

**2450 6TH AVENUE S • SEATTLE, WA 98134****OFFICE, INDUSTRIAL & RETAIL • SODO, SEATTLE**

6th & Lander • Four Suites Available

Move-in office, sprinklered warehouse, and a Lander Street retail storefront — one block from the SODO light rail station.

Suite 209**PRIVATE OFFICE****732 SF**

\$15.00/SF/yr + NNN • ~\$1,325/mo
2 offices • HVAC • Janitorial incl.

Units 29 & 30**INDUSTRIAL WAREHOUSE****2,339 SF**

\$1.25/SF + NNN • ~\$4,234/mo
Sprinklered • 20'10" ceiling

Unit 42**WAREHOUSE + MEZZANINE****2,989 SF**

Recently leased
457 SF mezzanine • Roll door

LEASED**Unit 32****RETAIL WAREHOUSE****2,400 SF**

\$1.65/SF + NNN • ~\$5,304/mo
Lander St storefront • Roll door

Unit 53**WAREHOUSE / STORAGE****1,895 SF**

\$1.25/SF + NNN • ~\$3,430/mo
Grade-level loading • High ceilings

FOR LEASING INFORMATION**Darrell Sanders**

206.910.5213
darrells@americanlifeinc.com

Ken Clark

206.971.7824
ken.clark@americanlifeinc.com

Eric Haber

206.940.7528
eric.haber@americanlifeinc.com

Suite Comparison

**SUITE 209****PRIVATE OFFICE**

\$15.00/SF/yr + NNN
~\$1,325 / month all-in

Rentable (BOMA)	732 SF
Offices	2 Private
HVAC	Equipped
Janitorial	Included
Utilities	Included
NNN	\$0.56/SF

Move-in-ready office with two private offices and natural light. Janitorial and utilities included. Base rent quoted per year.

**UNITS 29 & 30****INDUSTRIAL WAREHOUSE**

\$1.25/SF + NNN
~\$4,234 / month all-in

Rentable (BOMA)	2,339 SF
Usable	1,905 SF
Ceiling	20' 10" (18' beams)
Sprinklered	Yes
Access	Common Hallway
NNN	\$0.56/SF

Clean sprinklered warehouse box, roughly 40' x 49'. NNN includes utilities. Ideal for warehouse, light manufacturing, or maker use.

**UNIT 42****WAREHOUSE + MEZZANINE**

Leased
No longer available

Rentable (BOMA)	2,989 SF
Usable	2,435 SF
Mezzanine	457 SF
Ceiling	21' 4" (19' beams)
Roll Door	12' x 10'
Status	Leased

Recently leased. Contact us about comparable warehouse and mezzanine space as it becomes available in the building.

**UNIT 32****RETAIL WAREHOUSE**

\$1.65/SF + NNN
~\$5,304 / month all-in

Rentable (BOMA)	2,400 SF
Office	~100 SF
Ceiling	~20' (17' clear)
Access	Direct off Lander
Roll Door	10' H x 12' W
NNN	\$0.56/SF*

Storefront retail warehouse with direct Lander St access and strong daylight. *NNN excludes phone, internet, janitorial.

**UNIT 53****WAREHOUSE / STORAGE**

\$1.25/SF + NNN
~\$3,430 / month all-in

Rentable (BOMA)	1,895 SF
Usable	~1,544 SF
Loading	Grade-Level
Ceilings	High
Use	Service / Storage
NNN	\$0.56/SF

Practical service warehouse with grade-level loading and high ceilings. NNN includes utilities. Great for storage or distribution.