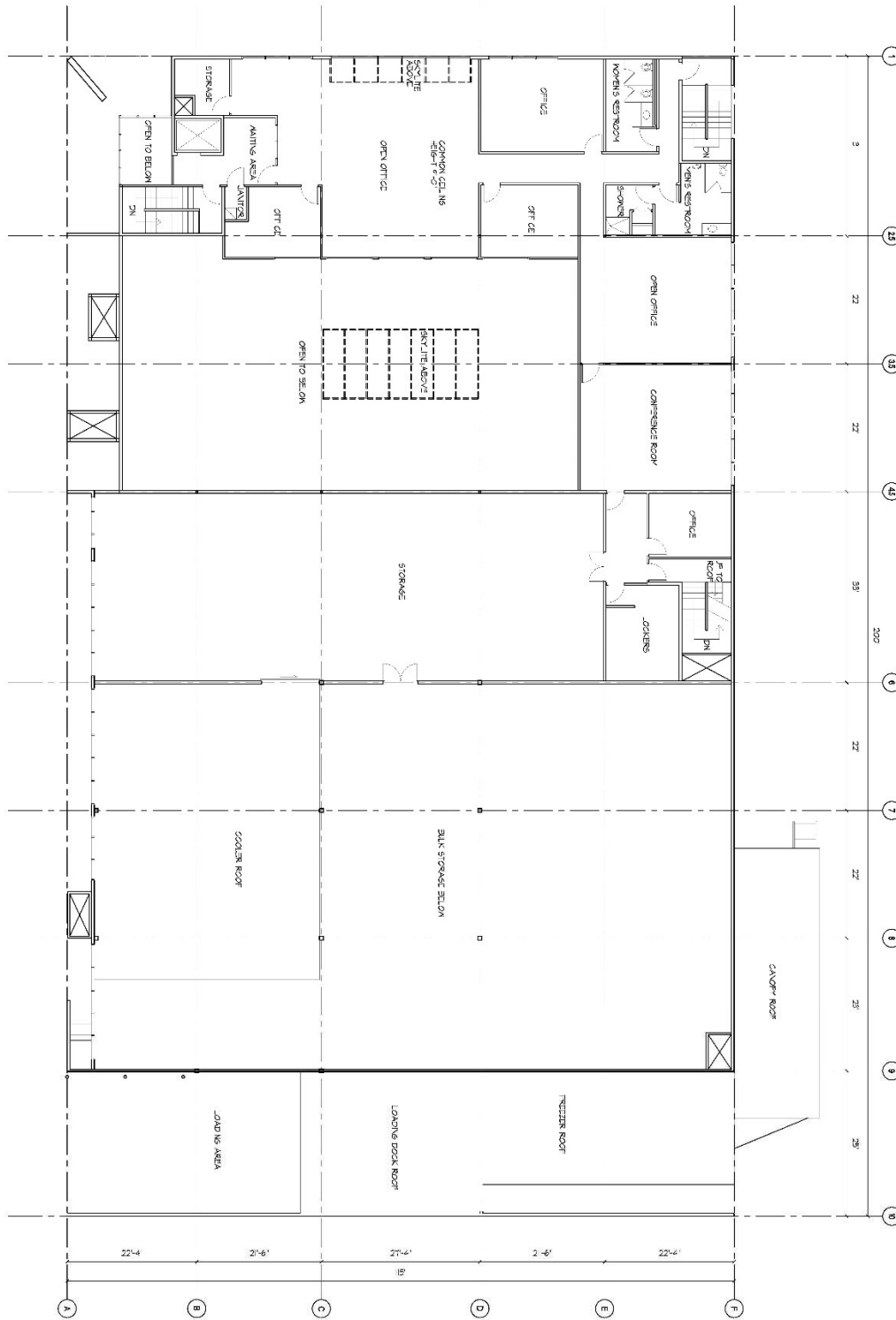
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**1** 3RD FLOOR PLAN 8329 SF

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