

GEORGETOWN YARDS

±35,000 RSF
RECENTLY LEASED

Freshly renovated office & creative
industrial space for lease located minutes
south of Downtown Seattle



Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

Leased by

km Kidder
Mathews

GEORGETOWNYARDS.COM

A REVITALIZED DESTINATION FOR OFFICE & CREATIVE INDUSTRIAL SPACE



Newly renovated common areas



Revitalized facade & outdoor pavilion



Flexible floor plans



Community conference center & lounge



Signage available



CenturyLink, Comcast & Wave available



Covered & surface parking

2.5/1,000 Office
1.0/1,000 Industrial



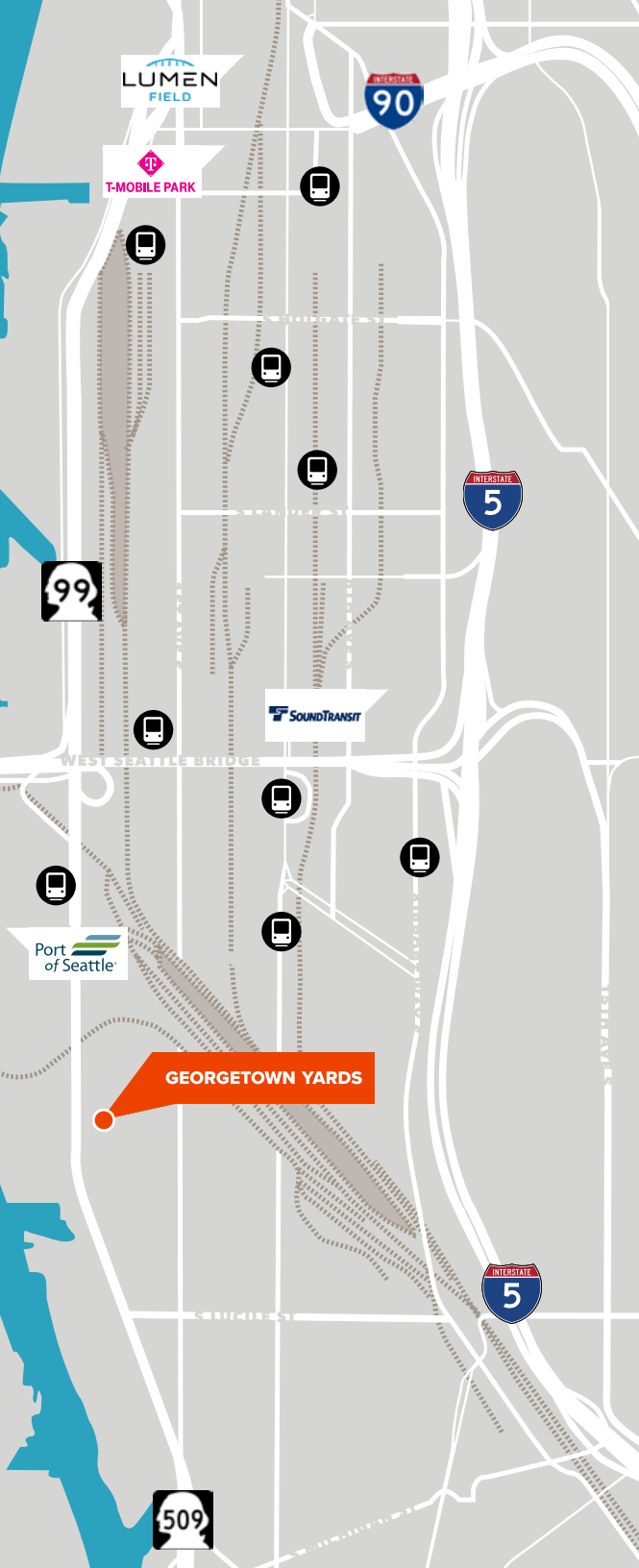
Close proximity to highways, Port of Seattle & SeaTac International Airport



GEORGETOWN YARDS

TAKE A BREATH IN WELL-MAINTAINED GREEN SPACES





ACCESS

5 MIN
to Downtown Seattle

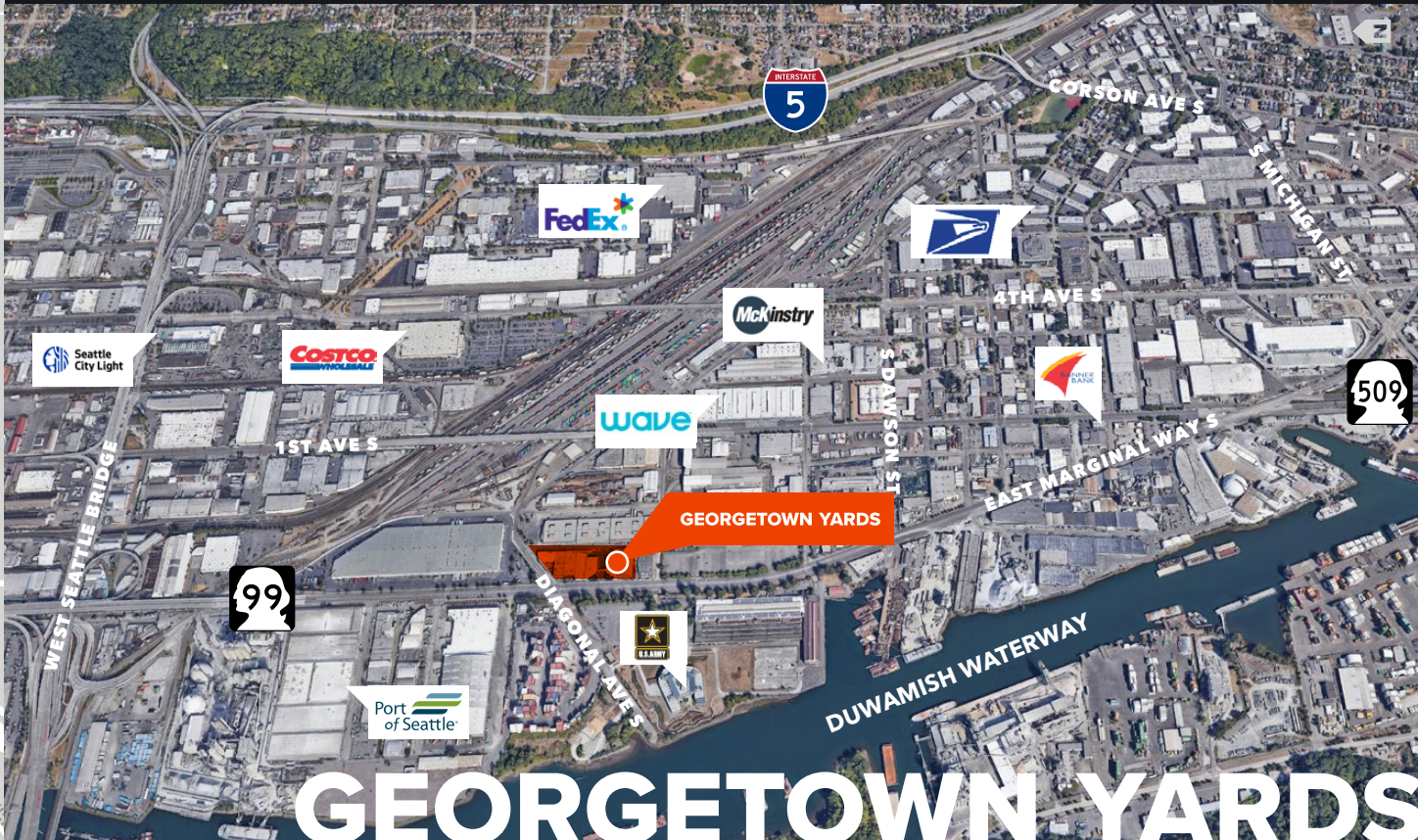
5 MIN
to West Seattle

8 MIN
to Lumen & Safeco Fields

12 MIN
to SeaTac Airport

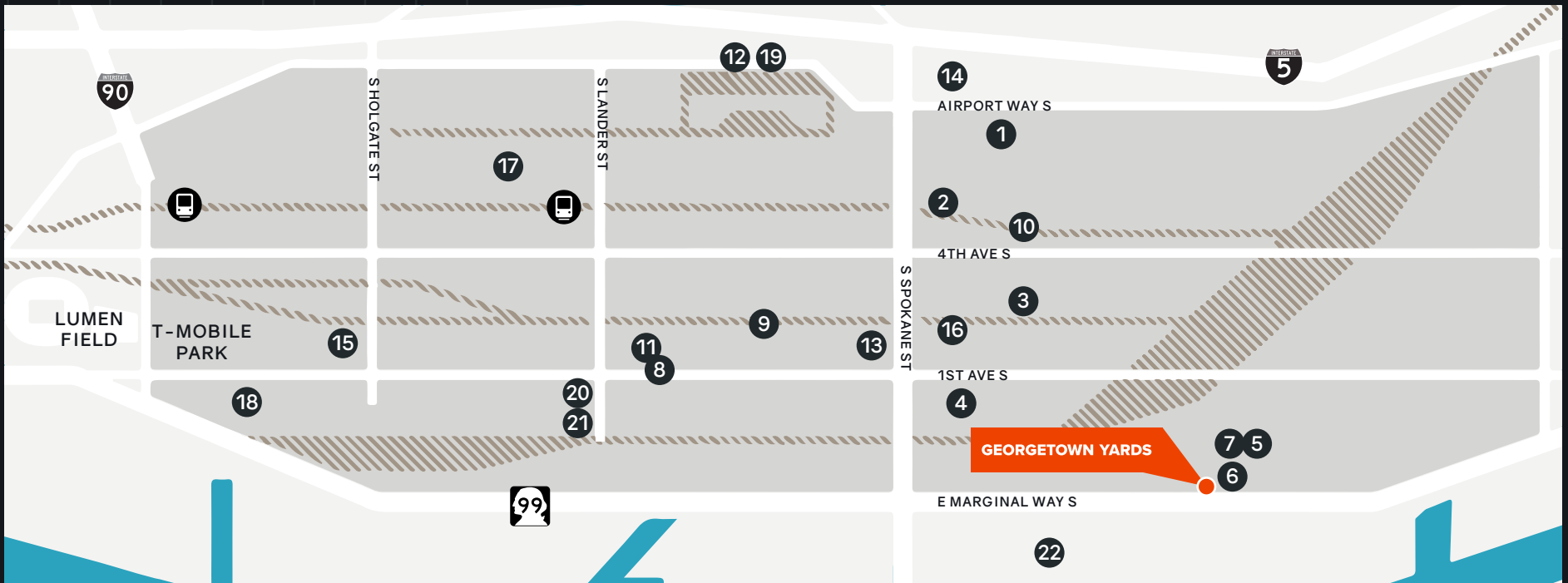
20 MIN
to Bellevue

30 MIN
to Tacoma



GEORGETOWN YARDS

DISCOVER SODO



FOOD + DRINK

- 1 Romio's Pizza & Pasta
- 2 Banzai Sushi
- 3 Burger Madness
- 4 Nine Pies Pizzeria
- 5 Two Beers Brewing Co

- 6 Seattle Wine Tours
- 7 Fulcrum Coffee Roasters
- 8 Ghostfish Brewing
- 9 Westland Distillery
- 10 Starbucks

- 11 Asiaginger Teriyaki
- 12 Emerald City Beer Co
- 13 Mio Coffee
- 14 Jack's BBQ

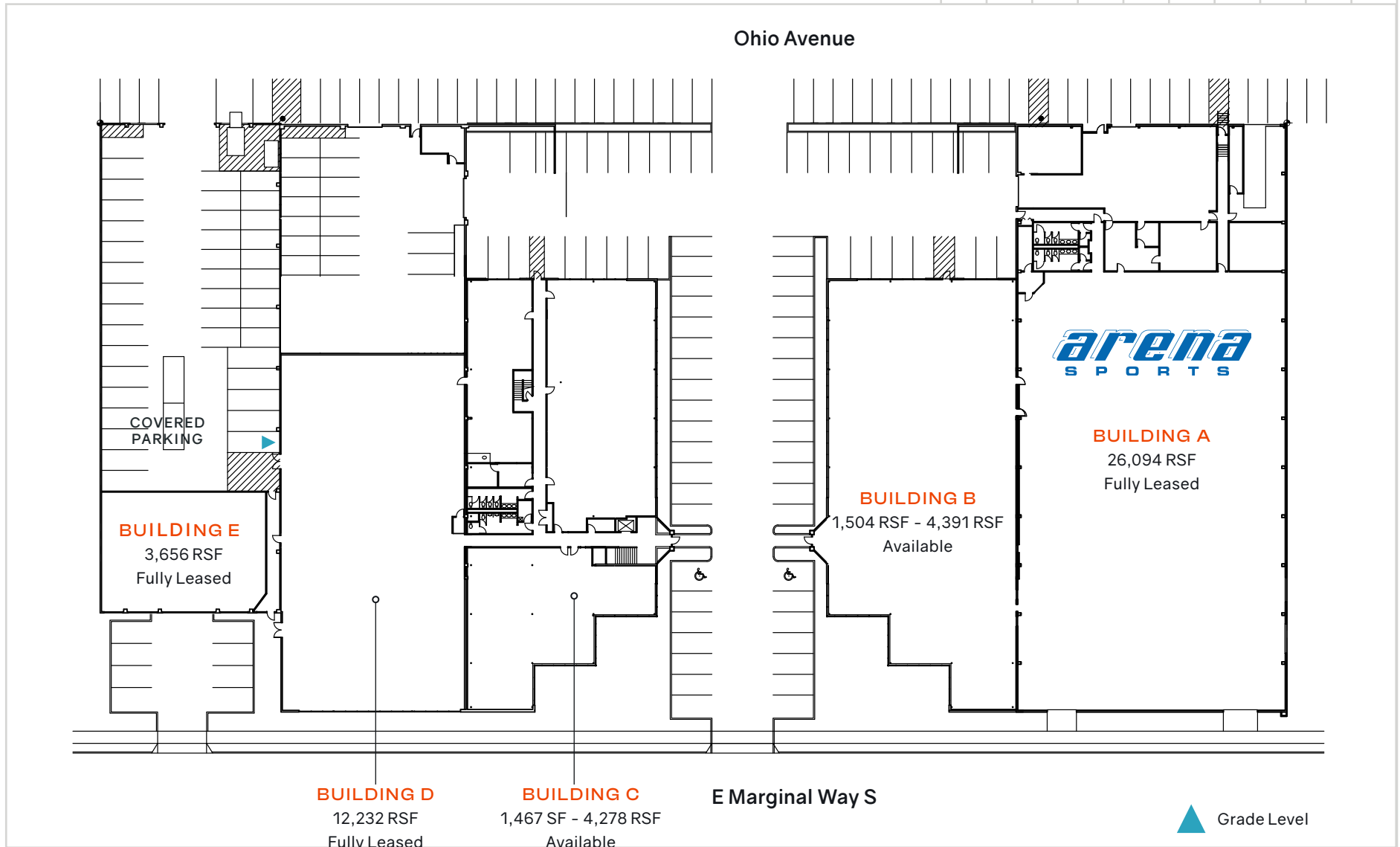
ENTERTAINMENT

- 15 Showbox SODO
- 16 Living Computer Museum
- 17 SODO Tracks Murals
- 18 King 5 Media Group

MISCELLANEOUS

- 19 Old Rainier Brewery
- 20 Starbucks Headquarters
- 21 Amazon Fresh SODO
- 22 Port of Seattle

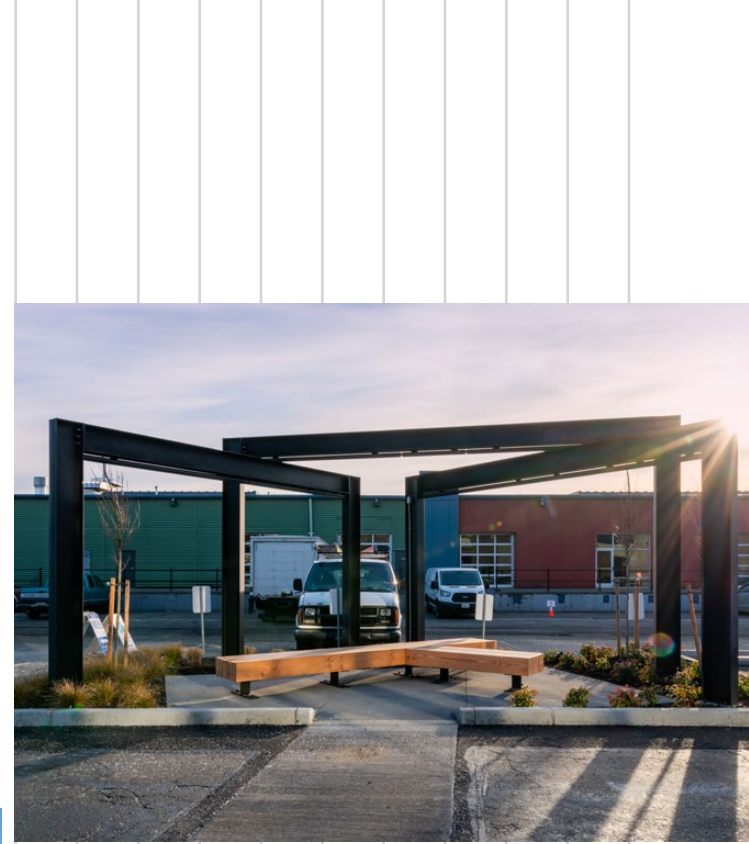
SITE PLAN



AVAILABILITIES

OFFICE SPACE

Building	Suite	Floor	RSF	Available
B	B140	1st	2,653 RSF	Now
B	B150	1st	1,504 RSF	Now
B	B240	2nd	4,931 RSF	Now
C	C110	1st	4,278 RSF	Now
C	C170	1st	1,467 RSF	Now
C	C150	1st	1,412 RSF (combined w/ C170 for 2,879 RSF)	Now



GEORGETOWN YARDS

BUILDING B

1st floor office space

Suite B150 1,504 RSF
available now

Suite B140 2,653 RSF
available now

Contact brokers
for pricing



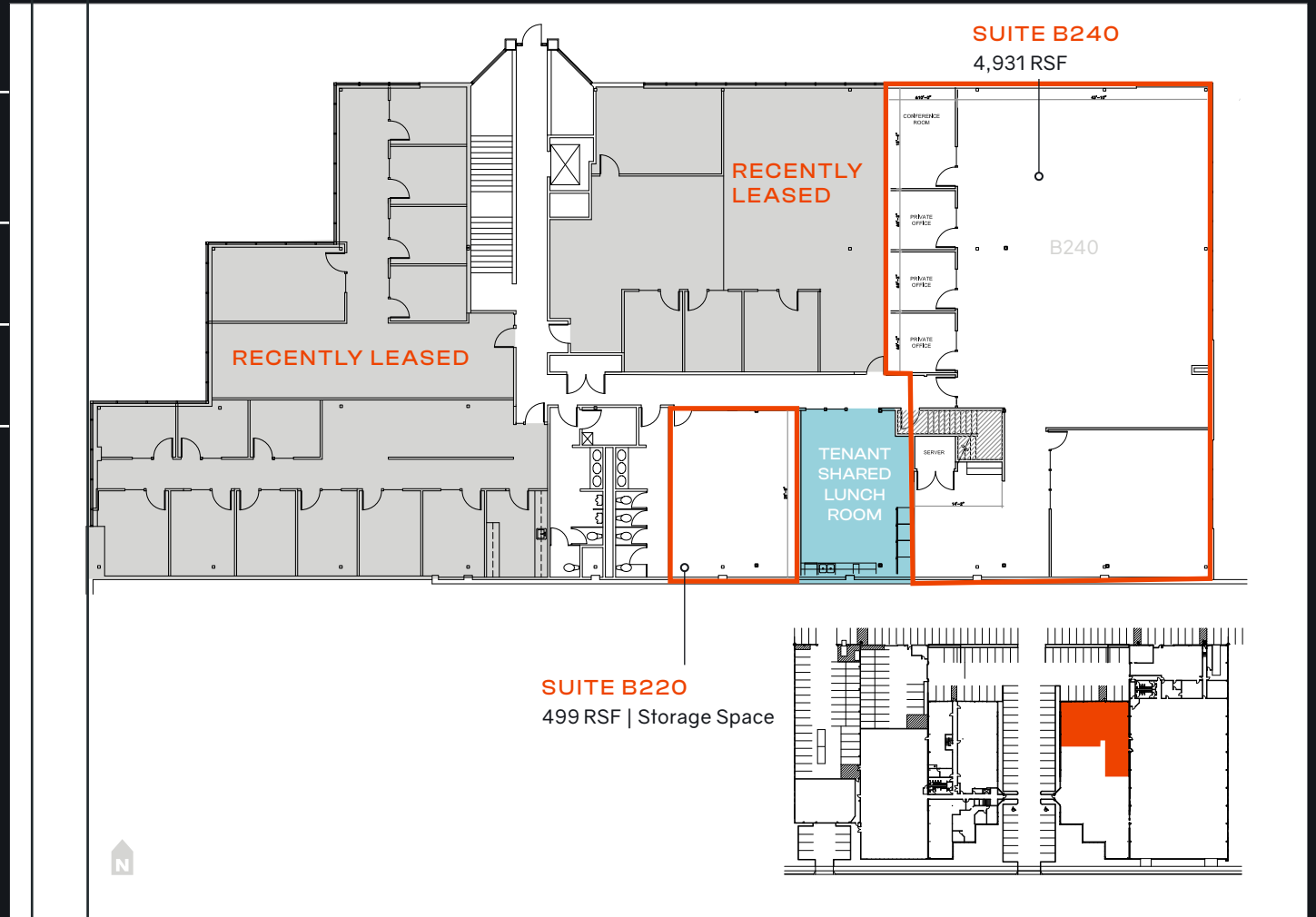
BUILDING B

2nd floor office space

Suite B220 499 RSF
(storage space)
available now

Suite B240 4,931 RSF
available now

Contact brokers
for pricing



BUILDING C

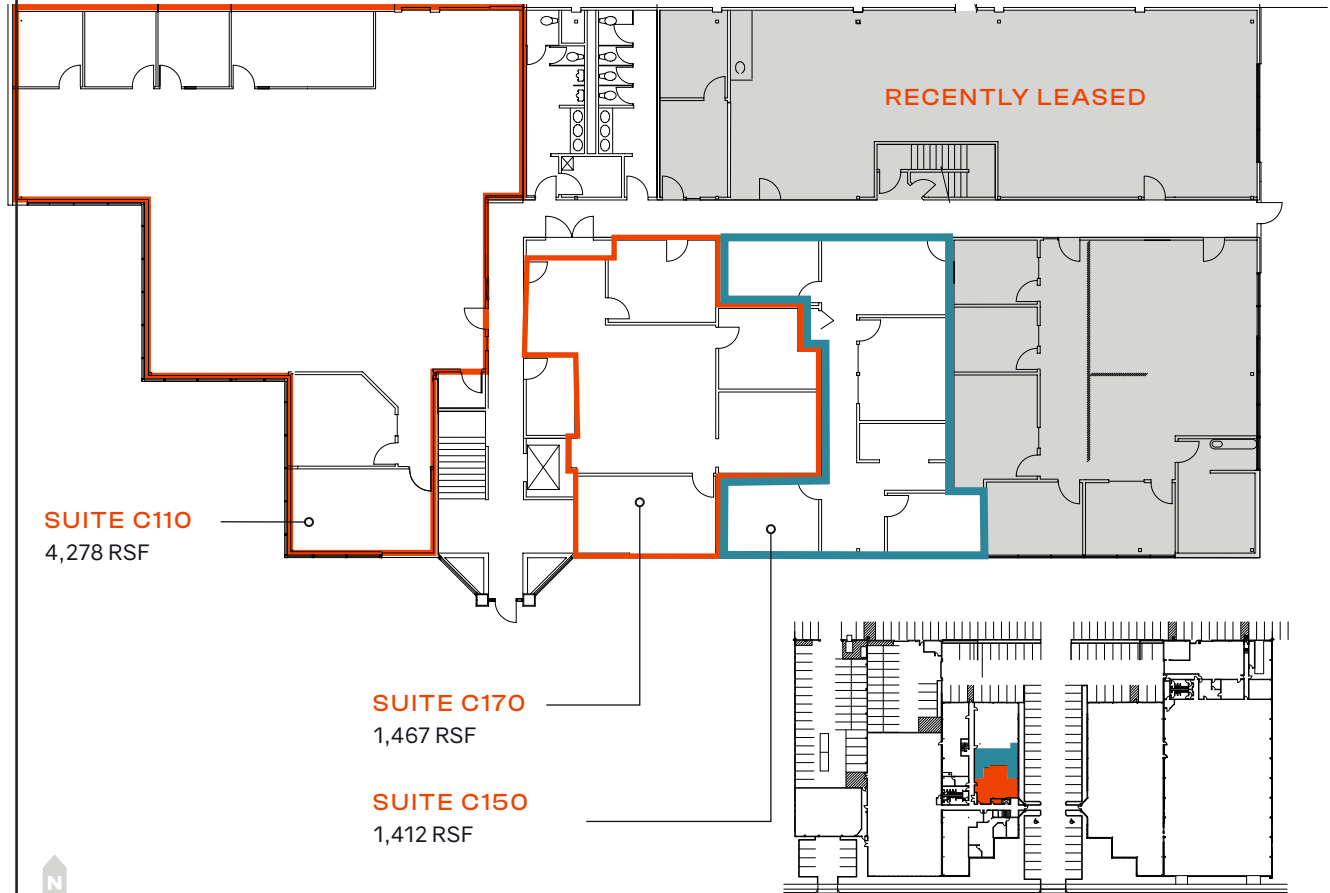
1st floor office space

Suite C110 4,278 RSF
available now

Suite C170 1,467 RSF
available now

Suite C150 1,412 RSF
available now
(can be combined with
C170 for 2,879 RSF)

Contact brokers
for pricing



GEORGETOWN YARDS

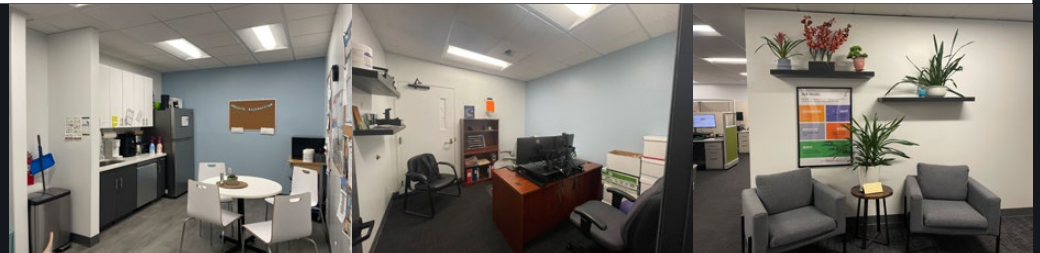
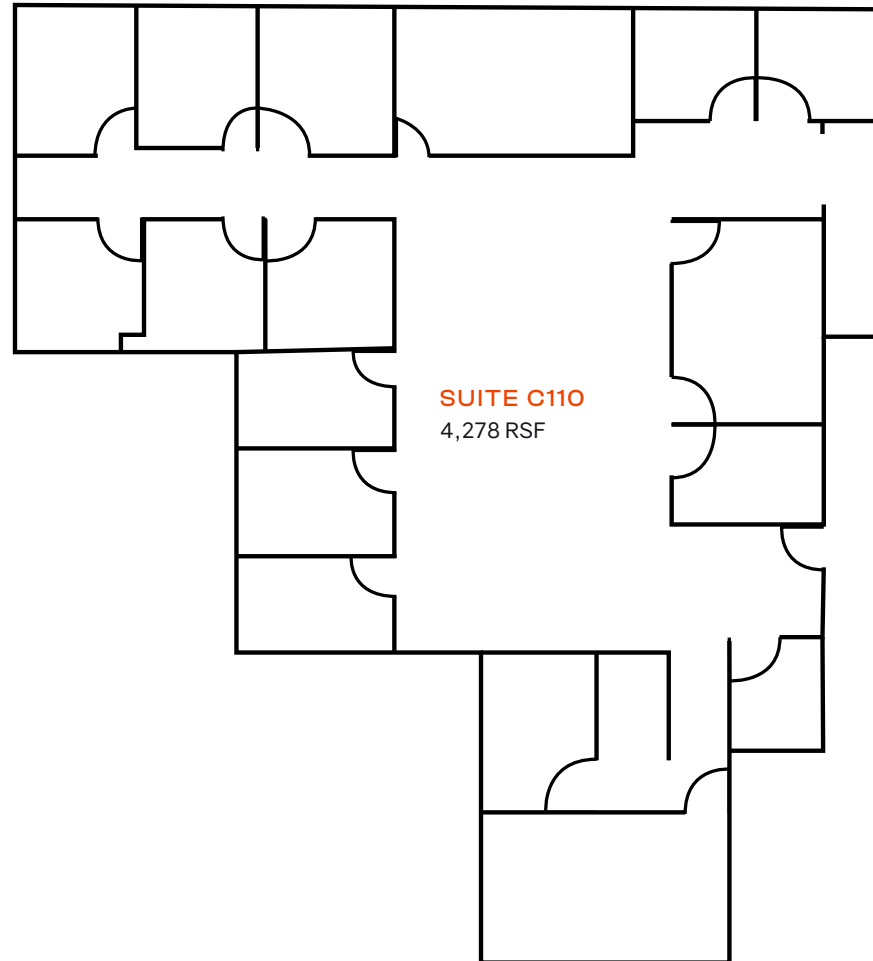
BUILDING C

Suite C110 as-built

4,278 RSF

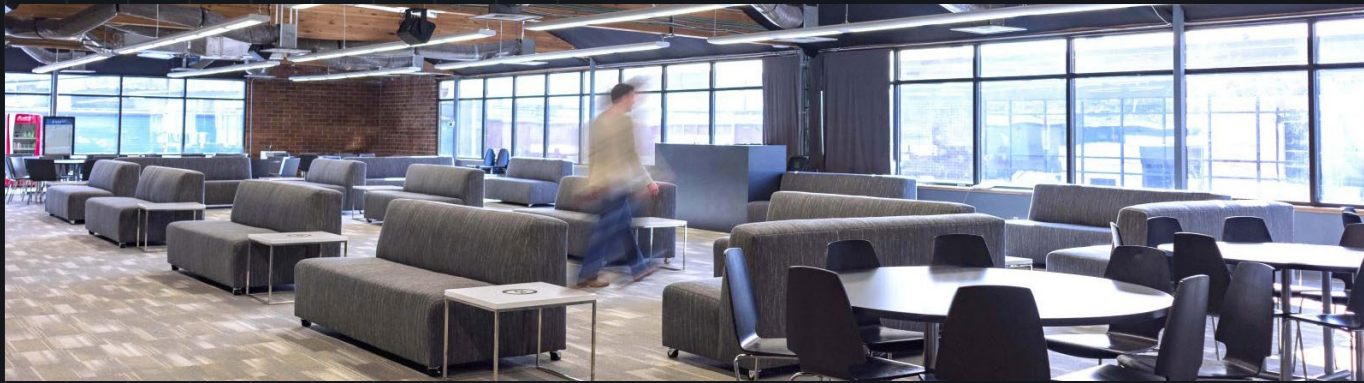
Available now

Contact brokers
for pricing



GEORGETOWN YARDS

NEWLY RENOVATED OFFICE COMMON AREAS



Airy, open floor plans



GEORGETOWN YARDS

GEORGETOWN YARDS

4634-4636 E MARGINAL WAY S, SEATTLE

Owned by

Lincoln

AFFINIUS
CAPITAL

VERO

Leased by

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 **Kidder
Mathews**

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