

COMMISSARY KITCHEN SPACE FOR LEASE

±3,773 SF

3810 AIRPORT WAY S
Seattle

NEWMARK





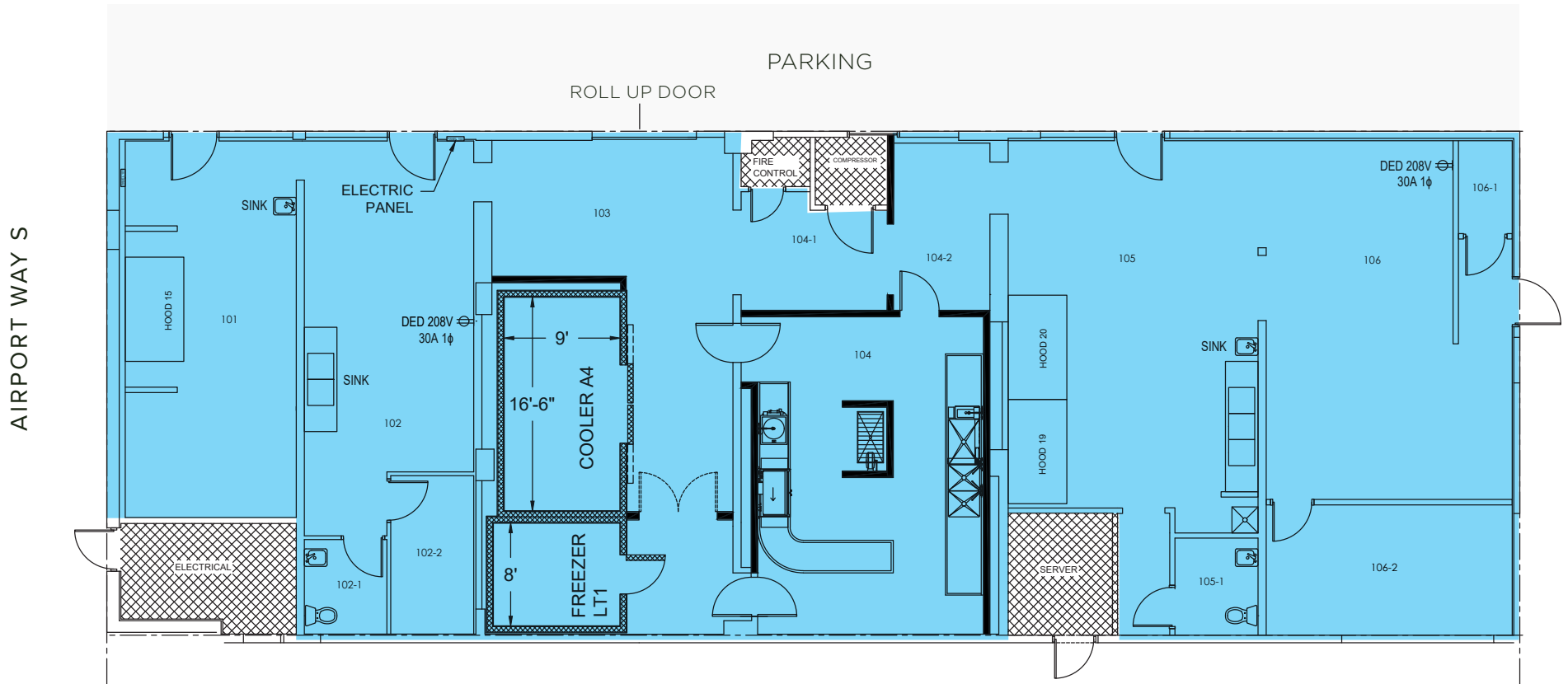
PROPERTY HIGHLIGHTS

- Commissary suite available, approx. 3,773 SF, with dedicated exterior entry
- 2nd generation commissary space, fully built out with Type I venting installed, plumbing, and ADA restrooms
- Parking available, including a gated surface lot for larger vehicle parking located to the South
- Minutes to I-5 onramps and the West Seattle bridge

AREA DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
TOTAL POPULATION	211	1757	9,420
DAYTIME POPULATION	1,577	5,437	27,097
AVERAGE HH INCOME	\$203,353	\$168,215	\$170,309
MEDIAN AGE	41.8	40.8	39.0

SPACE AVAILABLE



* Floorplan is approximate and subject to onsite inspection.

SUITE ± 3,773 SF*

NNN ESTIMATE \$12.72 PSF**

RATE \$42.50 PSF + NNN

TIMING January 1, 2026

** NNN Estimate includes water, sewer, and electric. Tenant pays garbage costs directly.



**SPACE
AVAILABLE**

AIRPORT WAYS

PARKING

SUITE A
3,773 SF

PARKING

**GATED
PARKING**

PARKING



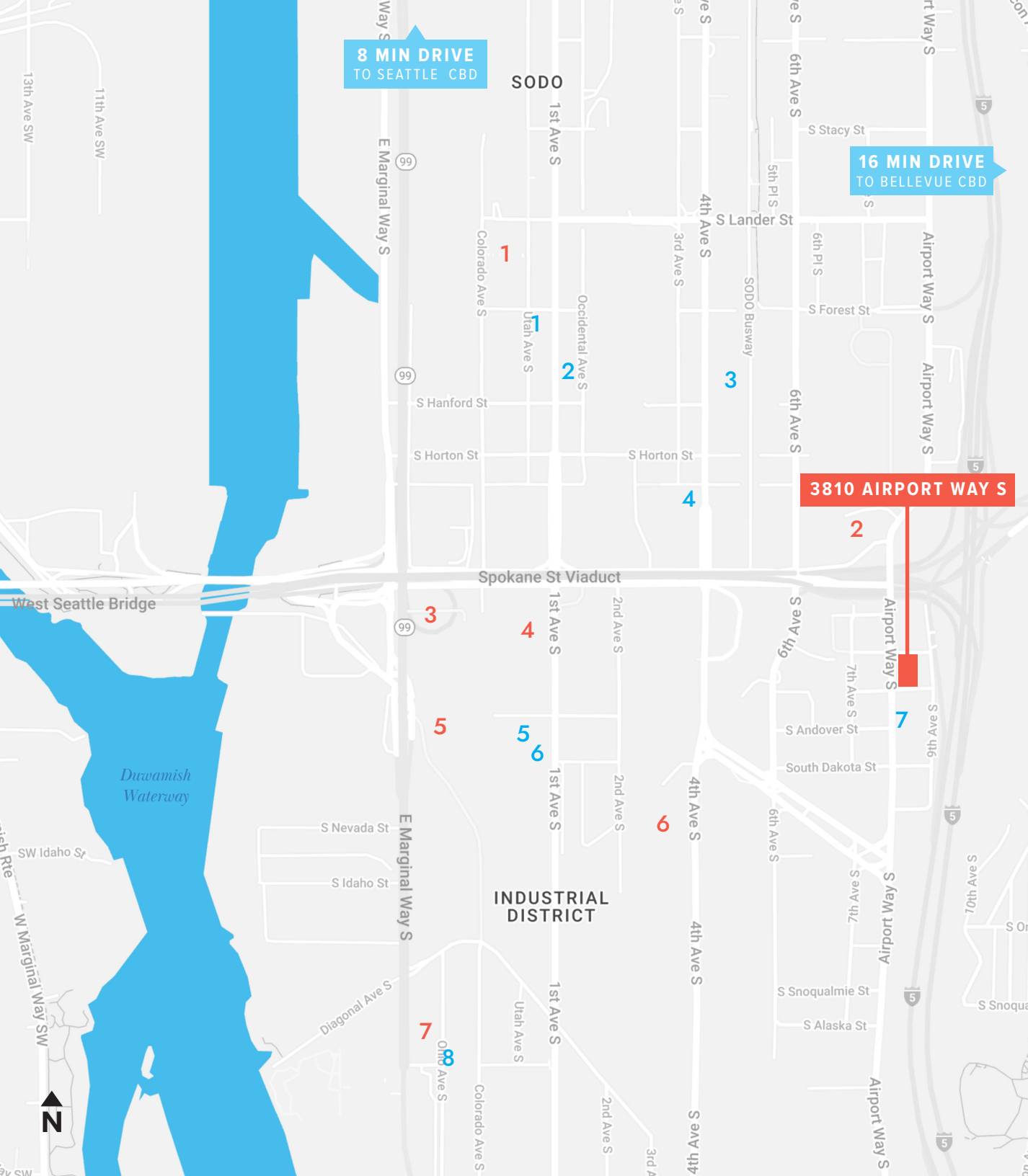
NEARBY AMENITIES

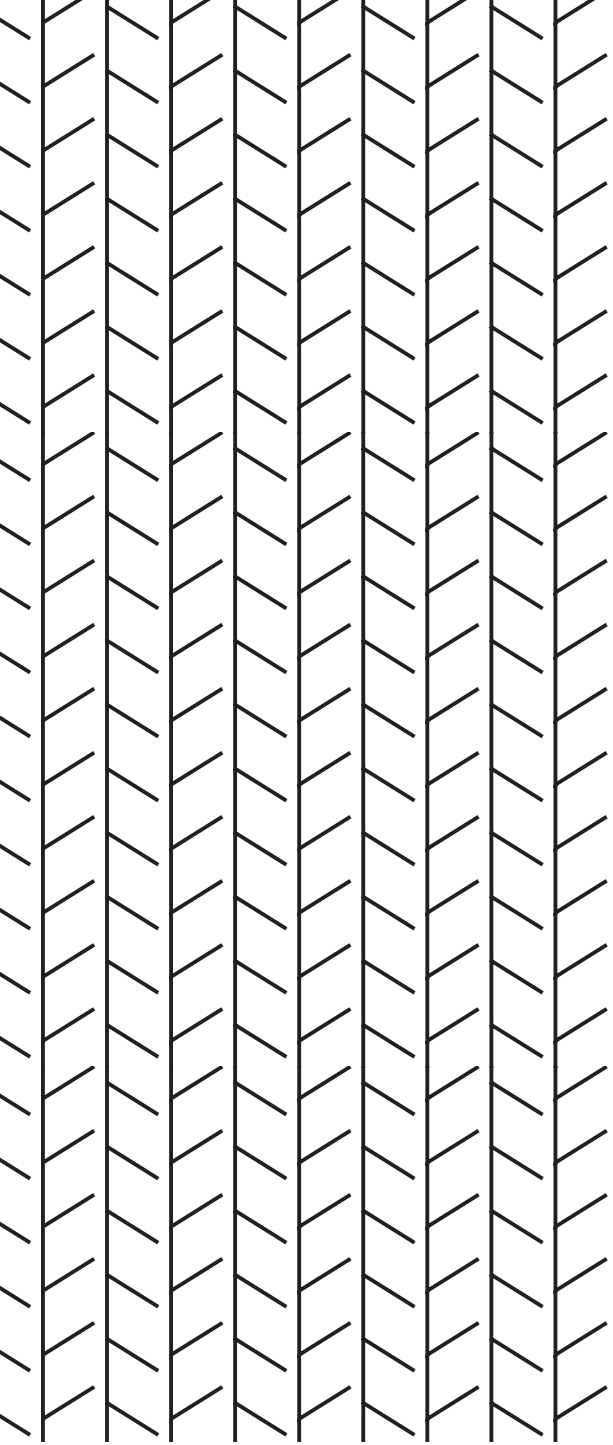
RESTAURANTS

1. Monkey Loft
2. Ghostfish Brewing Co
3. Republic of Cider
4. Siren Tavern
5. SODO Urbanworks
6. Nine Pies Pizzeria
7. Jacks BBQ
8. Seattle Cider Company

RETAIL

1. The Home Depot
2. Redsoul
3. Epicurean Edge
4. Bargreen Ellingson
5. Restaurant Depot
6. Costco Wholesale
7. Arena Sports SODO





ANNE MARIE KOEHLER

206.487.5167

annemarie.koehler@nmrk.com

NEWMARK

1420 Fifth Avenue

Suite 2150

Seattle, WA 98101