

2233

2233 1st Avenue S, Seattle WA

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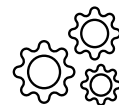
PROPERTY HIGHLIGHTS

- 50-yard line SODO location with signage potential
- Brand new build out and finishes throughout the building
- First floor flex/retail/office with loading door off of Utah Avenue S
- Second floor office with great natural light and view East to Beacon Hill
- Secure parking & bike storage below the building





1st Avenue campus
under new ownership



Updated building systems
& heavy power



Significant capital
improvements
delivering in 2026



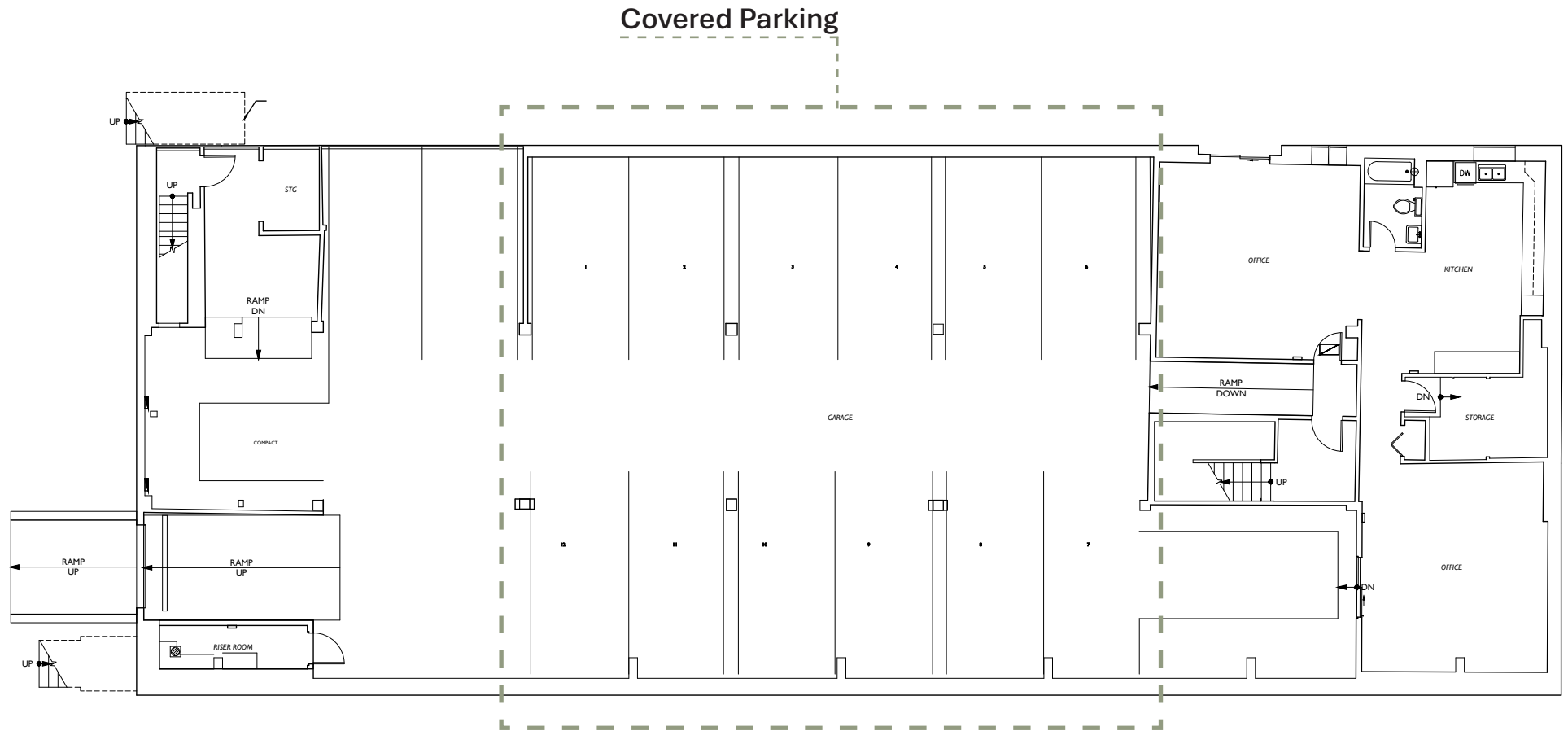
Spec office suites & shell
space with improvement
allowances available

Sea Otter Landing

2233 1st Ave S

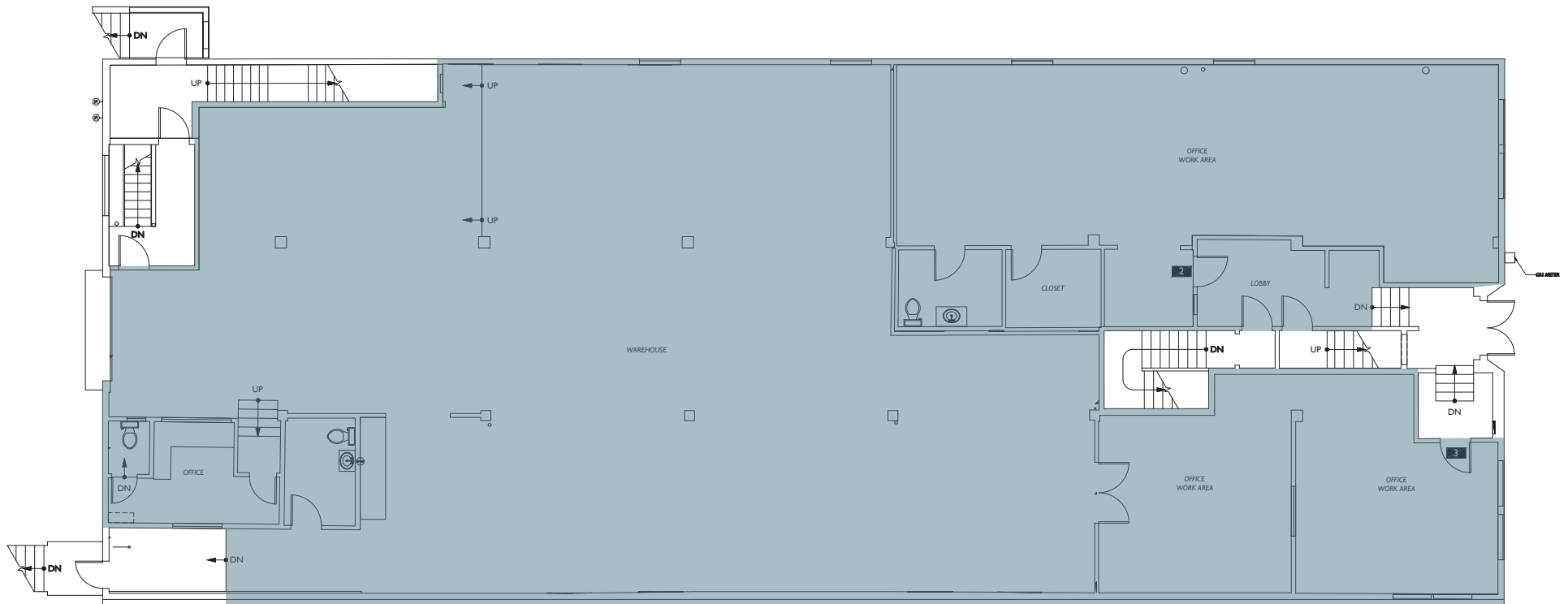
2233 1st Ave S | Lower Level

- 5,232 RSF Parking



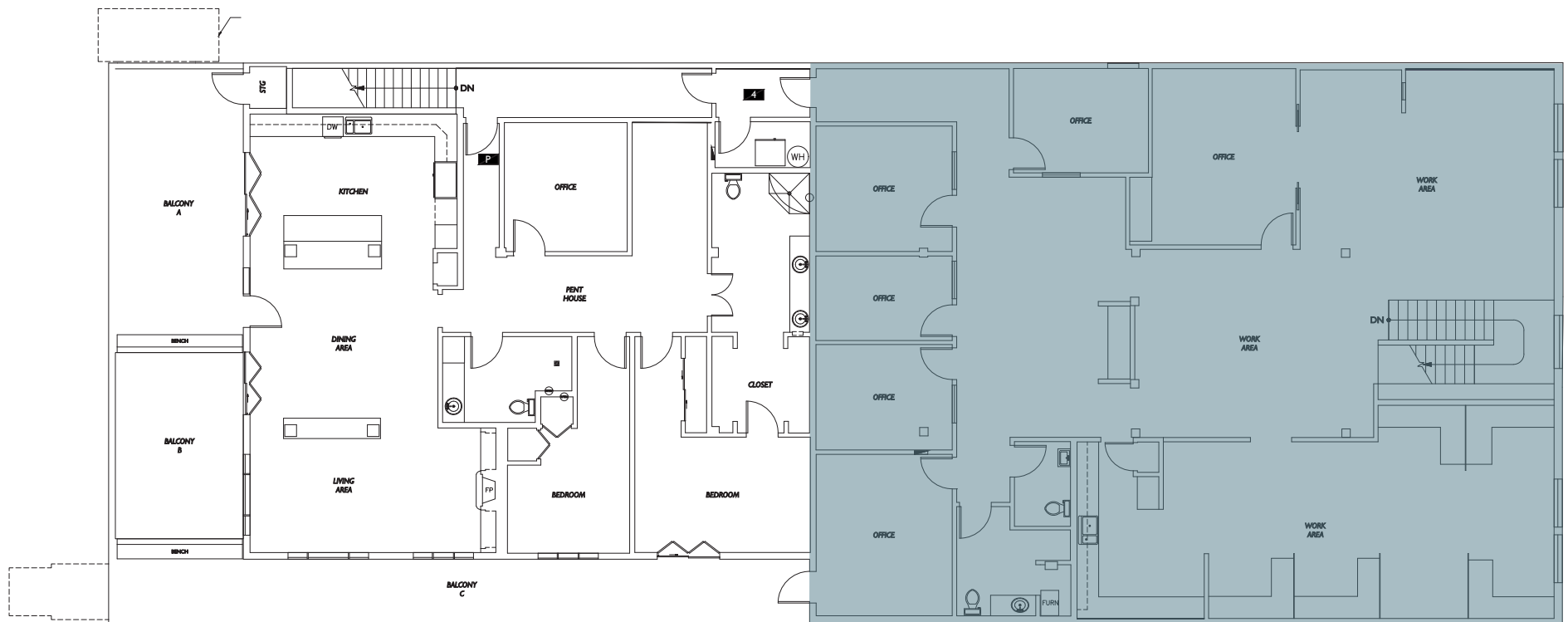
2233 1st Ave S | First Floor

- Suite 101 - 1,371 RSF Retail
- Suite 102 - 4,771 RSF Office/ Warehouse

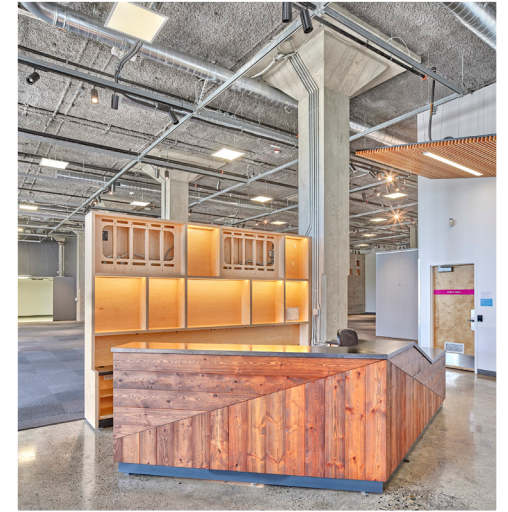


2233 1st Ave S | Second Floor

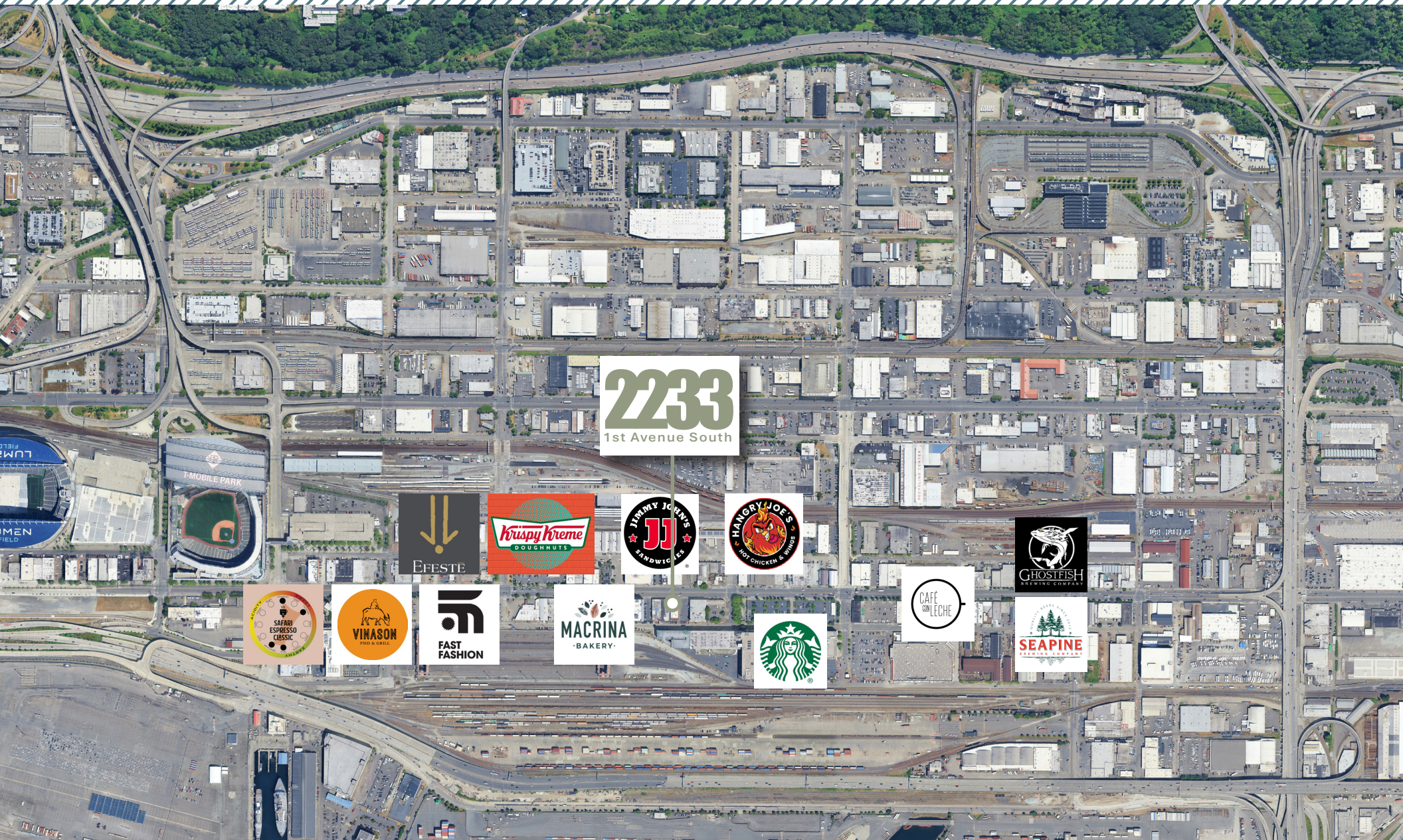
- Suite 201 - 5,596 RSF Office



Space Highlights



Location Overview



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1st Avenue South

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