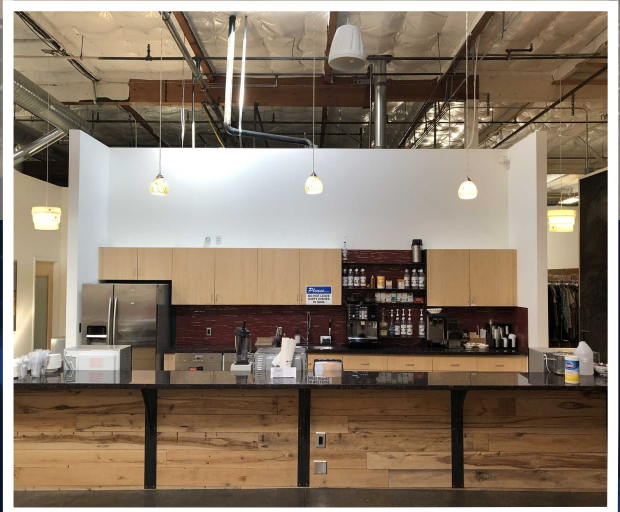
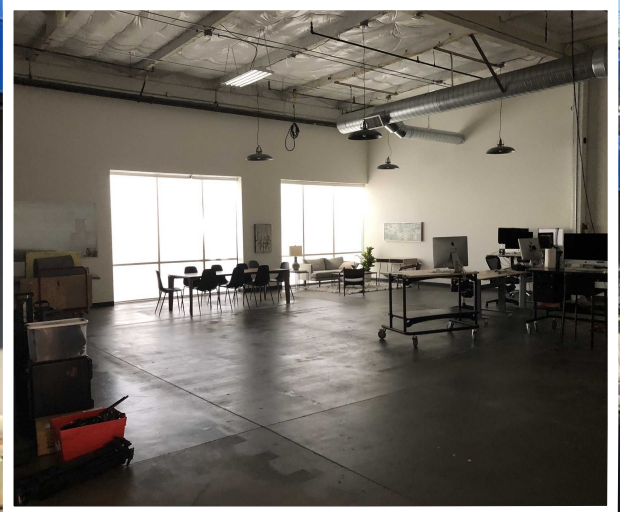
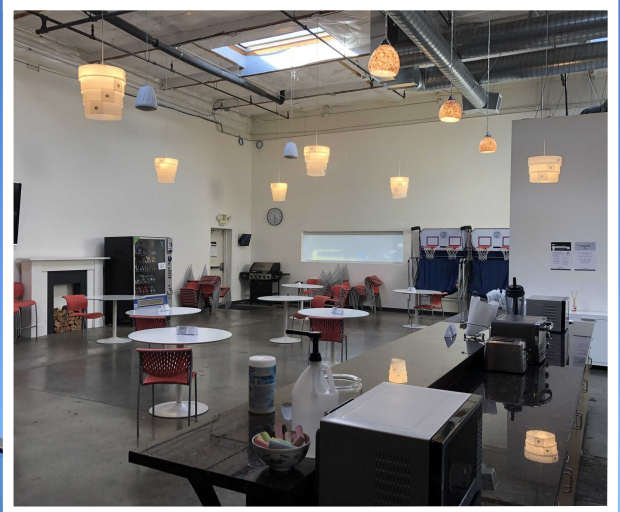


# FOR LEASE



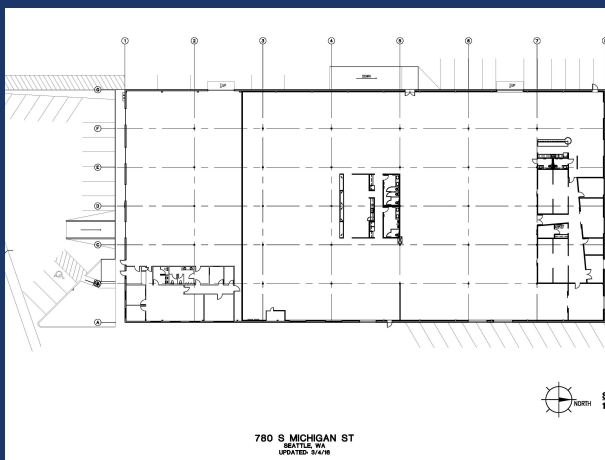
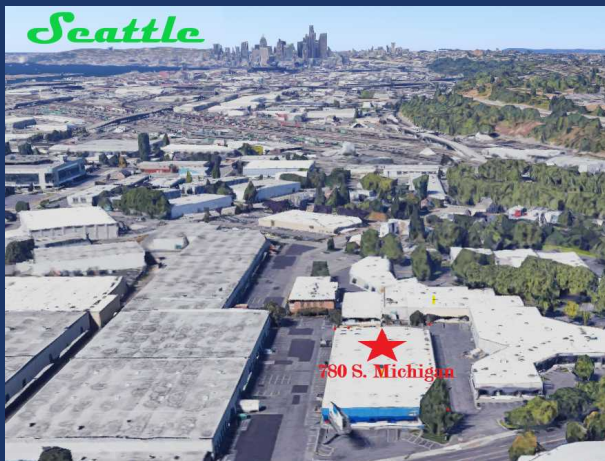
- 40,000+ SF of warehouse, retail, photo studio, and flex space available in Seattle's historic Georgetown neighborhood
- Easy access to I5, Hwy 99, SeaTac Int'l Airport, Boeing Field, Seattle's CBD, and the South Sound
- The stand alone building has 18' ceilings, 4 docks and 4 additional drive in bays, a fire suppression system with sprinklers, and 89 dedicated parking spaces.



# 40,000+ SF

**LEASE PRICE: \$1.50/SF/MONTH, NNN**

- 780/790 S. Michigan St is a stand alone building with 40,000+ sf photo studio, office, warehouse, and retail flex space in a prime Georgetown location.
- Location allows 3 minute access to I5 and 5 minute access to Highway 99
- Excellent Michigan Street traffic exposure to over 35,000 cars daily
- Due to COVID, the entire building was upgraded with Merv 13 air filters
- The building currently houses approximately 30,320 sf of well appointed photo studio space with private offices, two full kitchen spaces, conference rooms, multiple in suite private restrooms, a private nursing room, high ceilings, and ample parking.
- The studio space is outfitted with HVAC and Central Heating throughout, fiber, security systems, and CCTV in place
- The 30,320 photo studio space becomes available in December 2021 for \$1.50/SF/MO, NNN
- The remaining 9,803 SF is comprised of 7,516 sf of raw warehouse space with bay doors, 18' ceilings and approximately 2,287 SF of Michigan Street facing showroom space with exposure to 35,000 cars daily
- This 9.803 SF section becomes available in May of 2022 for \$1.50 SF/MO, NNN



780 S MICHIGAN ST  
SEATTLE, WA  
UPDATED: 3/21