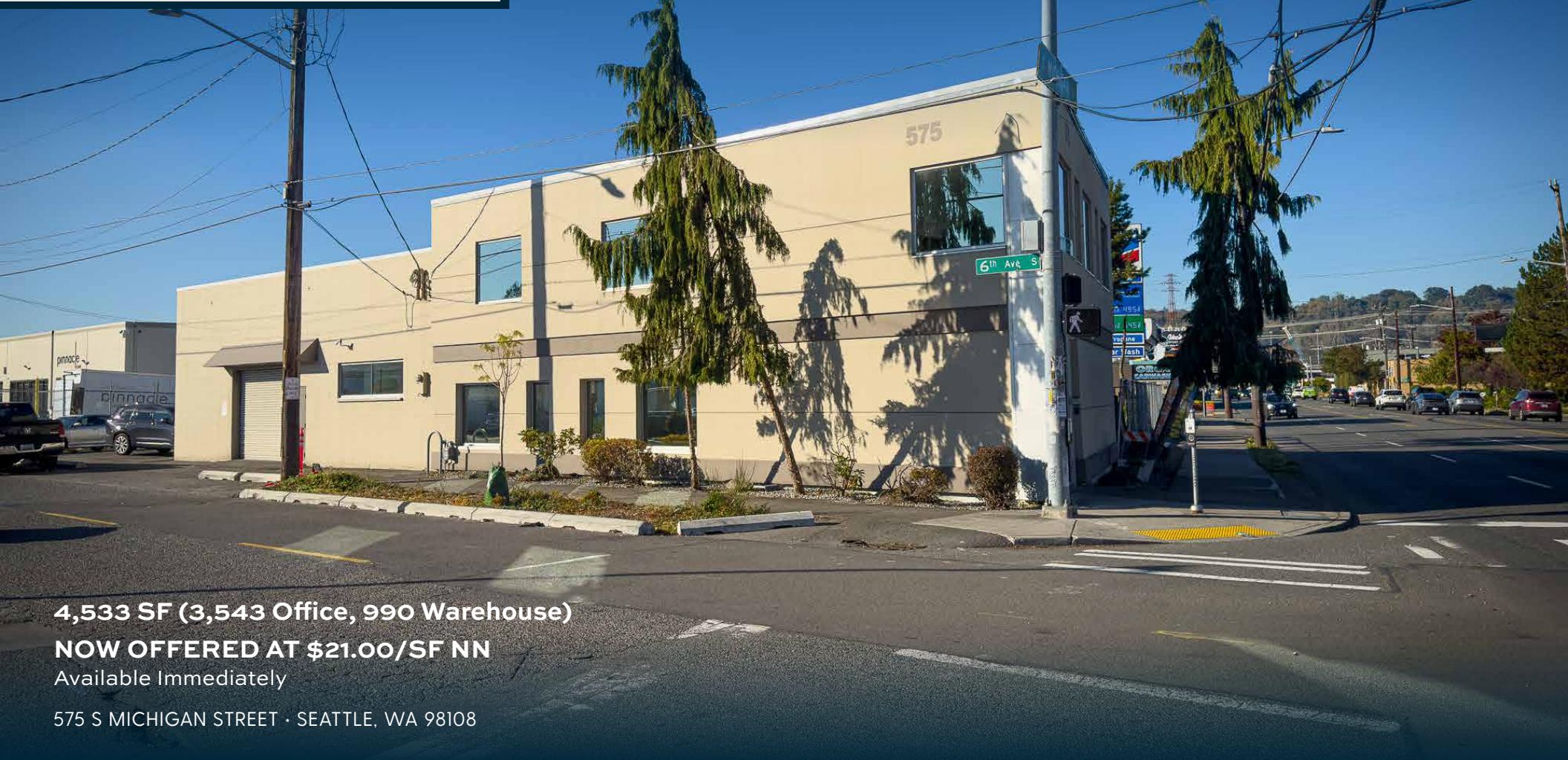


GEORGETOWN
OFFICE/FLEX BUILDING

New Year, New Rate. Standalone Building
Now Offered at \$21.00/SF, NNN



4,533 SF (3,543 Office, 990 Warehouse)

NOW OFFERED AT \$21.00/SF NN

Available Immediately

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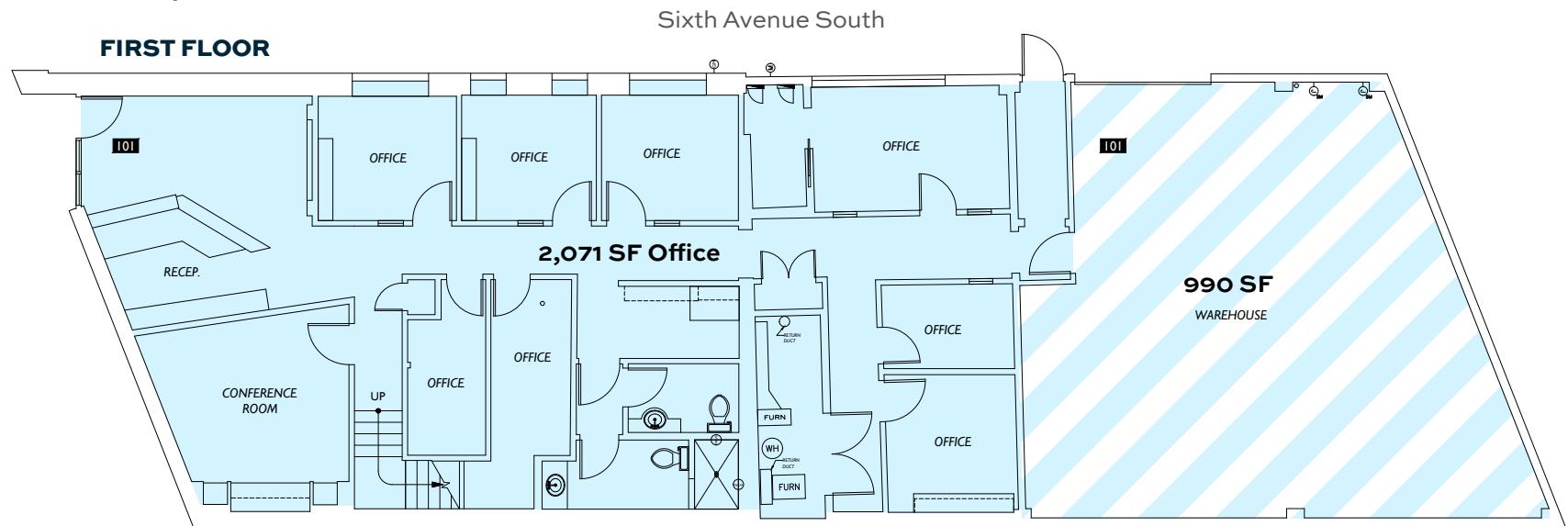
Space Plan

4,533 SF (3,543 Office, 990 Warehouse)

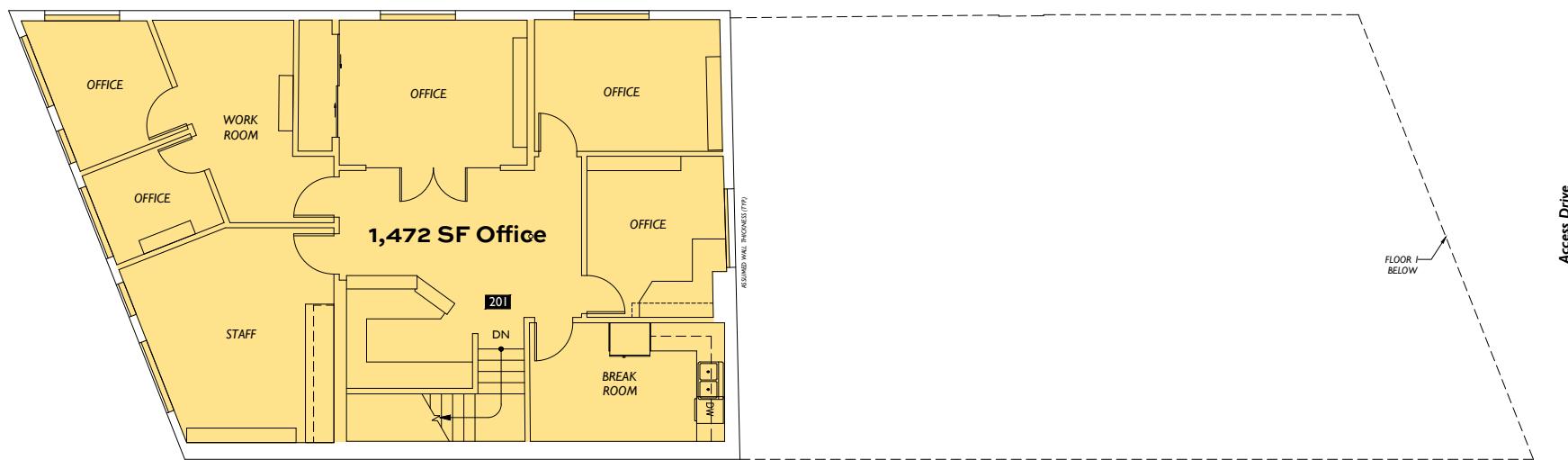
NOW OFFERED AT: \$21.00/SF NNN

NNN estimated at \$6.65/SF/year

Available Immediately



SECOND FLOOR





Property Highlights

- » 4,533 SF total (3,543 SF office + 990 SF warehouse) — ideal for tenants needing combined administrative and operational space
- » Full Standalone Building — with exclusive signage and control
- » Immediate possession available
- » Corner Location at 6th Ave S & S Michigan St
- » Former Law Firm Buildout: multiple private offices, reception, break room, restrooms
- » Excellent access to I-5, SR 99, and Downtown Seattle

Unlock Value in 2026

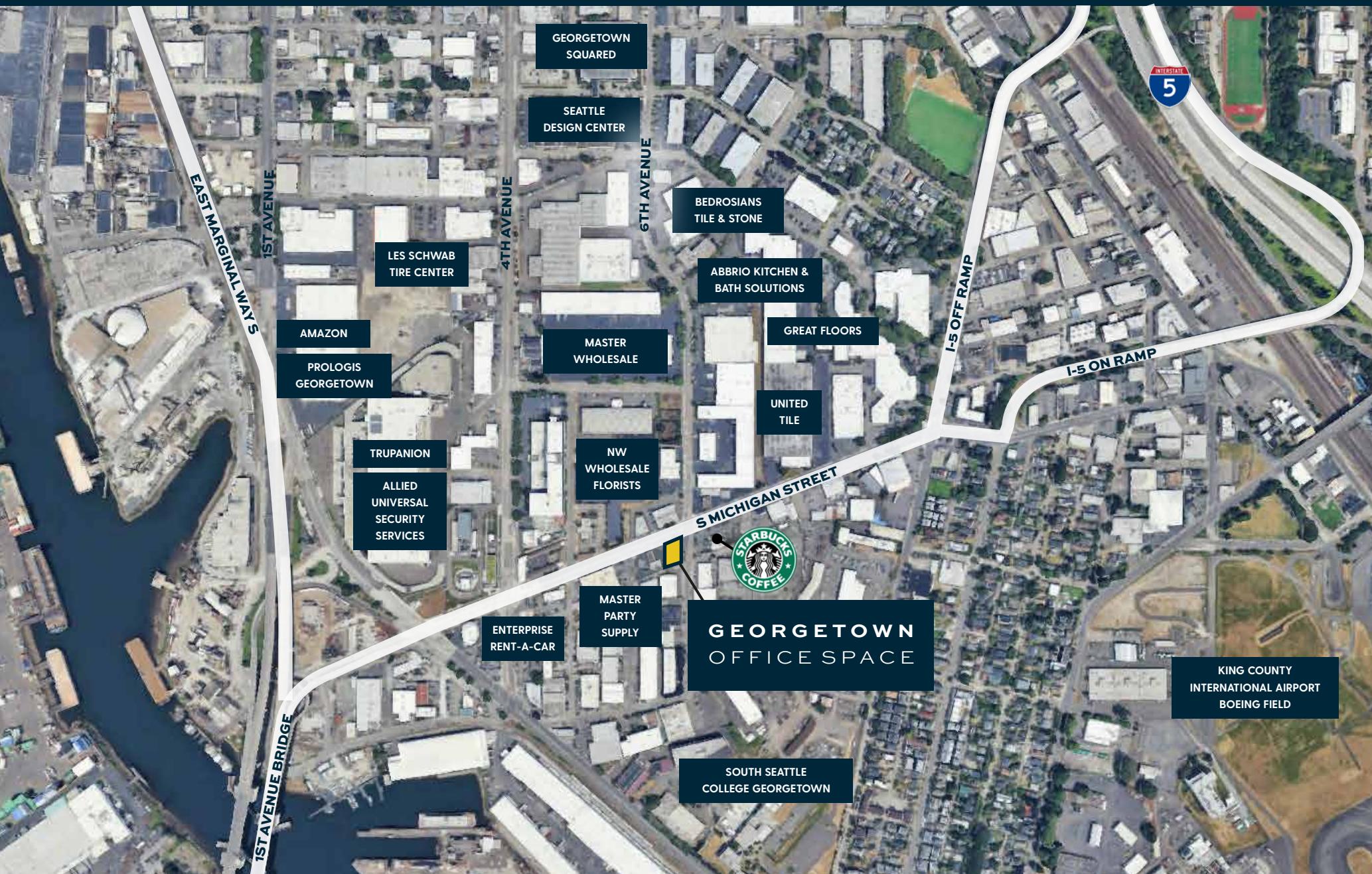
Position your business in this well-located building at \$21.00/SF NNN — a market-aligned rate that supports planning for growth and cost certainty early in the year.

This versatile 4,533 SF space combines 3,543 SF of professional office area with 990 SF of warehouse, offering an ideal mix of administrative and operational functionality.

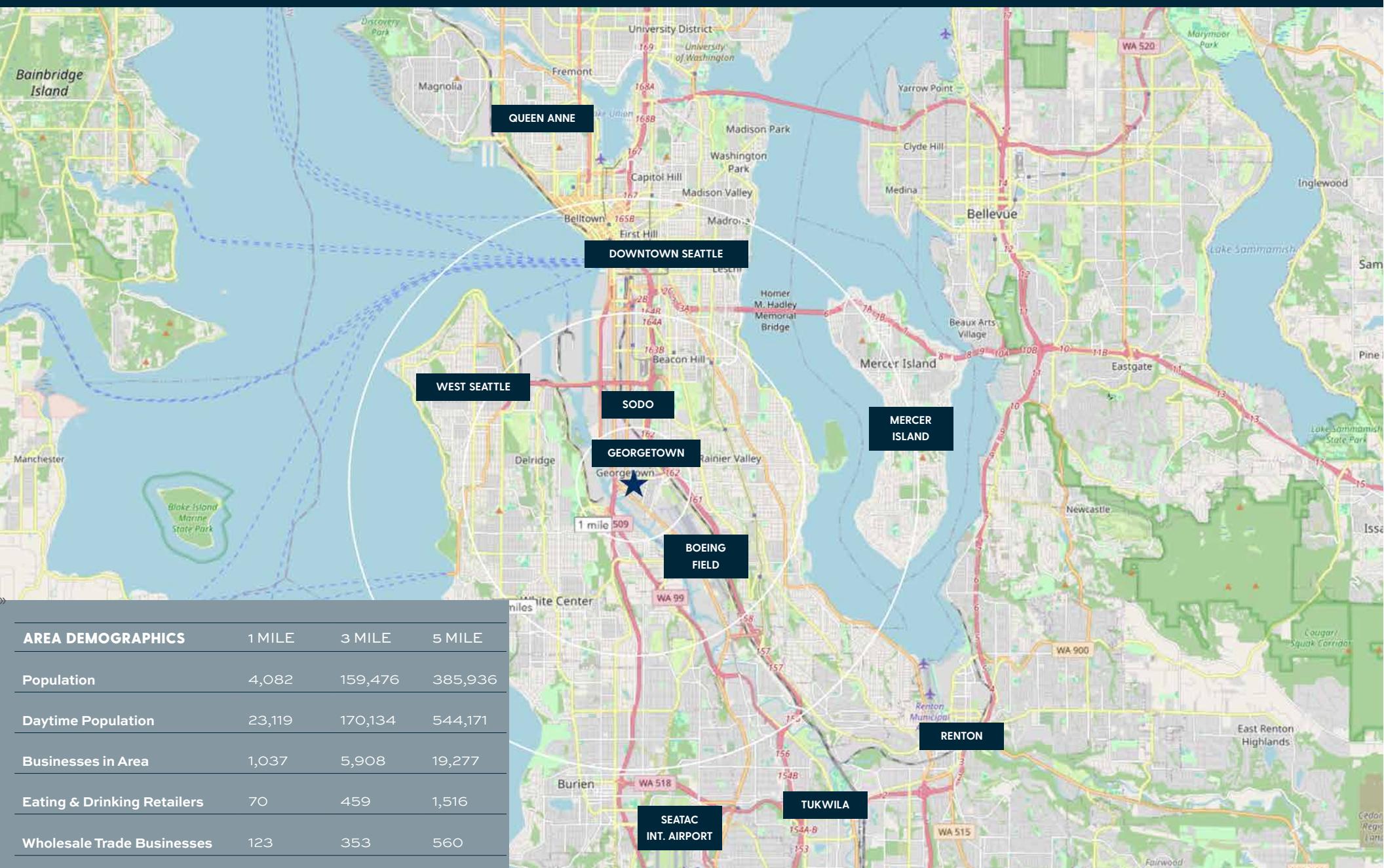
Formerly occupied by a law firm, the office layout includes private offices, a reception area, break room, staff areas, and restrooms—ready for immediate use or easy adaptation to a variety of professional, creative, or light industrial users.

Conveniently located near the Georgetown and SoDo districts, the property offers quick access to I-5, Highway 99, and downtown Seattle, making it an excellent choice for companies seeking accessibility and autonomy in a full-building opportunity.

Georgetown | Seattle, WA



Regional Map



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