



THE GORLICK BUILDING · 2944 1ST AVE S

FLEX / INDUSTRIAL SPACE · SEATTLE, WA

# The Gorlick Building

A distinctive 1918 heavy-timber flex building in the heart of Seattle's SoDo District — now offering Suite B for lease.

AVAILABLE

**9,027 RSF**

SUITE

**Suite B**

LEASE RATE

**Negotiable**

USE

**Flex / Industrial**

# 01

# The Opportunity

Suite B at the Gorlick Building delivers **9,027 rentable square feet of adaptable flex space** across an open ground floor and a private mezzanine — the character of Seattle's industrial heritage paired with the practicality today's operators need.

Inside this 1918 heavy-timber building, the suite comfortably supports warehouse, light manufacturing, workshop, showroom, and office uses under one roof. Exposed timber framing and heavy beams, soaring ceilings, and generous daylight give the space a presence that move-in-ready office boxes simply can't match.

American Life acquired and fully renovated the building, modernizing core systems including HVAC while preserving the timber framing and exposed beams that define it. The mezzanine creates a natural second zone for offices, storage, or product display above an open production floor below.

## SUITABLE USES

Warehouse

Light Manufacturing

Workshop

Showroom

Office

Maker / Production

## Suite B at a Glance

### THE GORLICK BUILDING

AVAILABLE	<b>9,027 RSF</b>
LEASE RATE	<b>Negotiable</b>
GROUND FLOOR	<b>7,625 RSF</b>
MEZZANINE	<b>1,402 RSF</b>
USE TYPE	<b>Flex / Industrial</b>
HVAC	<b>Equipped</b>
CONSTRUCTION	<b>Heavy Timber</b>
BUILDING	<b>45,900 SF</b>
FLOORS	<b>2 Stories</b>
DISTRICT	<b>SoDo, Seattle</b>

**EST. 1918**

HISTORIC SODO LANDMARK BLOCK

## 2

Distinct zones — open ground-floor production plus a private mezzanine

## 24/7

Flexible access for warehouse, maker, and back-office operations

## 1918

Heavy-timber construction & exposed beams, fully renovated by ownership

## SoDo

Entertainment-district setting with freeway & Port access

# 02

## Inside the Space



OPEN WORKSPACE & TIMBER STRUCTURE



COMMON AREA & NATURAL LIGHT



WAREHOUSE / PRODUCTION FLOOR



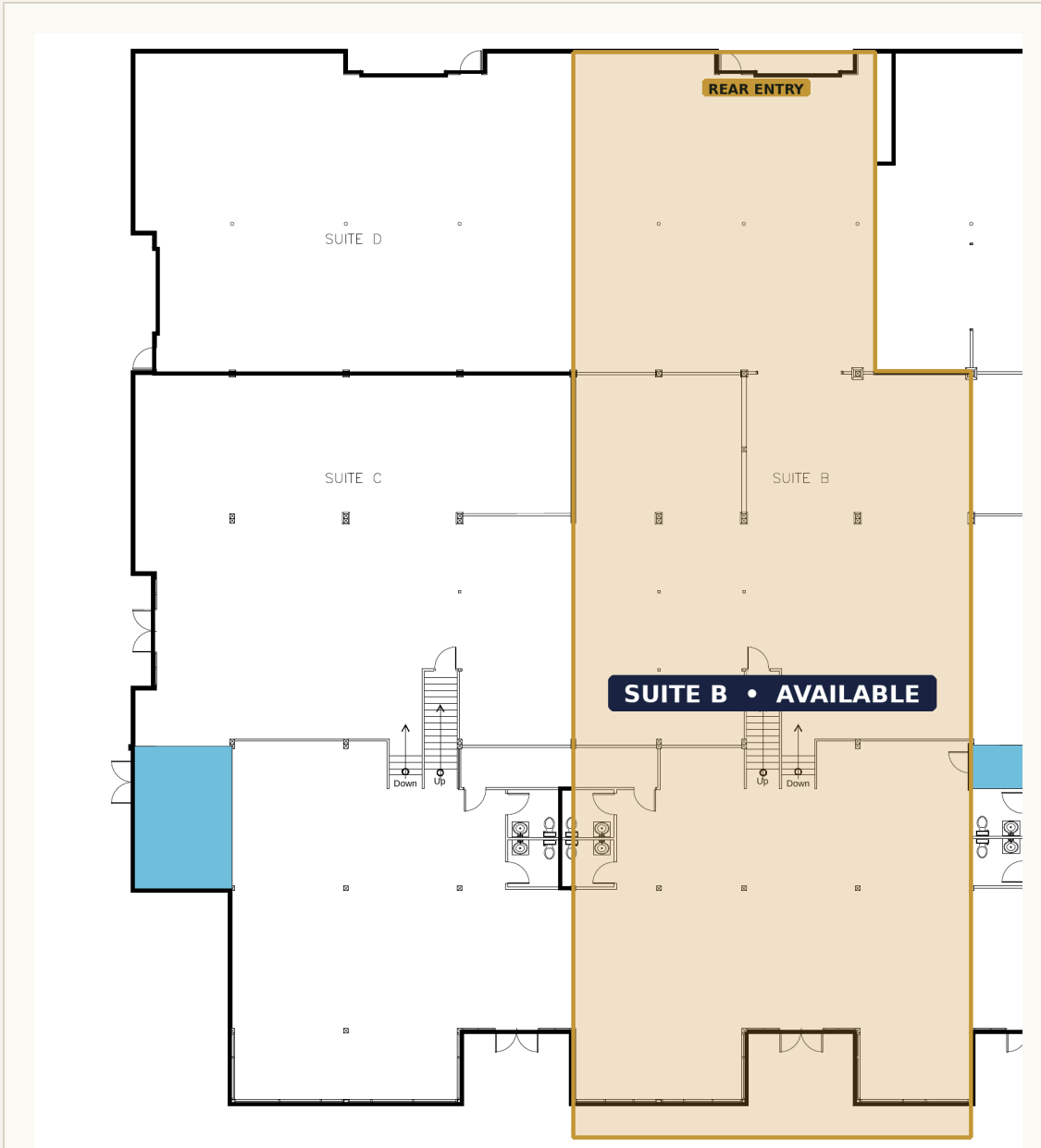
CONFERENCE ROOM



FULL KITCHEN & BREAK ROOM

Character you can't build new.

Exposed Timber • Heavy Beams • Soaring Ceilings • Natural Light



## Space Breakdown

LEVEL	OCCUPANT SF	RENTABLE SF
Ground Floor	7,529	7,625
Mezzanine	1,384	1,402
<b>Total Suite B</b>	<b>8,913</b>	<b>9,027</b>

LOAD  
FACTOR  
**1.0127**

LEVELS  
**Flr +  
Mezz**

USE  
**Flex**

Areas calculated per 2012 BOMA Industrial Standards of Building Measurements (ANSI/BOMA Z65.2-2012), Method A, Exterior Enclosure Method, with a combined load factor of 1.0127 applied. Figures are approximate and subject to final field verification and lease negotiation. Demising of adjacent suites can be discussed to fit tenant requirements.

# SoDo — Seattle's Maker District

The Gorlick Building sits at the center of SoDo's fast-growing entertainment and maker district, surrounded by breweries, restaurants, studios, and independent retail. It's a neighborhood built for businesses that make, move, and show their work.

The location pairs that energy with serious logistics: quick connections to SR-99 and Interstate 5, proximity to the Port of Seattle, and the stadium district just to the north. On-site parking is available for tenants and their customers.

- ▶ **SR-99 & Interstate 5** — close-in freeway access
- ▶ **Port of Seattle** — minutes from terminals
- ▶ **Stadium District** — Lumen Field & T-Mobile Park
- ▶ **Breweries & dining** — at the doorstep
- ▶ **On-site parking** — available for tenants

FOR LEASING INFORMATION

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