

Office/Showroom
LEASE



612 & 616 S Lucile Street | Seattle, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





CREATIVE OFFICE SPACE OR SHOWROOM IN GEORGETOWN

\$30.00/SF/Yr, Modified Gross

PROPERTY DETAILS:

- Onsite parking
- Free Street Parking
- Tenant Pays All Utilities
- Energy Efficient
- Flexible Size Options
- Full HVAC Throughout

PROPERTY DETAILS:

- 2,262 SF - 3,780 SF Available
- Located in South Seattle Design Center District
- Immediate Access to Airport Way, Highway-99, and I-5
- Close Proximity to Georgetown Restaurants, Breweries, and Retail/Art Shops

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING PHOTOS

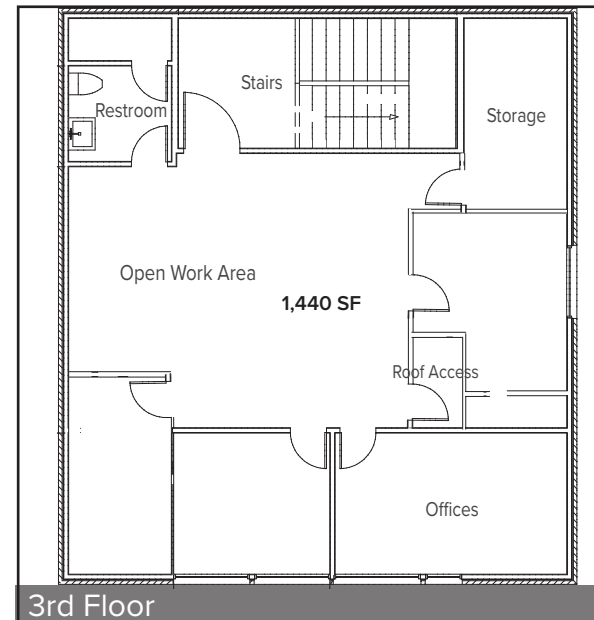
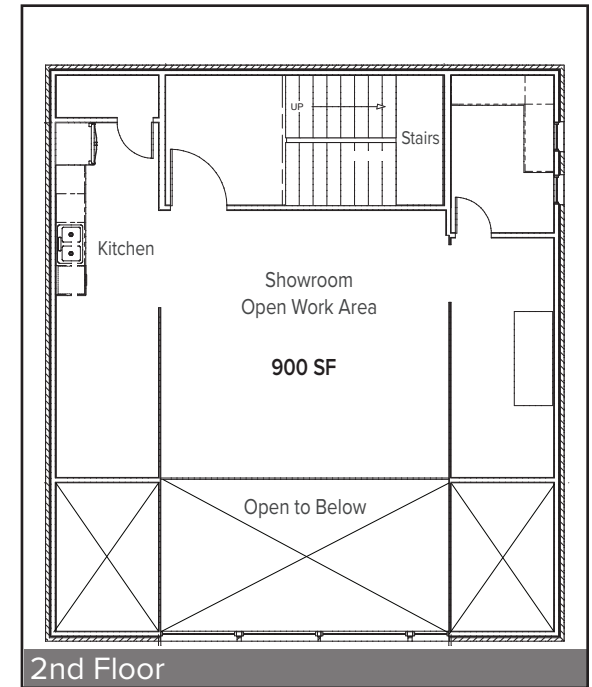
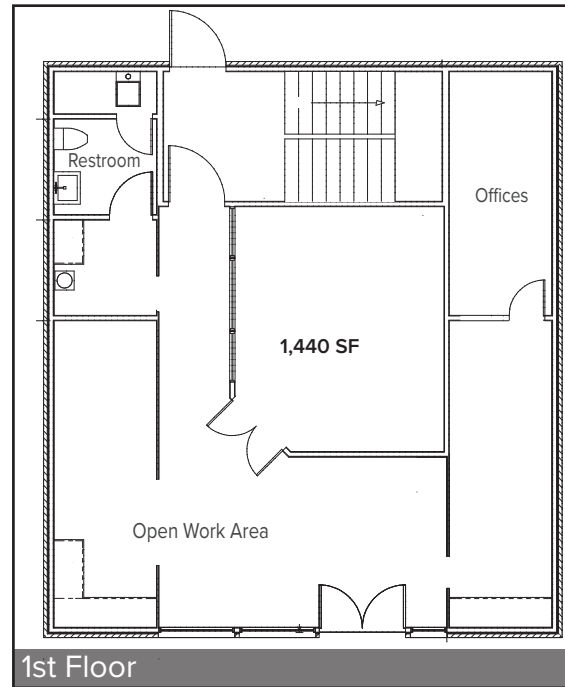


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

612 BUILDING

AMENITIES & FEATURES:

- **2,340 SF - 3,780 SF Available**
- Floors 1 & 2 Must Be Leased Together
- Up To 3 Floors Including:
 - Private offices
 - Restrooms
 - Kitchenette
 - Mezzanine
 - Open work spaces/showroom area
- Abundant Natural Light

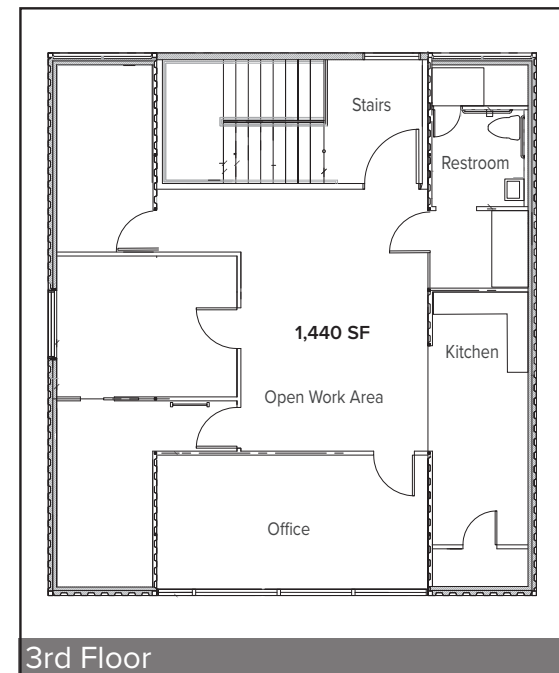
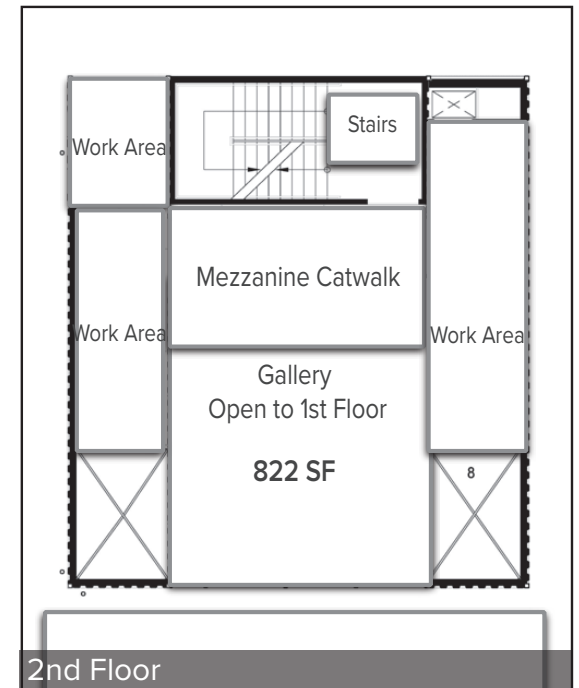


The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

616 BUILDING

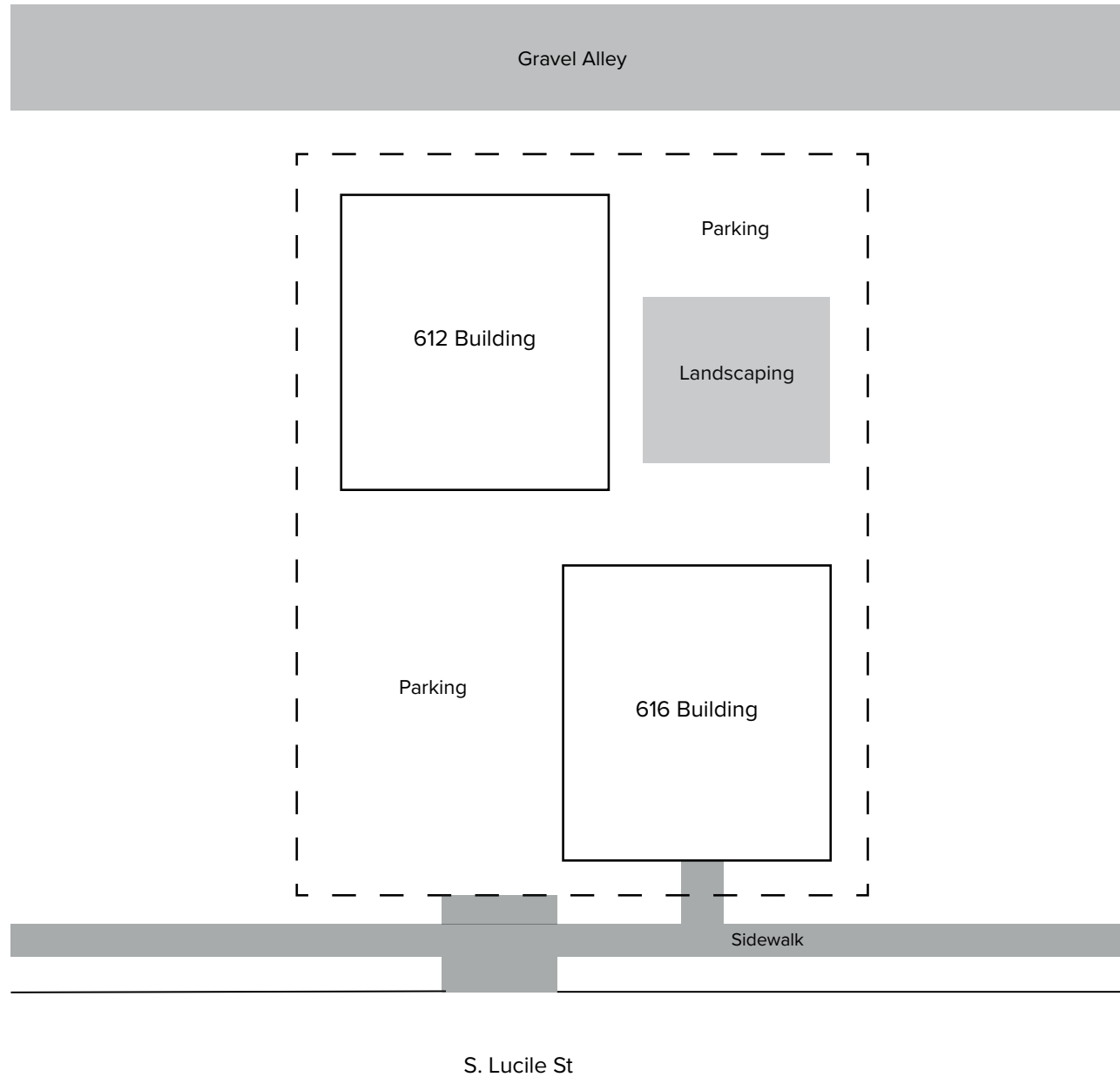
AMENITIES & FEATURES:

- 2,262 SF - 3,702 SF Available
- Floors 1 & 2 Must Be Leased Together
- Up To 3 Floors Including:
 - Private offices
 - Restroom (shower & washer/dryer included)
 - Full kitchen with all appliances
 - Mezzanine
 - Open work spaces/showroom area
- Grade Level Roll-Up Door Can Be Added



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SITE MAP



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.