

FOR SALE OR LEASE

# RARE GEORGETOWN FLEX

4000 AIRPORT WAY S

SEATTLE, WA 98108



WESTLAKE  
ASSOCIATES

# ASSET SUMMARY

## FOR SALE OR LEASE

Position your business in one of Seattle's most sought-after industrial and creative commercial districts. This rare Georgetown flex property offers a unique combination of office, warehouse, showroom, and lifestyle-oriented workspace functionality with outstanding visibility along Airport Way S. Located at the signalized corner of Airport Way S and Andover Street, the property benefits from excellent exposure, strong vehicle traffic counts, and immediate access to the vibrant Georgetown neighborhood filled with restaurants, breweries, coffee shops, and service amenities.

**PRICE:**

**\$1,695,000**

ADDRESS

**4000 Airport Way S**  
Seattle, WA 98108

COUNTY

King

MARKET

S. Seattle - Georgetown

STYLE

Office / Industrial Flex

PARCEL #

788610-1245

LOT SIZE

152104-9070

ZONING

MML U/85

YEAR BUILT

1926

GROSS BLDG SF

5,146 SF



# INVESTMENT HIGHLIGHTS

- Live-in caretaker's suite for on-site property management, security oversight, and day-to-day operational convenience.
- Private entertainment gathering room designed for social events, tenant functions, meetings, and recreational use.
- Dedicated game and recreation area featuring a full-size pool table and professional shuffleboard setup for resident and guest enjoyment.
- Custom cigar lounge with integrated commercial-grade ventilation and air filtration system designed to accommodate indoor cigar use while maintaining air quality and comfort.
- Built-in poker and card-playing area configured for private games, tournaments, and social gatherings.
- Fitness and workout area equipped with free weights and strength-training equipment for convenient on-site exercise and wellness activities.
- Free On-site parking



# LEASE AVAILABILITY

## SUITE A & SUITE B

### SUITE A | 2,538 SF

Highly upgraded flex suite blending industrial functionality with a unique executive-style office/lounge environment.

- 846 SF warehouse / auto show space
- 1,692 SF second-floor lounge
- Private office with furniture
- One 9' x 12' electric roll-up door
- Weight Set for workout
- TV Entertainment with furniture
- Kitchen / Bar
- Indoor Shuffleboard Table
- Washer / Dryer
- Pool Table
- Skylights with motor-active blinds



## LEASE RATE

**\$9,500/MO + NNN**

### SUITE B | 2,608 SF

Flexible Office/Warehouse layout ideal for contractors, service businesses, creative users, or light industrial operations.

- 1,762 SF open office space
- 846 SF warehouse / auto show space
- Air-conditioned hobby space
- Reception Area
- Kitchenette
- Private Bathroom
- One 9' x 12' electric roll-up door
- Three phase power
- Possible additional office/warehouse for expansion
- Three restaurants located on adjacent properties
- High Ceilings with skylights





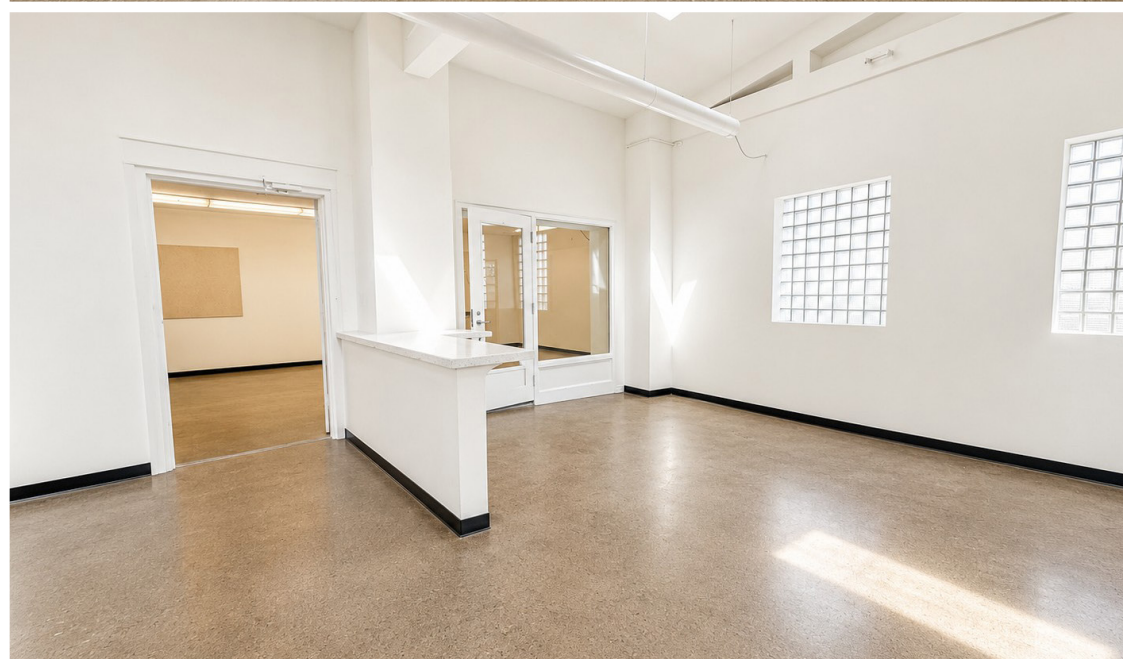
# PHOTOS

## INTERIOR



# PHOTOS

## INTERIOR



# SITE AMENITIES & DEMOGRAPHICS

## WHAT'S NEARBY



### SCHOOLS & SERVICES

- Maple Wood Playfield
- Jefferson Park & Golf Course
- VA Puget Sound Medical Ctr
- SoDo Station
- Beacon Hill Station
- Maple Elementary School
- King County Airport
- Seattle City Light
- Seattle Fire Station 14



### SHOPPING

- Costco
- The Home Depot
- Maruta Shoten
- Georgetown Records
- Full Throttle Bottles
- Beacon Hill Foods
- MacPherson's Produce
- Chem Mark
- Hilltop Red Apple Market
- Ferguson Plumbing



### FOOD & DRINK

- Airport Way Deli
- Jack's BBQ & Steakhouse
- A&J's Bar & Grill
- Schwartz Brothers Bakery
- Nine Pies Pizzeria
- Gangnam Burger
- Asia Ginger Teriyaki
- SODO Urbanworks
- Hot Cakes SoDo
- Structure Cellars
- Cairdeas Winery
- Patterson Cellars
- Rotie Cellars
- Michael Florentino
- Love Beats Pagne
- Latta Wines
- Picklewood Paddle Club
- Burger King

### POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	9,295	163,870	453,297
% Growth 2024-2029	4.25%	5.45%	5.15%
Median Age	39.8	38.6	38.4

### HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Households	3,525	72,543	220,428
Median HH Income	\$106,020	\$105,409	\$118,223
# of Businesses	1,419	20,103	37,245
# of Employees	12,538	193,930	326,694

# BROKER CONTACT

## ABOUT WESTLAKE

EXCLUSIVELY LISTED BY:

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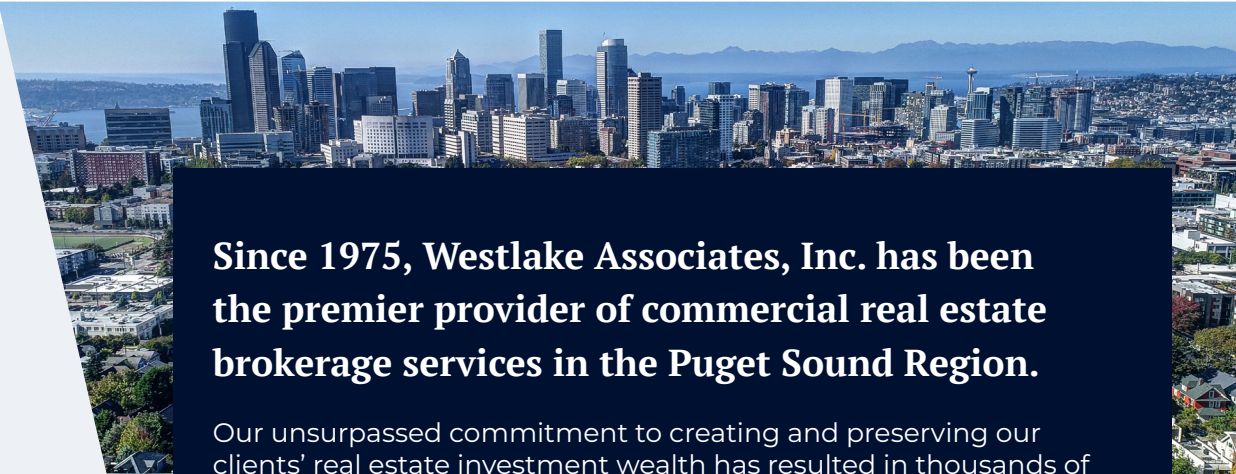
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Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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