

FOR SALE | \$10,750,000

1128
1136 **S. ALBRO PLACE**
SEATTLE

BUILDING 1: 29,521 SF

BUILDING 2: 2,622 SF

CHARLES SMITH WINES



DAVID C. ROTHROCK, SIOR / CCIM
Principal
206-816-1572
david.rothrock@meriwetheradvisors.com

MATT BRENNAN, SIOR, MSRE
Vice President
206-459-0782
matt@mwaseattle.com

EVAN LUGAR
Senior Managing Director
425-362-1403
evan.lugar@nrmk.com

THAD MALLORY, SIOR
Executive Vice Chairman
425-362-1410
thad.mallory@nrmk.com

NEWMARK

PROPERTY DETAILS

Combined Building Area: ±32,143 SF • Combined Lot Area: ±48,308 SF

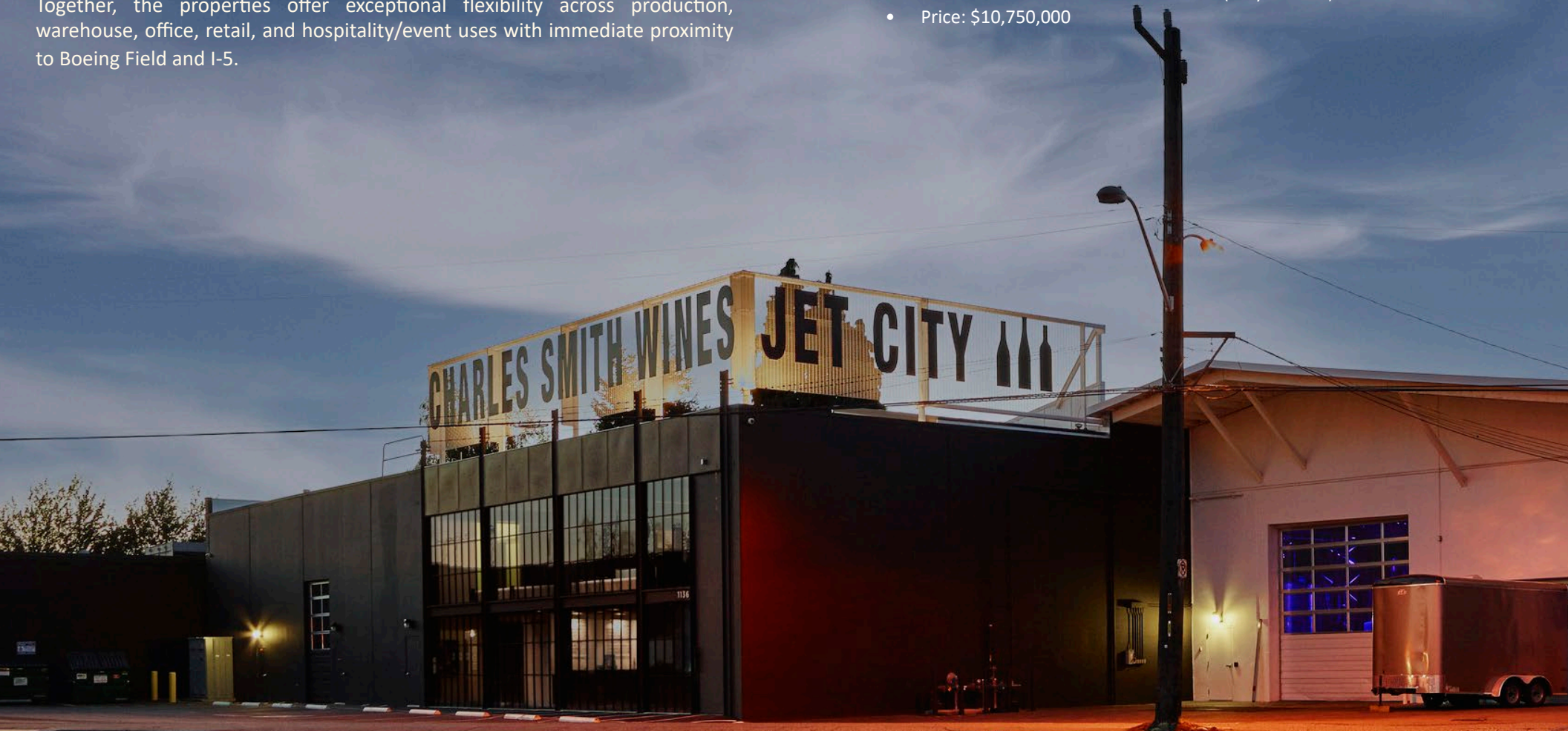
This rare two-building Georgetown offering features a distinctive industrial/creative campus shaped by the combined influence of renowned architect Tom Kundig of Olson Kundig, and the visionary direction of Charles Smith. Their collaboration transformed a historic bottling plant into one of Seattle's most compelling adaptive-reuse facilities—preserving authentic industrial character while delivering premium functionality and striking architectural presence. Together, the properties offer exceptional flexibility across production, warehouse, office, retail, and hospitality/event uses with immediate proximity to Boeing Field and I-5.

1136 S Albro Pl — ±29,521 SF | 38,823 SF Lot

1128 S Albro Pl — ±2,622 SF | 9,485 SF Lot

Combined Offering:

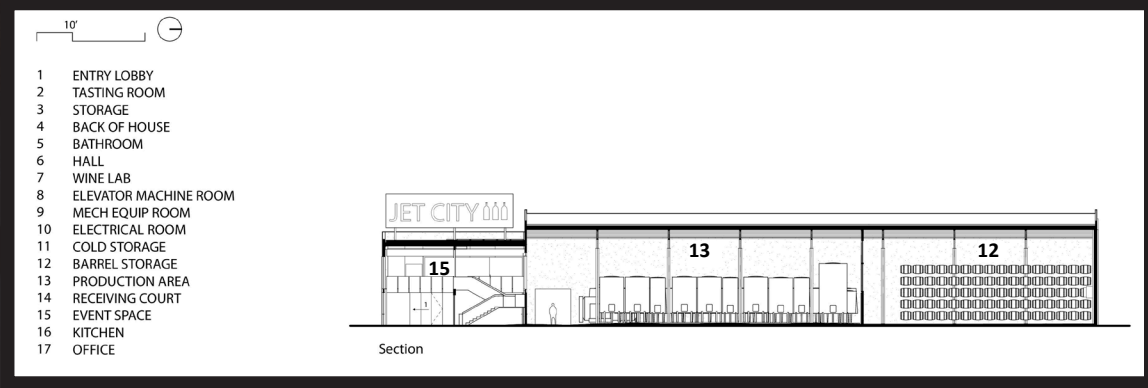
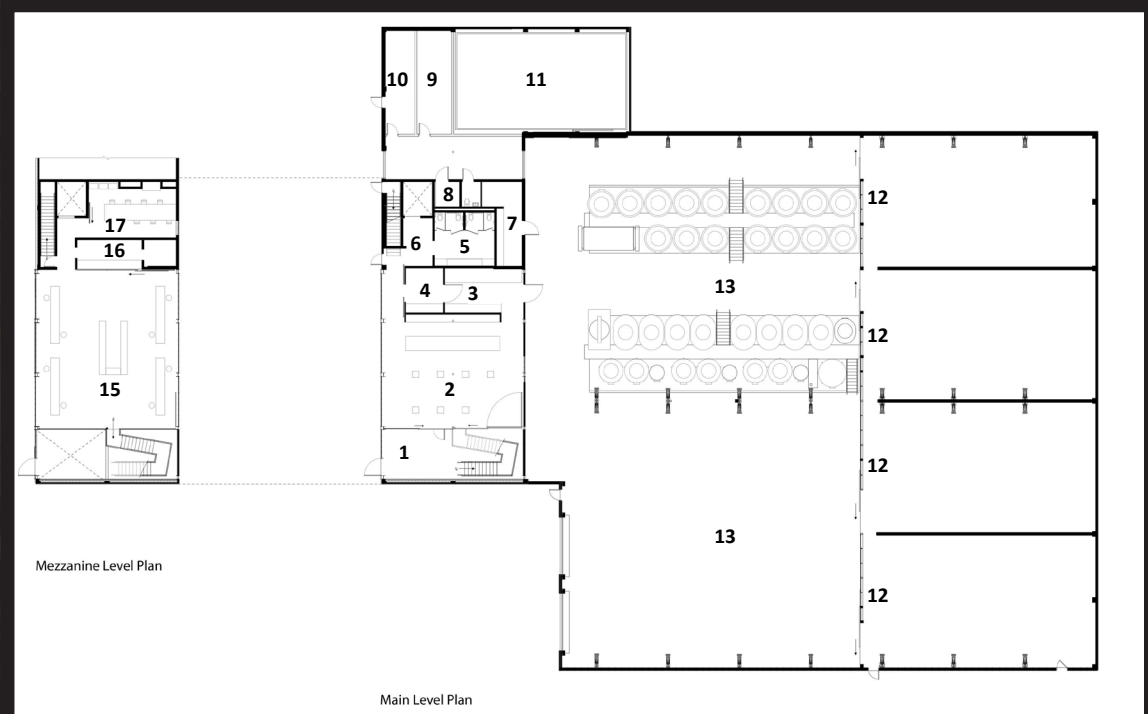
- Campus shaped by Olson Kundig, Foushée, and Charles Smith
- Flexible ±32,143 SF across two buildings
- Distinctive adaptive reuse with preserved industrial character
- Premier Georgetown location directly across from Boeing Field
- Suitable for production, creative industrial, retail, hospitality, and events
- A new TPO roof was installed in 2015 (20-year roof)
- Price: \$10,750,000



FLOOR PLAN

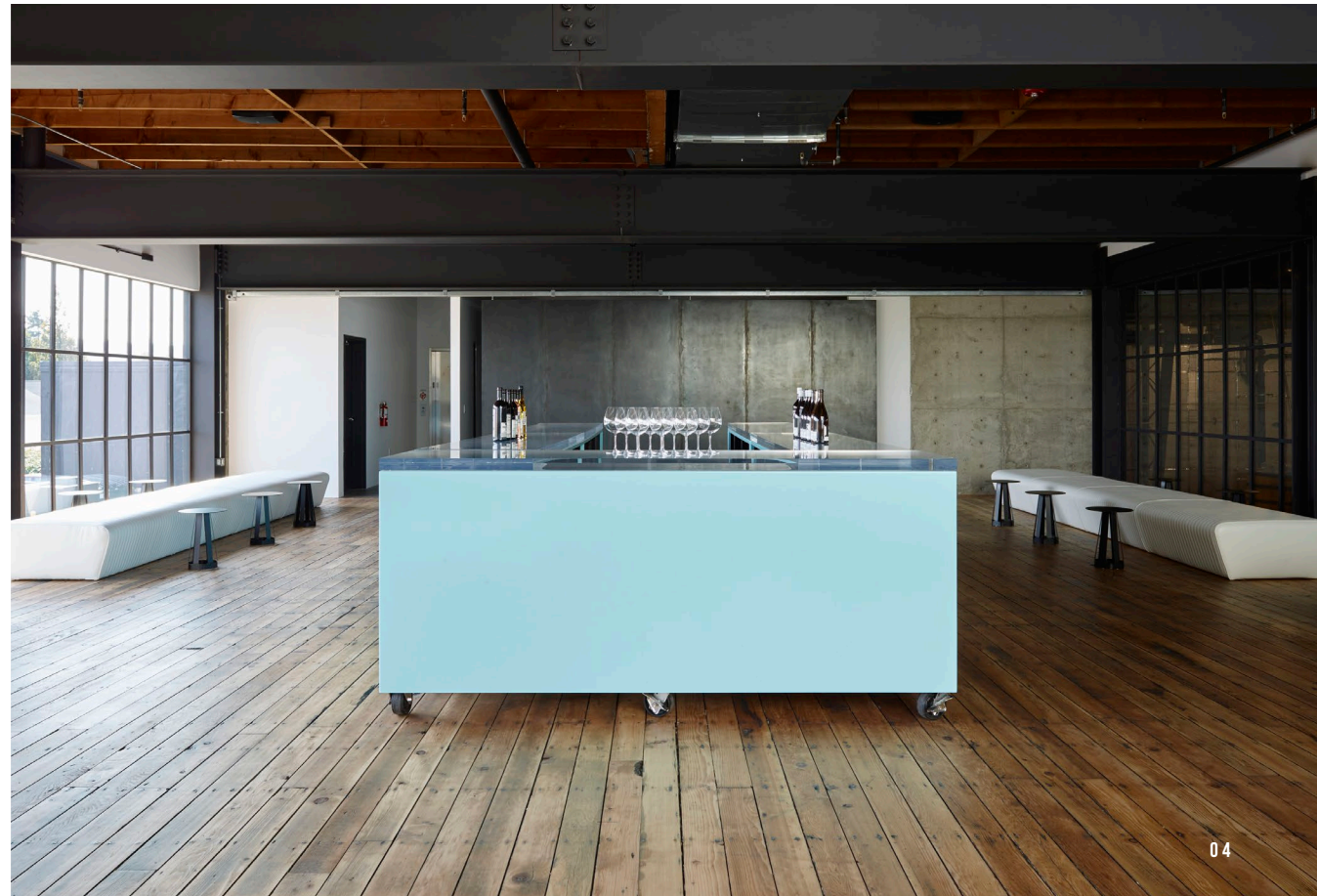


CLICK HERE FOR MATTERPORT



- 1 ENTRY LOBBY
- 2 TASTING ROOM
- 3 STORAGE
- 4 BACK OF HOUSE
- 5 BATHROOM
- 6 HALL
- 7 WINE LAB
- 8 ELEVATOR MACHINE ROOM
- 9 MECH EQUIP ROOM
- 10 ELECTRICAL ROOM
- 11 COLD STORAGE
- 12 BARREL STORAGE
- 13 PRODUCTION AREA
- 14 RECEIVING COURT
- 15 EVENT SPACE
- 16 KITCHEN
- 17 OFFICE

PARCEL MAP







MERIWETHER
ADVISORS

DAVID C. ROTHROCK, SIOR / CCIM

Principal

206-816-1572

david.rothrock@meriwetheradvisors.com

MATT BRENNAN, SIOR, MSRE

Vice President

206-459-0782

matt@mwaseattle.com

1128
1136 **S. ALBRO PLACE**

SEATTLE

BUILDING 1: 29,521 SF

BUILDING 2: 2,622 SF

NEWMARK

EVAN LUGAR

Senior Managing Director

425-362-1403

evan.lugar@nrmk.com

THAD MALLORY, SIOR

Executive Vice Chairman

425-362-1410

thad.mallory@nrmk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 10617116758 12/25