

# SODO - 6<sup>th</sup> & Lander

2450 6<sup>th</sup> Ave S., Units 21-23

Seattle, WA 98134



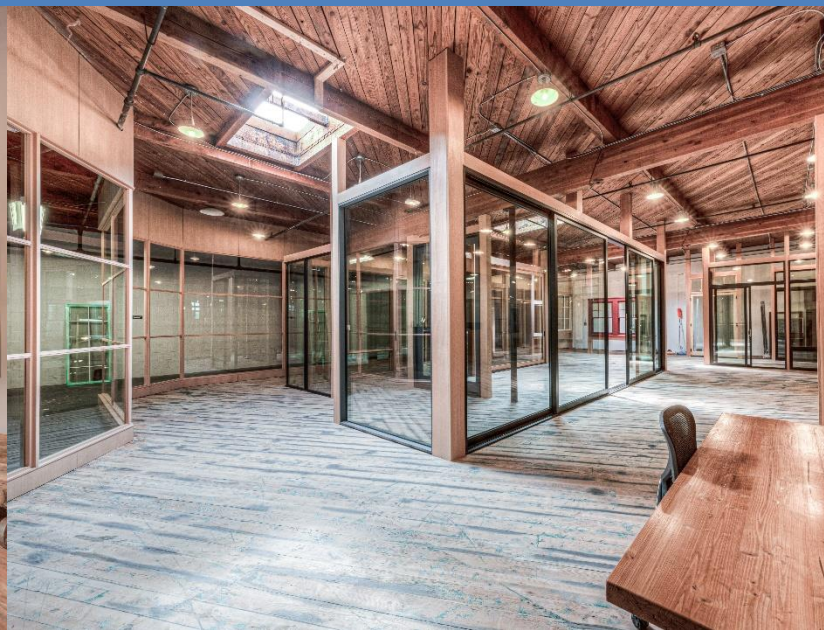
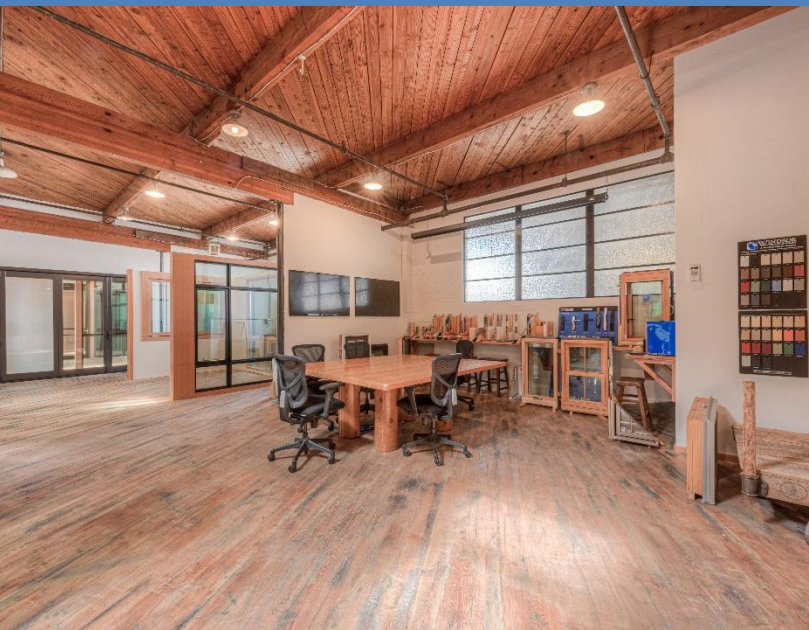
**FOR LEASE**  
**Industrial**  
**Warehouse**

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# SPACE DETAILS

Units 21-23 is 5,383 sq.ft. (usable) of warehouse/office/flex space available with 45 days' notice. Available via sub-lease through June 30, 2027 or a direct, long-term lease with the Landlord. The unit is currently used as a window showroom. Most windows will be replaced with drywall when the current Tenant vacates. The unit is located on the third floor with access via a freight elevator or a third-floor parking garage. The unit boasts exposed, sand blasted ceilings and sanded, original wood flooring. The unit is sprinklered and has six skylights. Asking rate is \$1.15/SF + NNN. NNN's are 0.53¢/SF and include utilities (minus phone/internet/janitorial). The building is located one block from the SODO light rail station. There is free street parking in front of building. Easy access to I-5, Hwy 99, and I-90.



<b>Square Feet</b>	<b>6,991 (BOMA)</b>
<b>Base Rent</b>	<b>\$1.15/SF</b>
<b>NNN (0.53¢)</b>	<b>\$3,705/month</b>
<b>Available</b>	<b>45 Days' Notice</b>
<b>Units</b>	<b>21-23</b>

