

GEORGETOWN
OFFICE/FLEX BUILDING

Standalone Building
Offered at \$21.00/SF, NNN



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

OFFERED AT \$21.00/SF NN

Available Immediately

575 S MICHIGAN STREET · SEATTLE, WA 98108

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 **JSH** | PROPERTIES, INC.

Space Plan

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

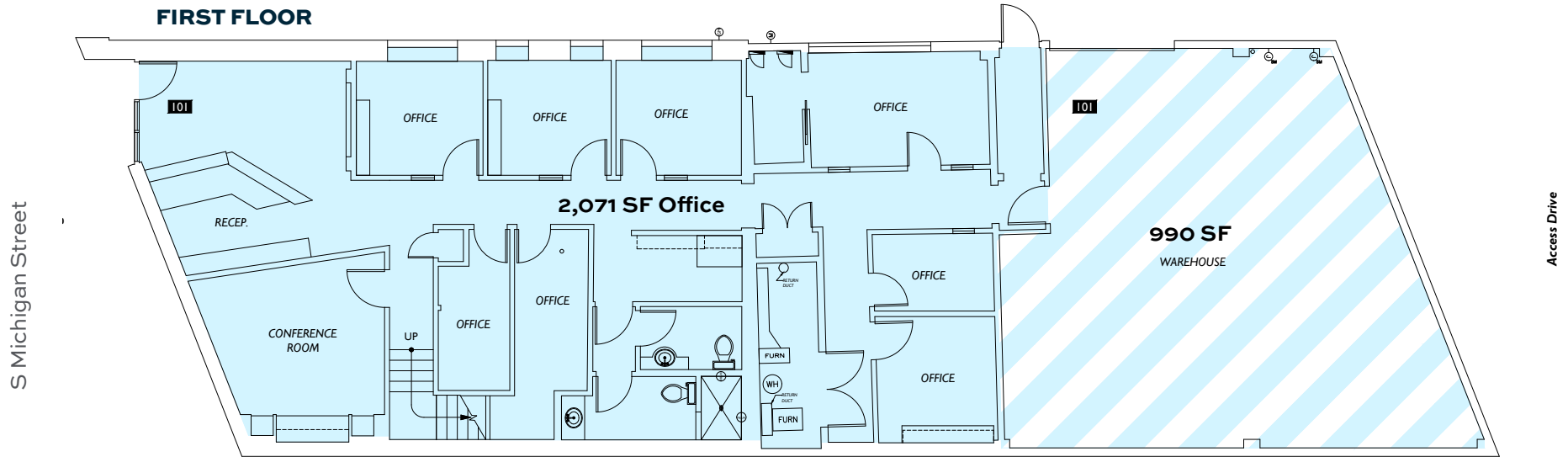
OFFERED AT: \$21.00/SF NNN

NNN estimated at \$6.65/SF/year

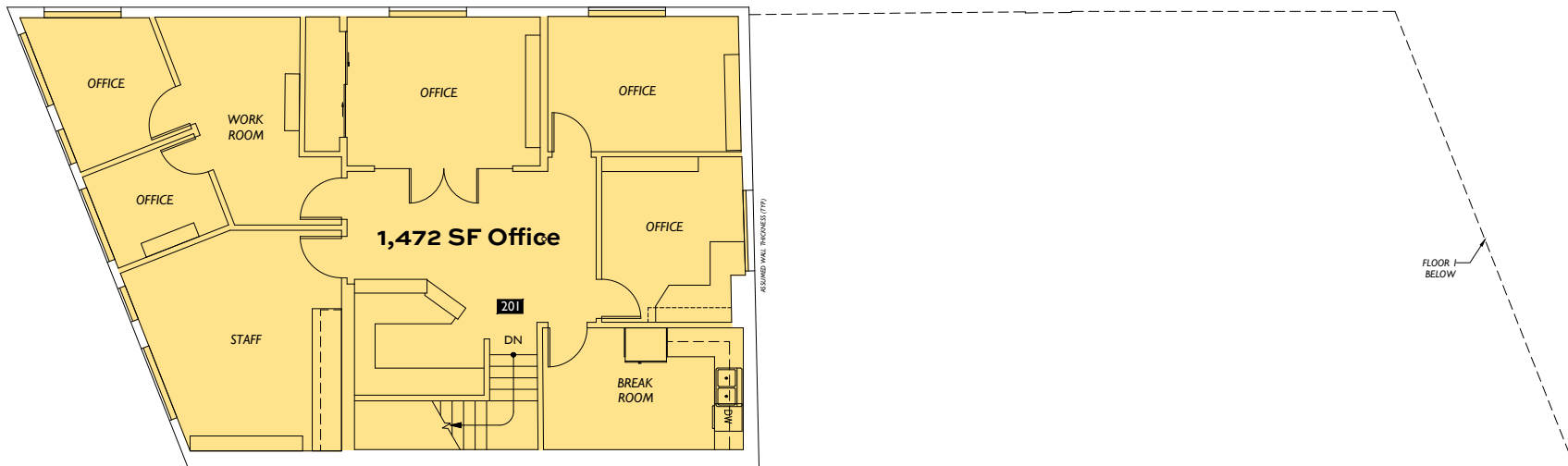
Available Immediately

Sixth Avenue South

FIRST FLOOR



SECOND FLOOR





Property Highlights

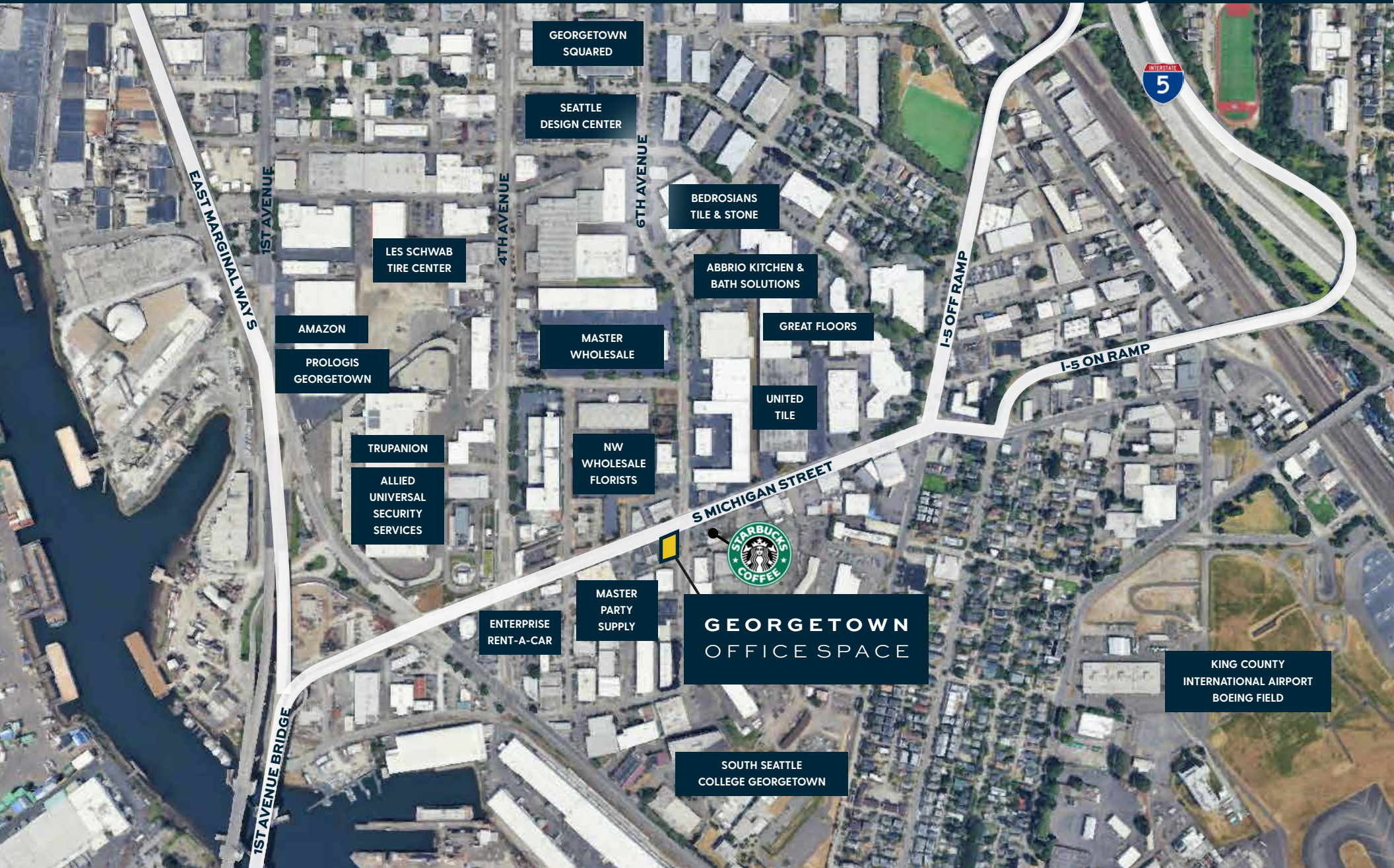
- » 4,533 SF total (3,543 SF office + 990 SF warehouse) — ideal for tenants needing combined administrative and operational space
- » Full Standalone Building — with exclusive signage and control
- » Immediate possession available
- » Corner Location at 6th Ave S & S Michigan St
- » Former Law Firm Buildout: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

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



GEORGETOWN SQUARED

SEATTLE DESIGN CENTER

BEDROSIANS TILE & STONE

LES SCHWAB TIRE CENTER

ABBRIO KITCHEN & BATH SOLUTIONS

AMAZON

MASTER WHOLESALE

GREAT FLOORS

PROLOGIS GEORGETOWN

UNITED TILE

TRUPANION

NW WHOLESALE FLORISTS

ALLIED UNIVERSAL SECURITY SERVICES

S MICHIGAN STREET

MASTER PARTY SUPPLY

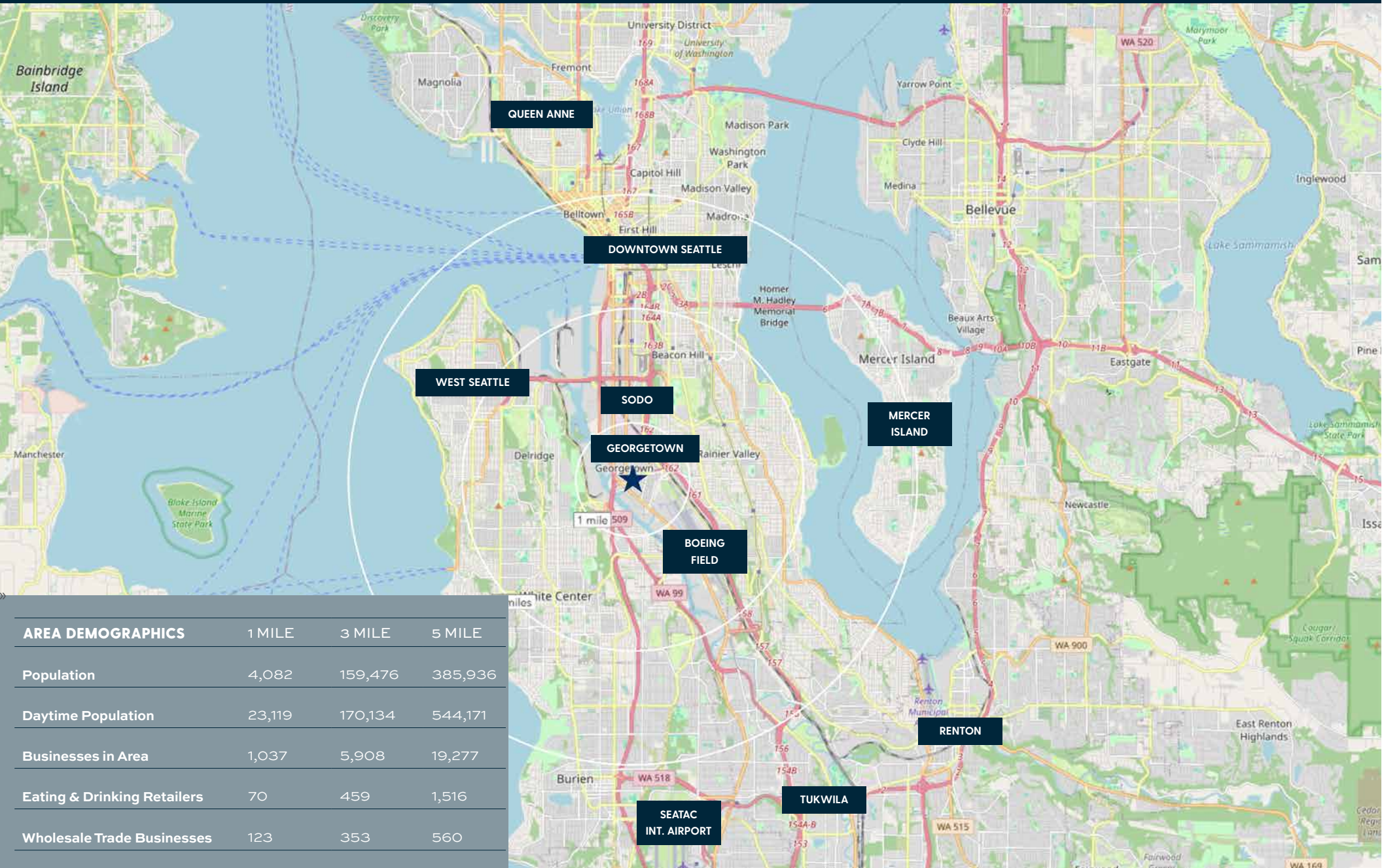
GEORGETOWN OFFICE SPACE

ENTERPRISE RENT-A-CAR

SOUTH SEATTLE COLLEGE GEORGETOWN

KING COUNTY INTERNATIONAL AIRPORT BOEING FIELD

Regional Map



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