

# For Lease - West Seattle Junction

49,383 SF Full Building Available



FULL BUILDING 49,383 SQUARE FEET

100% COVERED SECURE PARKING

ADJACENT TO NUMEROUS W. SEATTLE JUNCTION RETAIL AMENITIES

FURNITURE AVAILABLE

Zoning NC3-75

- Specialty Use USDA approved facility
- 3<sup>rd</sup> floor office layout: 11 privates, 2 large conferences, huge kitchen, break, storage.  
[Virtual Tour 3<sup>rd</sup> floor office only](#)
- Long term lease potential
- Rates Negotiable (NNN's \$0.28 PSF est. 2026)



For more information please contact:

**BRENT NELSON**

+1 425 455 2664

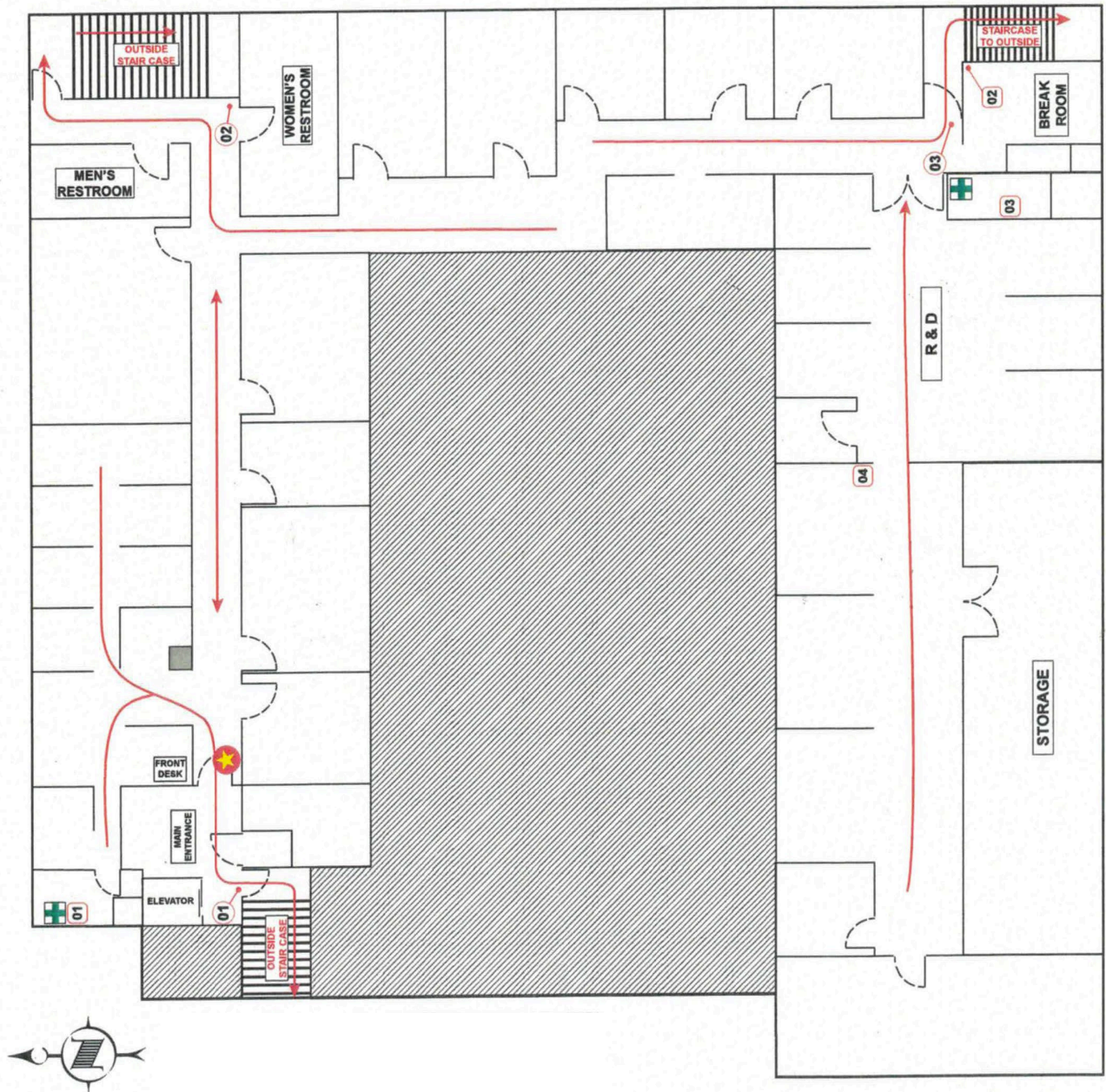
[brent@saratogaequities.com](mailto:brent@saratogaequities.com)



# -BUILDING INFORMATION- 4600 37<sup>th</sup> Ave SW Seattle, WA

<b>Location:</b>	The subject property is located in the heart of the West Seattle Junction at the southeast corner of 37th Ave SE and SW Snoqualmie Street. The site totals 23,000 sq ft of NC3-75 land which will allow extraordinary easterly views toward downtown Seattle. The "Junction" has undergone a facelift with a multitude of large scale multifamily and retail projects including Safeway, QFC, a newer Trader Joe's and Whole Foods. <a href="http://www.wsjunction.org/retail">www.wsjunction.org/retail</a> . The property location boasts a 92 Walk Score. Events throughout the year including Art Walk, Wine Walk, Summer Fest, Outdoor Movies, Harvest Festival, and Hometown Holidays. Approximately 1,000 new residential units have been built in the past five years. The subject property is located across the street from the YMCA.																				
<b>Description:</b>	The building consists of approximately 49,383 sq ft two story industrial building over grade level covered parking and 3 <sup>rd</sup> floor elevator served mezzanine office space.																				
<b>Year Built:</b>	1981 (offices and garage area recently updated)																				
<b>Space Breakdown</b>	<p><b><u>49,383 +/- SF Total (3 Floors)</u></b>  <u>9,276 +/- SF Office</u>  <u>4,022 +/- SF of USDA Production Space (floor 2)</u>  <u>5,964 +/- SF Freezer</u>  <u>5,235 +/- SF Coolers</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Space</u></th> <th style="text-align: left;"><u>Floor 1</u></th> <th style="text-align: left;"><u>Floor 2</u></th> <th style="text-align: left;"><u>Floor 3</u></th> </tr> </thead> <tbody> <tr> <td>Office</td> <td></td> <td>Misc QA Offices</td> <td>+/-6,329 sf</td> </tr> <tr> <td>Warehouse / Storage</td> <td>20,162 *storage / parking</td> <td>8,976 sf *4,022 of USDA production</td> <td>+/-2,000 sf *drop ceiling can be converted to additional office</td> </tr> <tr> <td>Finished space</td> <td>Can convert</td> <td>11,916 sf *4,022 of USDA production, cooler, freezer, break, test kitchen, restrooms</td> <td>0 sf</td> </tr> <tr> <td><b>Total</b></td> <td><b>20,162 sf</b></td> <td><b>20,892 sf</b></td> <td><b>8,329 sf</b></td> </tr> </tbody> </table>	<u>Space</u>	<u>Floor 1</u>	<u>Floor 2</u>	<u>Floor 3</u>	Office		Misc QA Offices	+/-6,329 sf	Warehouse / Storage	20,162 *storage / parking	8,976 sf *4,022 of USDA production	+/-2,000 sf *drop ceiling can be converted to additional office	Finished space	Can convert	11,916 sf *4,022 of USDA production, cooler, freezer, break, test kitchen, restrooms	0 sf	<b>Total</b>	<b>20,162 sf</b>	<b>20,892 sf</b>	<b>8,329 sf</b>
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<b>Loading:</b>	2 Dock High (up to 65' truck depth) 1 Grade Level Potential for additional loading																				
<b>Power:</b>	Multi-phased, heavy specialized																				
<b>Parking:</b>	55 stalls (stacking) in ground level covered secure garage																				
<b>Construction:</b>	Concrete and Wood frame with structural steel pipe																				
<b>Roof:</b>	Four-ply built up TPO over wood decking 2013 install																				
<b>Exterior:</b>	Painted wood with stucco walls																				
<b>HVAC:</b>	5 rooftop units with variable age																				
<b>Ceiling Height</b>	Varies up to 22' ceiling height in production and dry bay warehouse																				
<b>Fire Safety:</b>	Fully Sprinklered																				
<b>Other:</b>	22 x 22 column spacing in warehouse, 2 elevators (man and freight). Warehouse and assembly areas include gas-fired heating, metal halide fluorescent lighting. Grease trap available and multiple wash stations. Floor drains on floors 1 and 2.																				

# 'AS BUILT' PLAN - 3<sup>rd</sup> floor offices



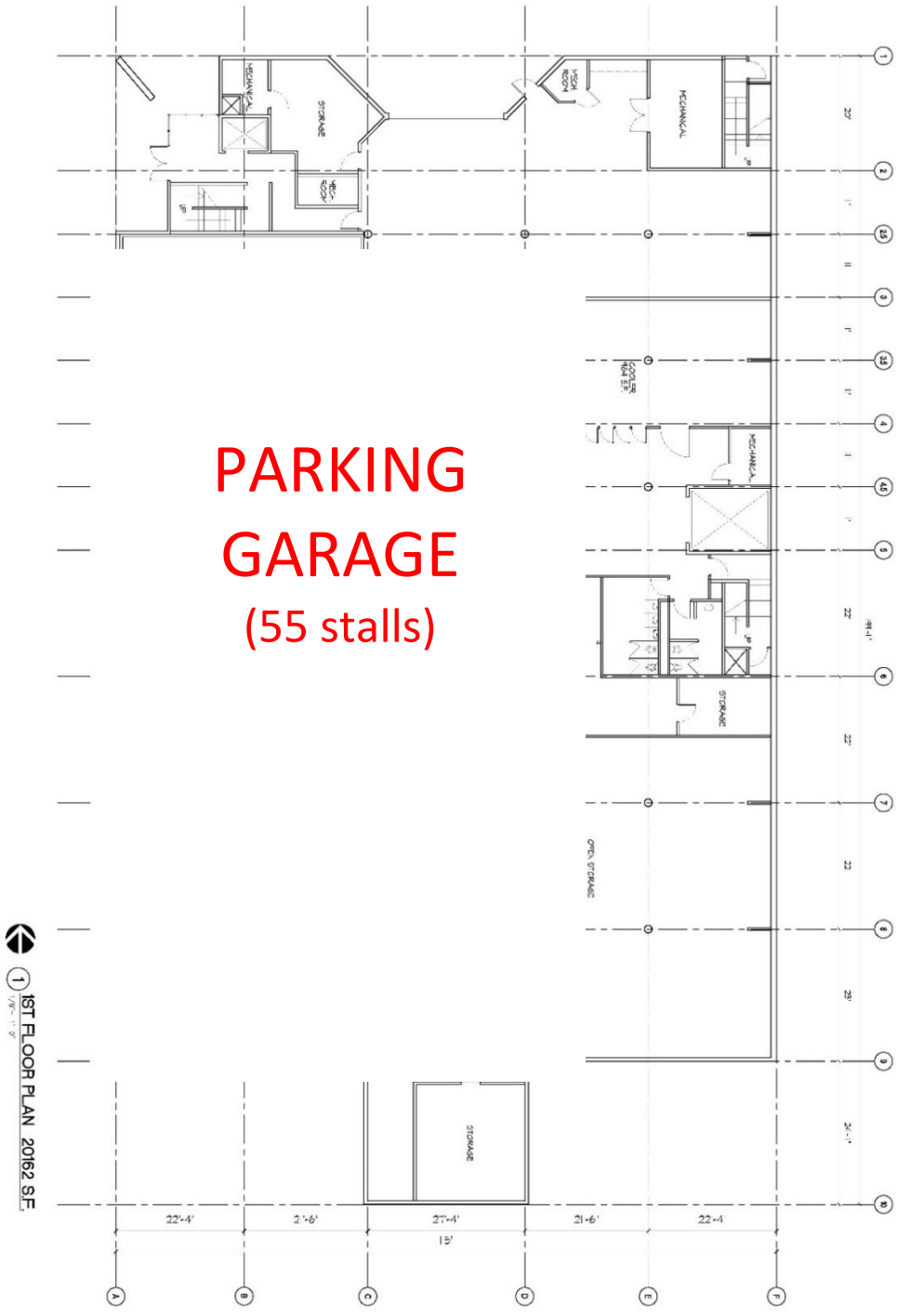
[CLICK - MATTERPORT VIRTUAL TOUR LINK](#)

Open space to  
lower floors



For more information please contact:  
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brent@saratogaequities.com





**PARKING GARAGE**  
(55 stalls)

1<sup>st</sup> FLOOR PLAN 20162 SF

DATE: 8/23/27  
 DRAWN BY: SK  
 PROJECT NO: 07130  
 APPROVAL: [Signature]  
 TITLE: ARCHITECT  
 FIRM: SK  
 4600 37<sup>th</sup> AVENUE SOUTH-WEST  
 SEATTLE, WA 98148  
 TEL: 206.455.2664  
 WWW.SKARCHITECTS.COM

SCALE: 1/8" = 1'-0"  
 CONSULTANT: [Signature]

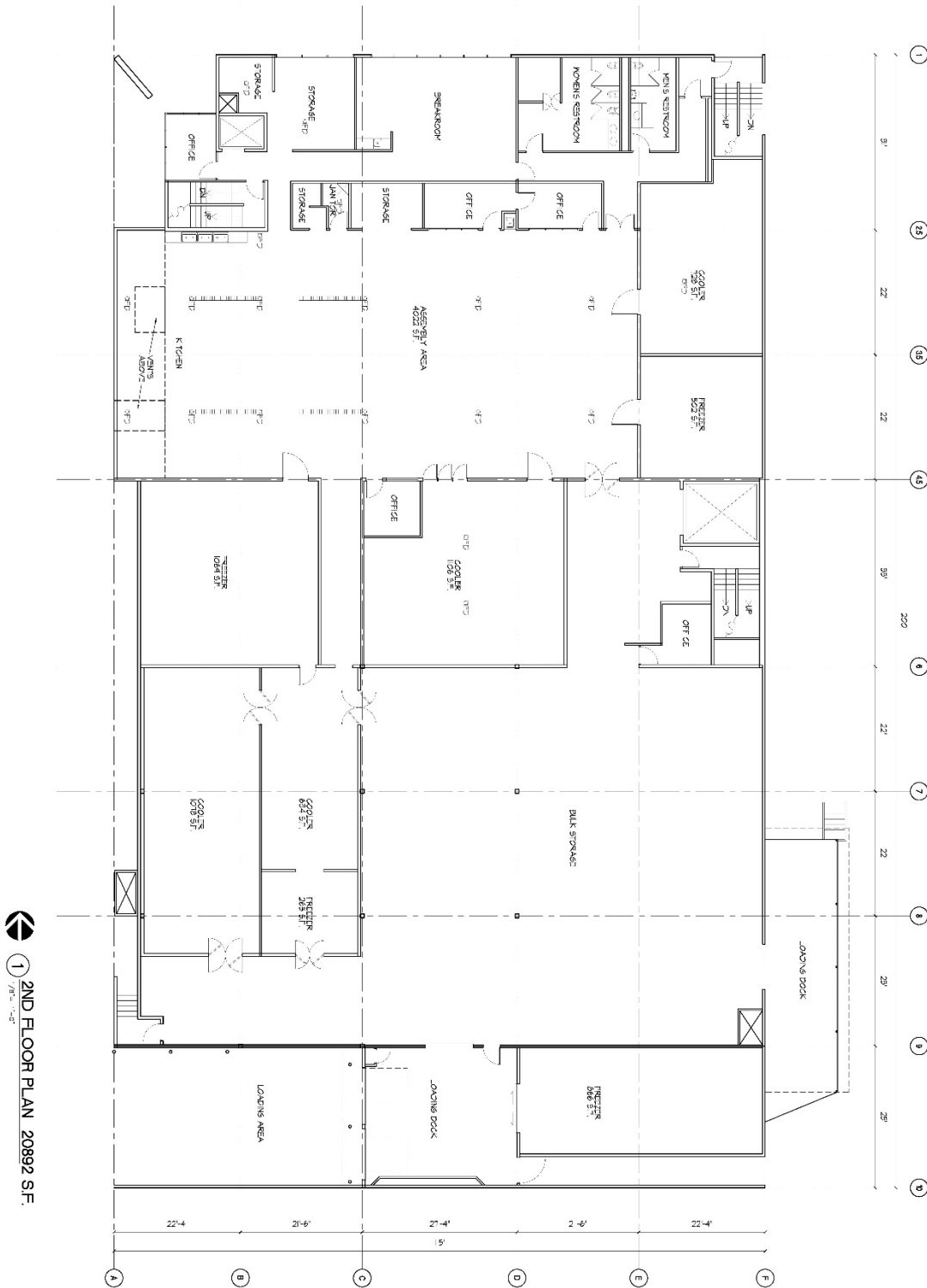
**SK FOODS**  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98148

**CRAFT**  
 ARCHITECTS  
 1525 1<sup>st</sup> AVENUE  
 SEATTLE, WA 98101  
 206.452.4988  
 WWW.CRAFTARCHITECTS.COM



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 brent@saratogaequities.com





1 2ND FLOOR PLAN 20892 SF.

DATE	2/20/19
PROJECT	SK FOODS 4600 37 <sup>th</sup> AVENUE SW
CLIENT	SK FOODS
ARCHITECT	CRAFT ARCHITECTS
SCALE	AS SHOWN
DESIGNED BY	BRENT NELSON
DRAWN BY	BRENT NELSON
CHECKED BY	BRENT NELSON
APPROVED BY	BRENT NELSON
DATE	2/20/19

SK FOODS

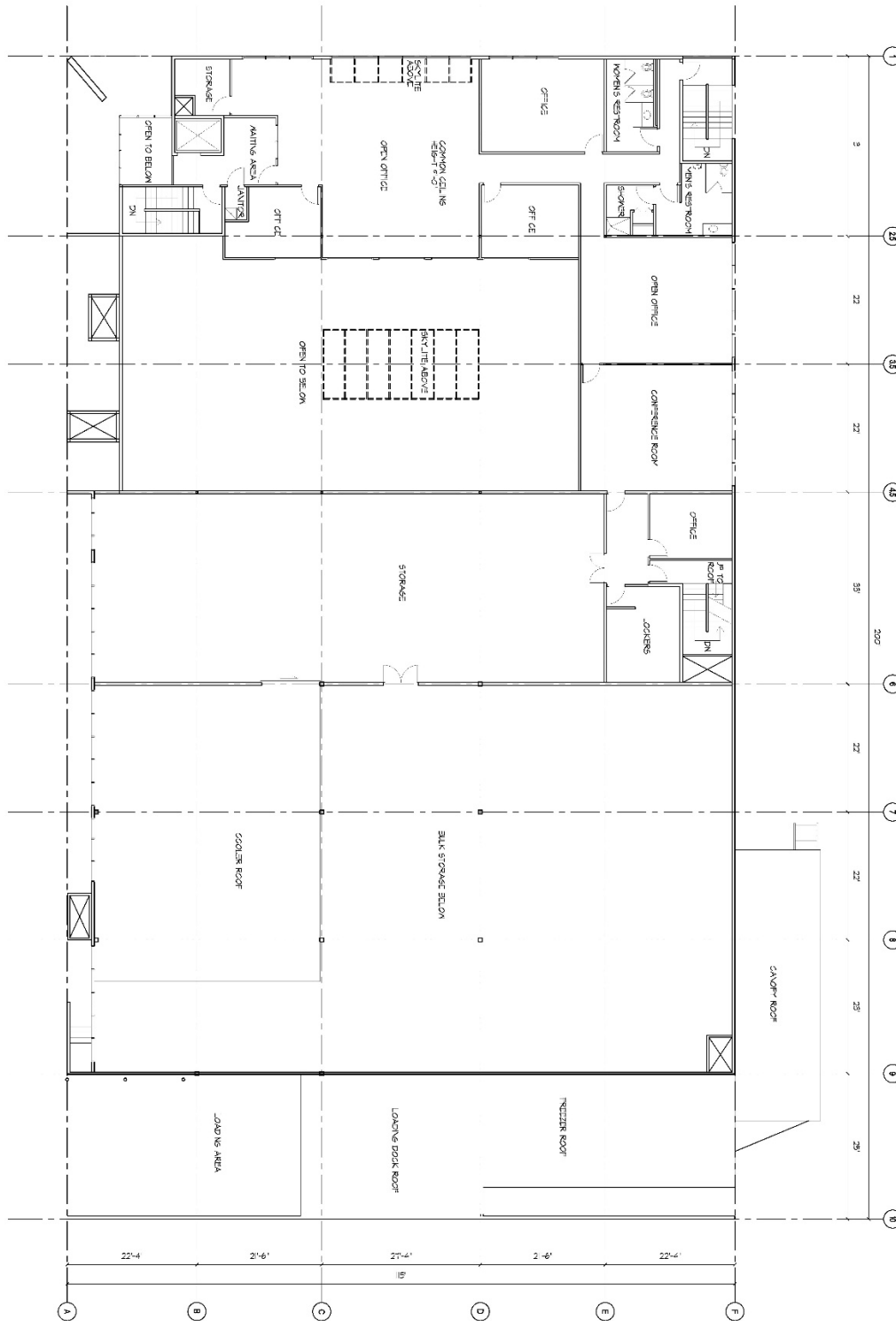
CONSULTANT

SK FOODS  
4600 37TH AVENUE SOUTH-WEST  
SEATTLE, WA 98126

**CRAFT**  
architects  
1527 1st Avenue  
Seattle, WA 98101  
206.467.2091 Home  
206.467.2091 Fax  
www.craftarchitects.com



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**BRENT NELSON**  
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**3RD FLOOR PLAN 8329 SF**

**SK FOODS**  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98106

**CONSULTANT**

**SK FOODS**  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98106

**CRAFT**  
 ARCHITECTS  
 1520 1<sup>ST</sup> AVENUE, SUITE 200  
 SEATTLE, WA 98101  
 206.425.7291 Phone  
 206.425.2349 Fax  
 WWW.CRAFTARCHITECTS.COM

**SK**  
 GROUP  
 1500 1<sup>ST</sup> AVENUE, SUITE 200  
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