

AVAILABLE IMMEDIATELY: 528 SF – 4,284 SF SPACES / 11,393 SF TOTAL IN BUILDING



PROPERTY HIGHLIGHTS

- Lake Union Waterfront with Great Views of Gasworks Park and Front Row Seat to 4th of July Firework Display
- Proactive & Responsive Management along with Multiple Nightly Security Patrols
- Heavy Power and Sprinklered, CCTV Monitoring
- Off-Street Parking Stalls available
- Free Street Parking with Metro bus service
- Moorage for Yacht(s) Available and Offered to Tenants First

AVAILABLE SPACES

1ST FLOOR:

- Production/Showroom/Workspace: 3,580 SF Complete with 2-Ton Bridge Crane and Accessible from the Street
- 4,284 SF Production/R&D/Showroom with Polished Concrete Floors
- 1,383 SF of Waterfront Office Space

2ND FLOOR:

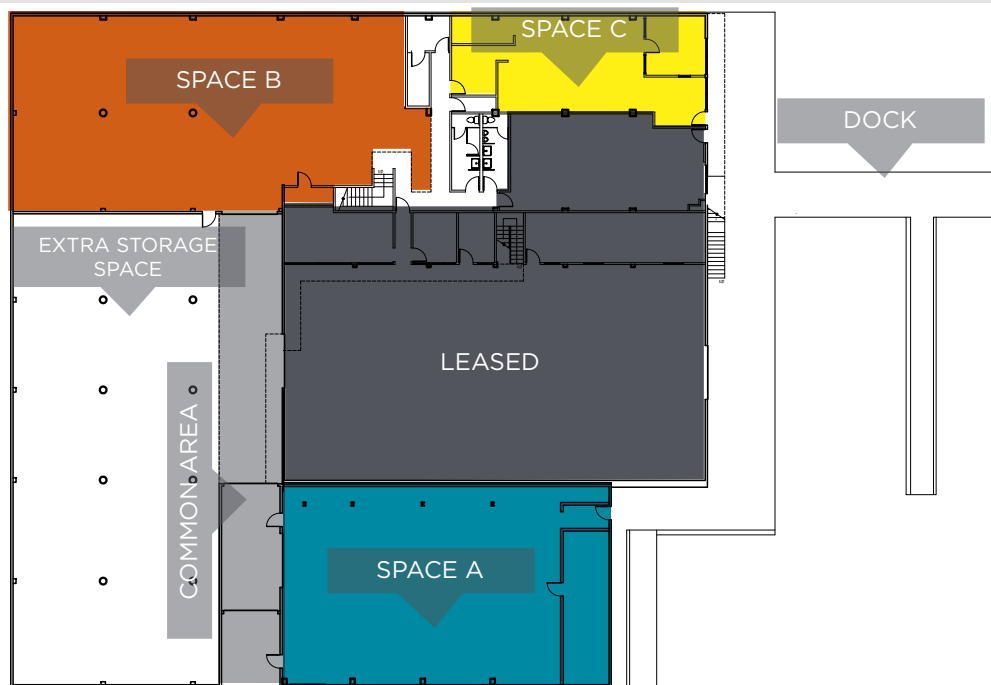
- 1,074 SF Divisible to 528 SF - Waterfront with Fantastic Waterview Office(s)
- In-Suite Sink

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

FIRST FLOOR SPACES A, B & C: 1,383 SF - 4,284 SF WAREHOUSE/SHOWROOM/OFFICE

**ALL SPACES DRY SPRINKLERED, HEATED //
OFFICE SPACE HAS TENANT CONTROLLED HVAC**

- **SPACE A:** 3,580 SF WORKSPACE WITH EXTERIOR AND INTERIOR ACCESS
- **SPACE B:** 4,284 SF Showroom/Workspace/Production Space - Polished Concrete Floors
- **SPACE C:** 1,383 SF Finished Turn-Key Office on the Waterfront with Exterior and Interior Entrance - Waterfront Patio Directly Outside



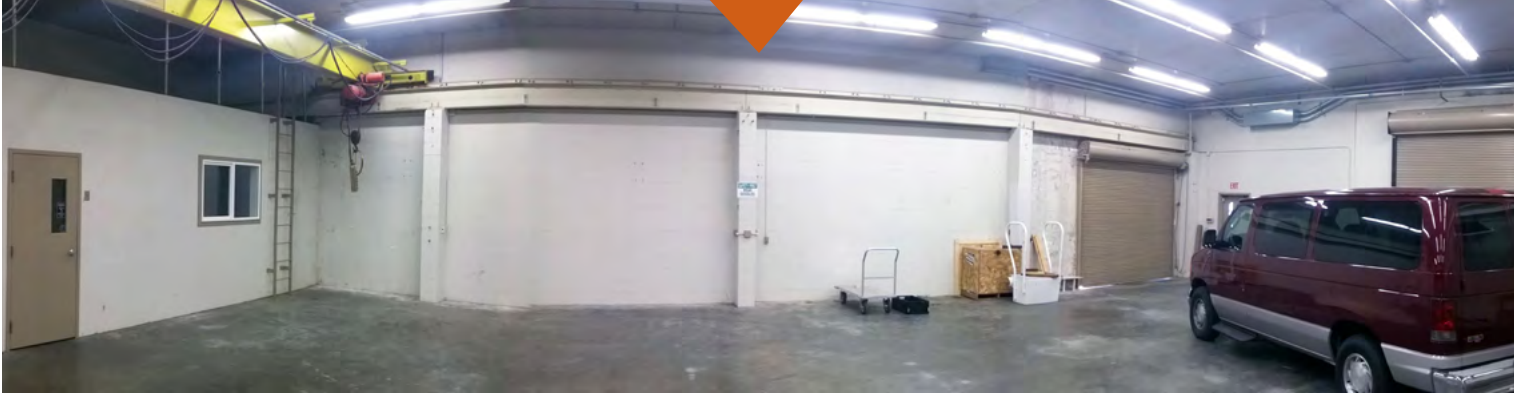
SPACE C



SPACE C



SPACE A: 3,580 SF WAREHOUSE / PRODUCTION / OFFICE



SPACE B: 4,284 SF HIGH CEILING SHOWROOM / WAREHOUSE / PRODUCTION / POLISHED CONCRETE FLOORS



SPACE A: TWO ROLL-UP DOORS/DIRECT ACCESS

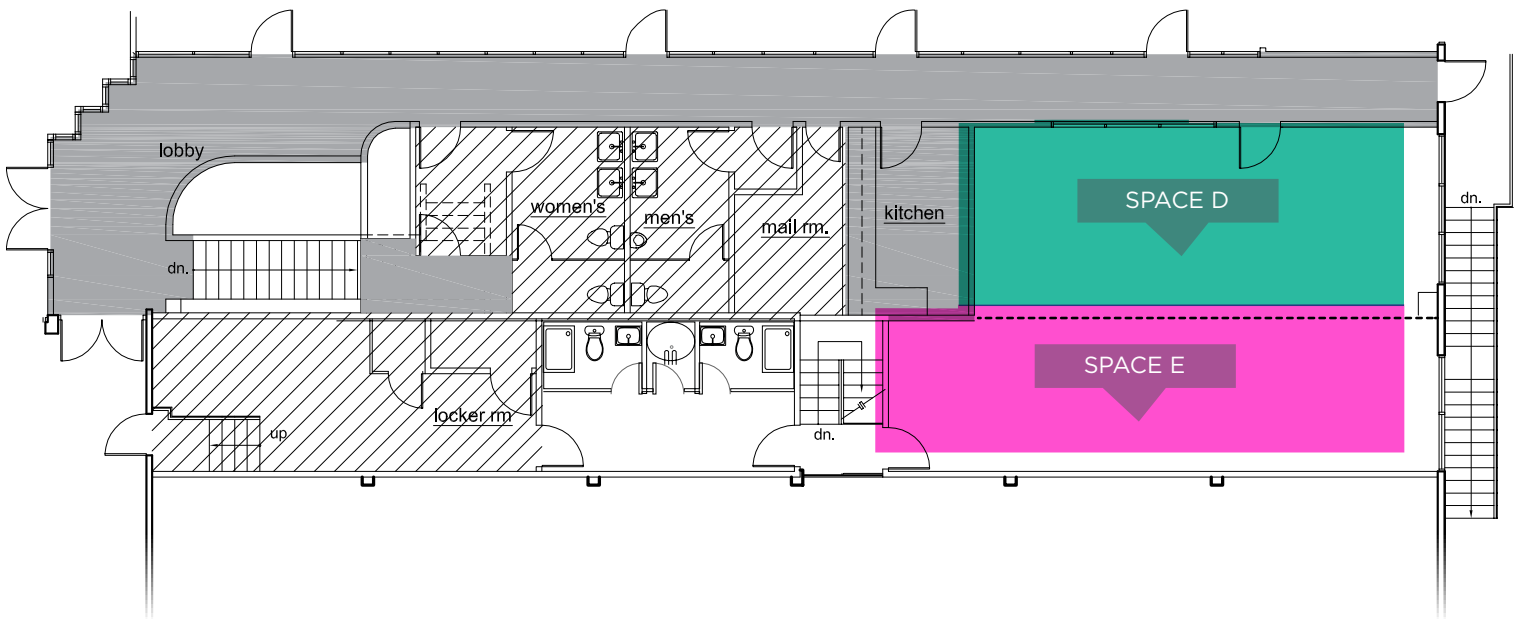


SPACE C: OUTDOOR BREAK AREA/PATIO



SECOND FLOOR SPACES D & E: 528 - 1,074 SF OFFICE

- **SPACE D:** 544 SF Office Space
- **SPACE E:** 528 SF Office Space
- **SPACE D & E:** 1,074 SF Office
Both spaces have window access overlooking boats and have great views of South Lake Union.



SPACE D



SPACE E



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