

SEA OTTER LANDING

2245 1st Avenue S, Seattle WA

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NEWMARK



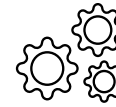
PROPERTY HIGHLIGHTS

- 50-yard line SODO location with signage potential
- 15,000 SF floor plates for single or multi-tenant opportunities
- Tenant improvement allowances available to create a custom build out
- On-site parking, storage, loading dock & freight elevator access to all floors
- Steps from Starbucks' HQ, Port of Seattle, Lumen Field, SODO Wine district & nearby restaurants
- Under construction: New grand building entry to 1st floor open concept retail and tenant amenities

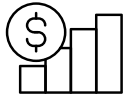




1st Avenue campus
under new ownership



Updated building systems
& heavy power



Significant capital
improvements
delivering in 2026



Spec office suites & shell
space with improvement
allowances available

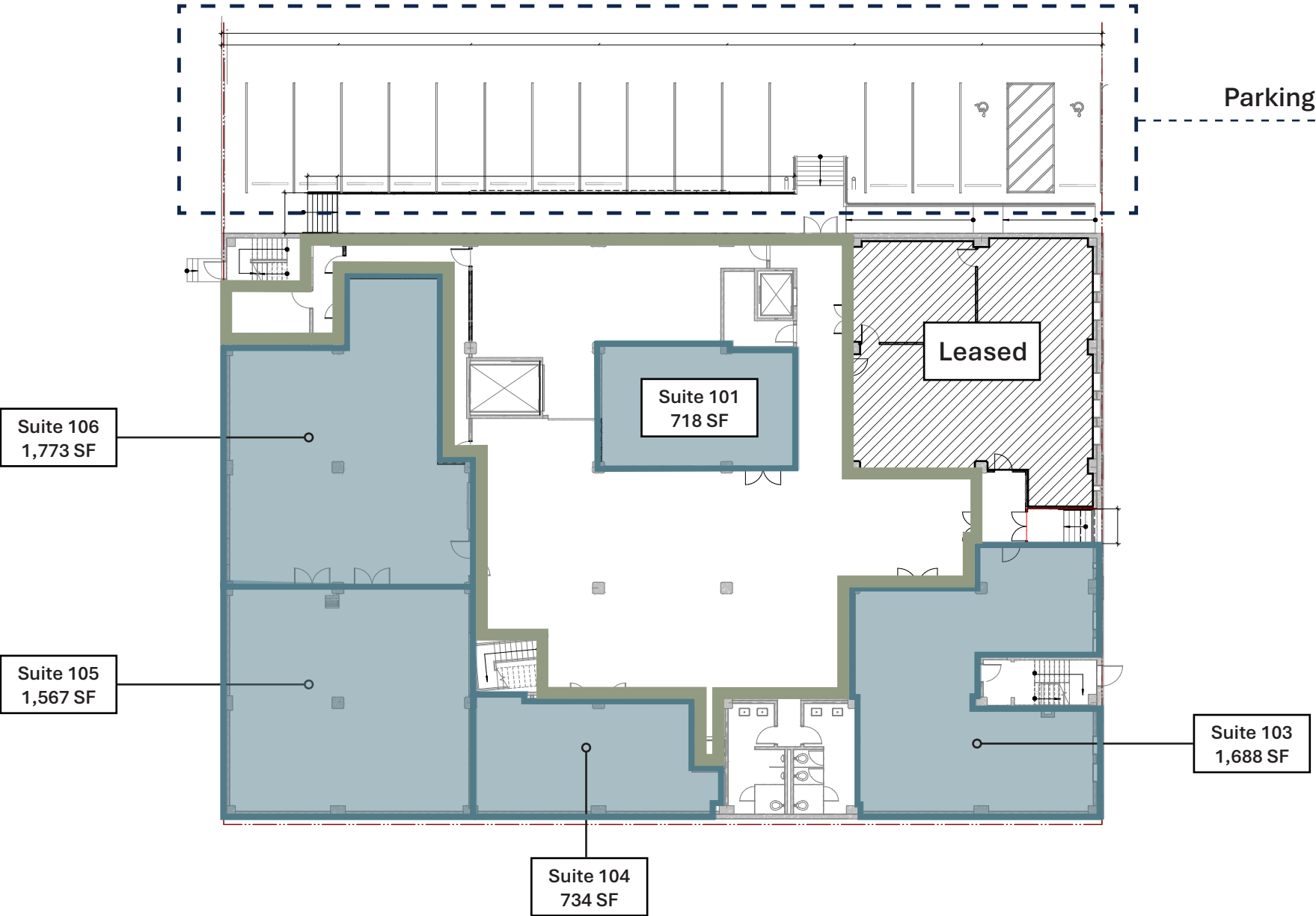
Sea Otter Landing

2233 1st Ave S

Sea Otter Landing

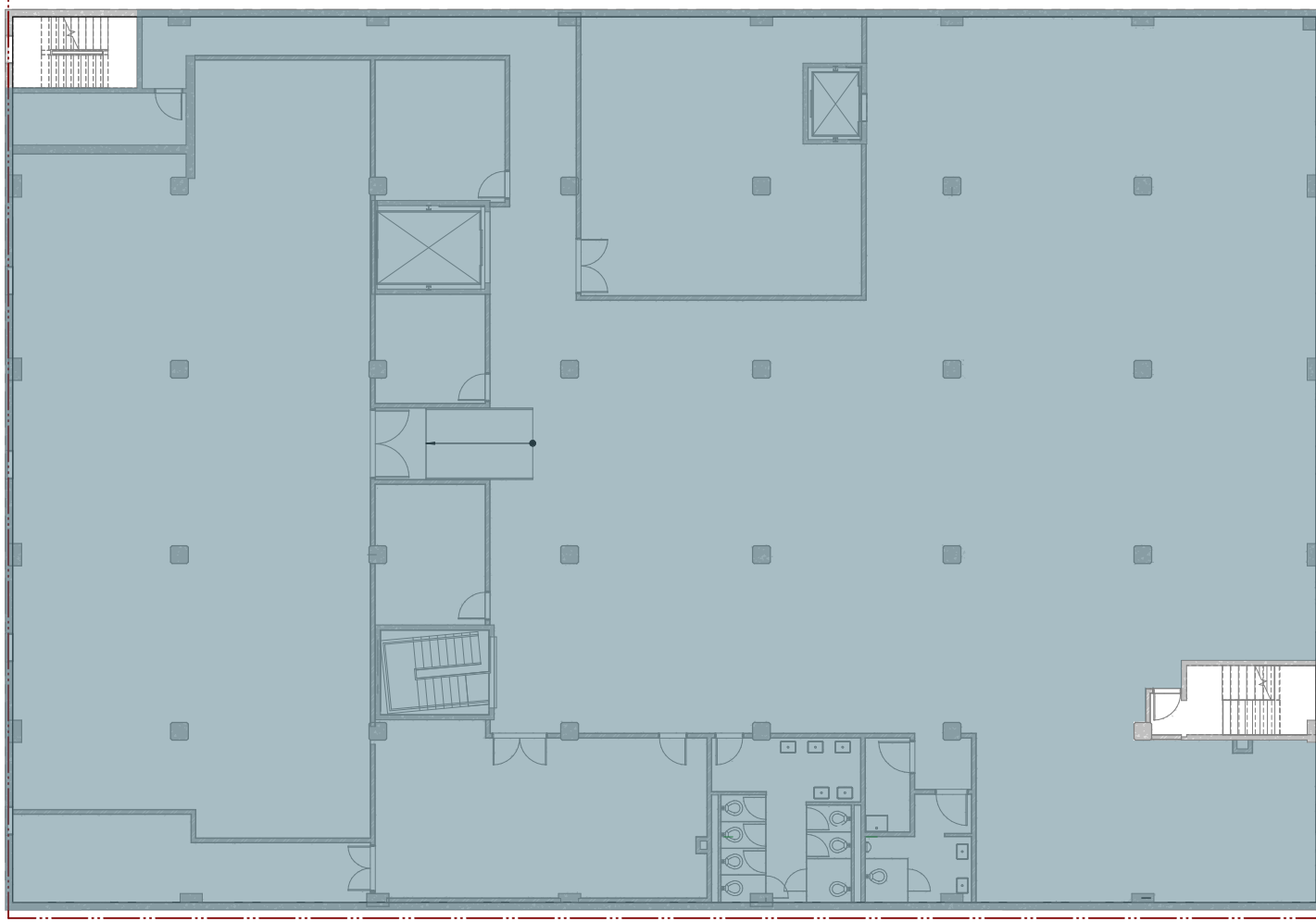
First Floor | 718-5,880 RSF Office

- Common Area
- Available Space



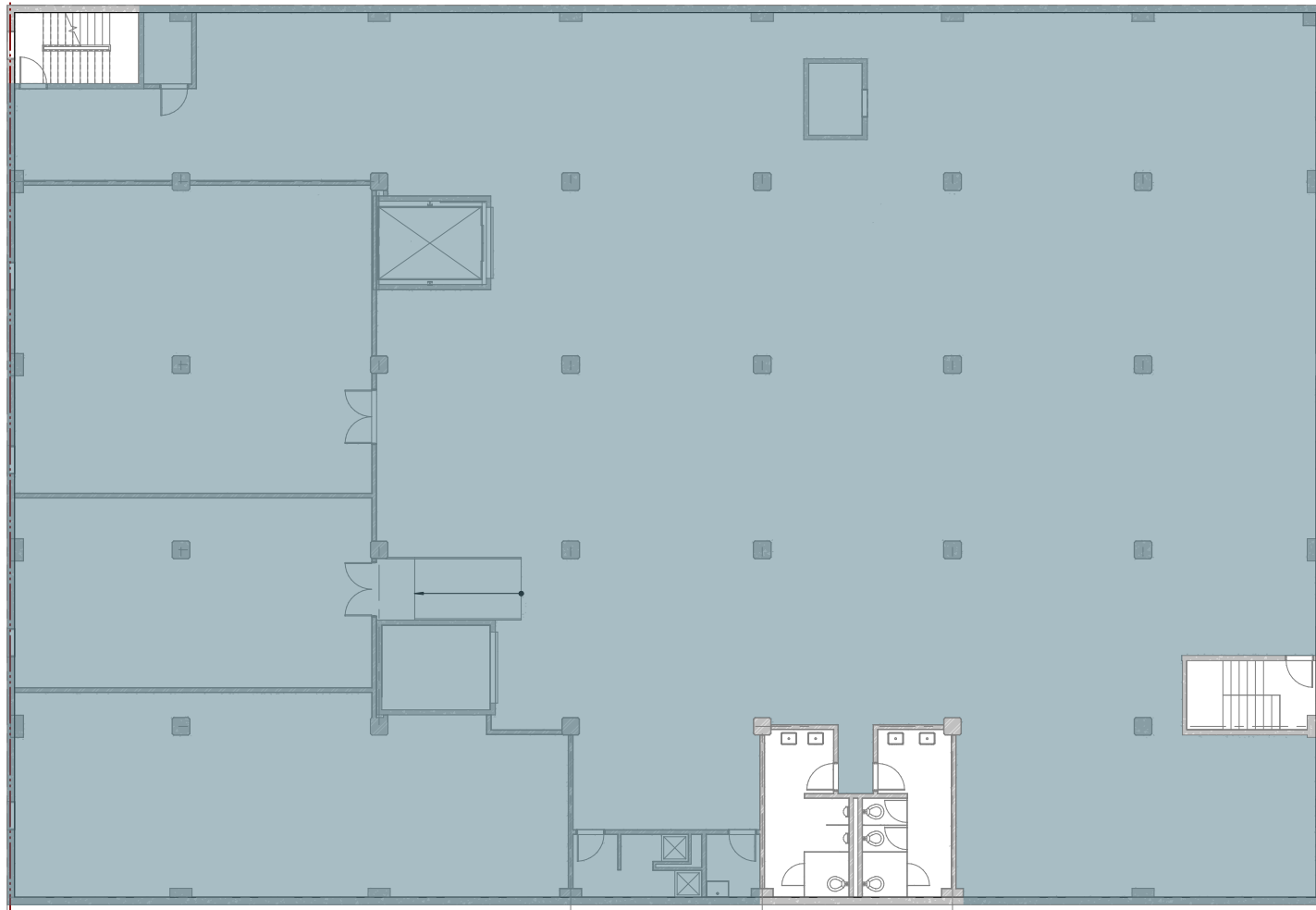
Sea Otter Landing

Second Floor | 15,034 RSF Office



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Third Floor | 15,034 RSF Office



Location Overview



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