







## Available Property Summary – August 2010

### South Seattle Industrial

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100

Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p><b>FOR SALE</b>  <b>Michelangelo Building</b>                      5933 - 6th Ave. S                      Seattle, WA</p>	53,000 (3,000)	-	-	-	18'	6 DH 2 GL	Rare Class 'A' facility with excellent corporate image. 3 five-ton overhead cranes. Located next to the Design Center and minutes from I-5 & Hwy 99. Possible lease back.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
<b>PRICE REDUCED: \$6,900,000</b>								
 <p><b>Bemis Building</b>                      55 S Atlantic St.                      Seattle, WA</p>	31,200 (~8,000)	-	\$0.75 Semi-gross	-	12'	DH GL	Entire 2nd floor space available of SODO landmark building. New thermopane windows. Private front entrance. Large 5-ton freight elevator. 15 parking stalls. Abundant power.	Gordon Fouts (425) 586-5617 John Vernon (425) 586-5638
 <p><b>Rainier Brewery Building</b>                      3100 Airport Way S                      Seattle, WA</p>	5,244 - 25,500	5,256	\$0.65 - \$1.00 Blended	TBD	9'-16'	DH GL	FLEX/WAREHOUSE SPACE. Multiple spaces available. Located in the heart of SODO with great access to I-90, I-5 and Hwy 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p><b>Seattle Lighting Fixture</b>                      26 S Hanford St.                      Seattle, WA</p>	19,707	-	\$0.60	\$0.12	22'	5 DH	Space has restroom. 3 - 5 year term. Shown by appointment only.	Gordon Fouts (425) 586-5617
 <p><b>FOR LEASE AND/OR SALE</b>  <b>Former Bill Hatch Building</b>                      4202 - 6th Ave. S                      Seattle, WA</p> <p style="font-size: 2em; opacity: 0.5; transform: rotate(-10deg); position: absolute; top: 50px; left: 50px;">Sale Pending</p>	18,150 (4,398)	-	\$0.60 \$0.65	\$0.11	24'	1 GL	This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. Immediate access to I-5.	John Vernon (425) 586-5638
<b>FOR SALE: \$2,400,000</b>								
 <p><b>Seattle Lighting Fixture</b>                      26 S Hanford St.                      Seattle, WA</p>	18,064	-	\$0.70	\$0.12	22'	3 DH	Space has restroom. Can provide 1,000 SF office and/or 6,000 SF office. 3 - 5 year term. Shown by appointment only.	Gordon Fouts (425) 586-5617







## Available Property Summary – August 2010

### South Seattle Industrial, cont.

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100



	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	<b>Garza Warehouse</b> 3433 Airport Way S Seattle, WA	15,500	-	\$0.60	TBD	29'	DH 3 GL	Office to be built as needed. 1900 amps, 480-volt, 3-phase power. Restrooms on main floor and mezzanine.	Gordon Fouts (425) 586-5617
	217 S Findlay St. Seattle, WA	13,000 (2,574)	-	\$0.57	TBD	24'	3 DH	Great location in the heart of Georgetown South Seattle. Minutes from Design Center, I-5 and Hwy 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
	<b>SODO Warehouse</b> 135 S Brandon St. Seattle, WA	6,850 (1,295)	-	\$0.57	TBD	16'	2 DH	Long-term lease available with landlord. Great location in the heart of Georgetown.	Tamir Ohayon (425) 586-5627 Gordon Fouts (425) 586-5617
	37 S Hudson St. Seattle, WA	6,605 (2,960)	-	\$0.60	\$0.12	11'-13'	1 DH 3 GL	New configuration. Zoned IG2 U/85. 1800 amp, 120/240-volt, 3-phase power with stinger leg. Airlines throughout and compressor.  <b><u>FOR SALE: \$4,800,000</u></b>	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
	<b>Nelson Chevrolet Property</b> 4904 - 17th Ave. NW Seattle, WA	6,000	-	\$0.70	TBD	14'	1 GL	Clear span warehouse/shop. 1 oversized grade level doors. 8,380 SF office building available at \$9.00/SF/YR. 64,000 SF of paved yard at \$0.20 PSF.	Bob Swain (425) 586-5622
	<b>King Street Building</b> 1005 S King St. Seattle, WA	5,500 (400)	-	\$0.45	TBD	16'	1 GL	Corner lot facing King St. and 10th. Potential views of Puget Sound, Stadiums and Downtown Seattle. Great unique hard to find redevelopment opportunity. Land size is 12,000 SF.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638

**Available Property Summary – August 2010**  
**South Seattle Industrial, cont.**

**Bellevue Office**  
11235 SE 6th Street Suite 130  
Bellevue WA 98004  
tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
1420 Fifth Avenue Suite 2670  
Seattle WA 98101  
tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
1109 'A' Street Suite 106 / PO Box 2316  
Tacoma, WA 98401  
tel 253 383 3100

	Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
	<b>Pacific Georgetown Center</b> 6363 - 7th Ave. S Seattle, WA	5,000	-	\$0.70	TBD	-	2 Roll-Up	HVAC warehouse. Perfect freeway access just off the Michigan St. exit and I-5. Abundant parking. Close to amenities, restaurants, banking, gas and printers. Corporate image.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
	1017 S Myrtle St. Seattle, WA	4,750 (330)	-	\$0.58	\$0.11	24'	1 GL	Great location in Georgetown with close proximity to I-5, Highway 99 and I-90. Great small space.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638







## Available Property Summary – August 2010

### Seattle Office

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100

Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p><b>AuBeta Technologies Building II</b>                      801 S Fidalgo St.                      Seattle, WA</p>	3,500 - 18,000	\$6.00 PSF (for the first year) \$13.50 (after first year)	\$4.32	\$6.00 PSF for first year! Divisible to 3,500 SF, 4,500 SF or 9,000 SF. Two floors. Free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. UPS power backup. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p><b>Guiry Schillstad Bldg</b>                      92 Lenora St.                      Seattle, WA</p>	~12,800	\$12.00	TBD	Creative, open office space. Light manufacturing, storage or assembling. Surrounded by world class dining and in-city living. Walking distance to numerous amenities. Abundant neighborhood parking.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>Screen Play Building</b>                      1630 - 15th Ave. W                      Seattle, WA</p>	11,800	\$0.75	TBD	Great layout. On-site free parking. 1 GL door and freight elevator. Great location on lower Queen Anne/Interbay minutes from downtown Seattle.	Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p><b>FOR SUBLEASE</b>  <b>Queen Anne Square</b>                      220 W Mercer St.                      Seattle, WA</p>	11,221	\$18.00 Full Service	-	<b>SUBLEASE THRU MAY 14, 2013!</b> Entire 5th floor. 2/1,000 SF covered parking. Space needle, CBD and water views. Open, creative space. Longer term available on a direct basis.	Kirk Johnson (206) 332-1470
 <p><b>1910 Fairview Building</b>                      1910 Fairview Ave. E                      Seattle, WA</p>	9,296	\$28.00 Full Service	-	<b>AVAILABLE FEBRUARY 1, 2011!</b> Space is divisible to 6,187 SF and 3,109 SF. Building is LEED Certified.	John Werdel (206) 332-1488
 <p><b>Rainier Brewery Building</b>                      3100 Airport Way S                      Seattle, WA</p>	800 - 8,800	\$1.00	\$4.32	LIVE/WORK STUDIOS. Multiple spaces available. Located in the heart of SODO with great access to I-90, I-5 and Highway 99.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638







## Available Property Summary – August 2010

### Seattle Office, cont.

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100

Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p><b>Nelson Chevrolet Property</b>                      4904 - 17th Ave. NW                      Seattle, WA</p>	8,380	<b>\$9.00</b>	TBD	6,000 SF warehouse building available at \$0.70/SF/MO. 64,000 SF of paved yard at \$0.20 PSF.	Bob Swain (425) 586-5622
 <p><b>FOR SUBLEASE</b>  <b>Wells Fargo Center</b>                      999 Third Ave.                      Seattle, WA</p>	7,301	\$25.00 Full Service	-	<b>SUBLEASE THRU MARCH 31, 2016!</b> Available now. 36th floor sublease. High end improvements and Puget Sound views. Elevator lobby exposure. Tenant improvement allowance available. Flexible term.	Kirk Johnson (206) 332-1470
 <p><b>The Griffin Building</b>                      2005 Fifth Ave.                      Seattle, WA</p>	~6,405	\$21.00 (Full Service, Not Janitorial)	-	Creative, open space located on the 4th floor (top floor). Abundant natural lighting. Efficient design and layout. State of the art HVAC systems. Wired conference rooms. 6 parking garages within 4 block radius.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>Seattle Lighting Fixture</b>                      26 S Hanford St.                      Seattle, WA</p>	6,000	\$1.00	\$0.12	Second floor class A office with quality finishes. 11 private offices, two large conference rooms and two sets of restrooms. Shown by appointment only. State-of-the-art HVAC. Ample free parking.	Gordon Fouts (425) 586-5617
 <p><b>Pacific Georgetown Center</b>                      6363 - 7th Ave. S                      Seattle, WA</p>	950 - 5,750	\$11.00	\$4.00	First class BTS office on second floor. 950 - 5,750 SF all office or part office/part warehouse space also available. \$0.70 PSF, NNN warehouse shell. Perfect freeway access off the Michigan St. exit and I-5. Some warehouse available also up to 5,000 SF.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p><b>AuBeta Technologies Building I</b>                      800 S Michigan St.                      Seattle, WA</p>	5,500	\$6.00 PSF (for the first year) \$12.00 (after first year)	\$4.32	Fully remodeled space with free ample parking. Walking distance to amenities. Very flexible office build-out. Building shower available. New landscaping. Aggressive lease rates.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638






## Available Property Summary – August 2010

### Seattle Office, cont.

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100

Property Name & Address	Total SF	Rate/SF	Est. NNN/SF	Comments	Broker
 <p><b>2926 - 6th Ave. S</b> Seattle, WA</p>	4,057	\$0.85	TBD	Flexible build-out with 6 private offices. Interior restrooms. 20 designated free parking stalls (5/1,000 SF). Flexible lease terms. Owner will reconfigure the current layout.	Tamir Ohayon (425) 586-5627 Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p><b>1436 Elliott Ave. Building</b> 1436 Elliott Ave. W Seattle, WA</p>	~4,000	Negotiable	TBD	Creative office space available! Heavy build-out, free on-site parking, new energy efficient lighting and wired for telecom. High visibility and easy access. Minutes to downtown Seattle and all freeways.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>WA State Employee's Credit Union Bldg.</b> 1500 Fairview Ave. E Seattle, WA</p>	~2,200	\$23.00 Full Service	-	Located on the 2nd floor. Creative office space with abundant natural lighting. Efficient design and layout. State-of-the-art HVAC systems. Modern security/access systems. Wired conference rooms. 4 parking stalls.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>1419 Elliott Ave. Building</b> 1415-1425 Elliott Ave. W Seattle, WA</p>	~1,916	Negotiable	TBD	<b>LIVE-WORK SPACE!</b> Main floor (~1,596 SF) and upper floor (~320 SF) with a deck (~1,274 SF) and lower level storage (~3,170 SF). 360 degree deck with territory views. High-end stainless steel kitchen fixtures and gas burner. Solid hardwood floors, fireplace and Murphy bed. Direct elevator access. Abundant parking.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>1910 Fairview Building</b> 1910 Fairview Ave. E Seattle, WA</p>	844 557	\$20.00 Full Service	-	Former office/file storage area. These areas can be fully used for windowless office space, data/server room or storage area. Newly constructed men's and women's shower/locker rooms, handicapped shower, bike storage and grade level access service this floor. Building is LEED Certified.	John Werdel (206) 332-1488






## Available Property Summary – August 2010

### North Seattle Industrial

**Bellevue Office**  
 11235 SE 6th Street Suite 130  
 Bellevue WA 98004  
 tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
 1420 Fifth Avenue Suite 2670  
 Seattle WA 98101  
 tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
 1109 'A' Street Suite 106 / PO Box 2316  
 Tacoma, WA 98401  
 tel 253 383 3100

Property Name & Address	Total SF (Office SF)	Divisible To	Rate/SF Warehouse Office	Est. NNN/SF	Clear Height	Loading Doors	Comments	Broker
 <p><b>FOR SALE OR LEASE</b>  <b>Film Stop Building</b>            500 - 3rd Ave. W            Seattle, WA</p>	~24,000		\$10.00	TBD		1 DH	Flex space for light manufacturing, storage or assembling. Retail exposure on 3rd Ave. W. Creative, open office space. Heavy 3-phase power. Abundant on-site parking.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
<b>FOR SALE: CALL FOR PRICING</b>								
 <p><b>1419 Elliott Ave. Building</b>            1415-1425 Elliott Ave. W            Seattle, WA</p>	~5,382	~3,382 ~2,000	Negotiable	TBD	20'	DH GL	Office/warehouse space. New energy efficient lighting. Freight passenger elevators. High visibility and easy accessibility. Minutes to downtown Seattle and freeways.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>1465 Elliott Ave. Building</b>            1465 Elliott Ave. W            Seattle, WA</p>	~4,900	~2,500 ~2,400	Negotiable	TBD		DH	Flex space for office, warehouse or light manufacturing. 2,400 RSF (2nd floor) and 2,500 RSF ( lower level). Hardwood floors, outdoor decks, free parking and heavy power. High visibility.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>1441 Elliott Ave. Building</b>            1441 Elliott Ave. W            Seattle, WA</p>	~2,500		Negotiable	TBD		1 GL	Warehouse space available. Minutes to downtown Seattle and all freeways. Quality deal oriented, professional landlord.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481
 <p><b>1451 Elliott Ave. Building</b>            1451 Elliott Ave. W            Seattle, WA</p>	~1,920 ~640		Negotiable	TBD	22'	2 GL	Warehouse space. Minutes to downtown Seattle and all freeways. Quality deal oriented, professional landlord. Additional mezzanine office space available.	Rich Mermelstein (206) 332-1478 John C. Wu (206) 332-1481




## Available Property Summary – August 2010

### Retail



**Bellevue Office**  
11235 SE 6th Street Suite 130  
Bellevue WA 98004  
tel 425 586 5600 | fax 425 455 9138

**Seattle Office**  
1420 Fifth Avenue Suite 2670  
Seattle WA 98101  
tel 206 332 1466 | fax 206 332 1499

**Tacoma Office**  
1109 'A' Street Suite 106 / PO Box 2316  
Tacoma, WA 98401  
tel 253 383 3100

Property Name & Address	Size (SF)	Rate/SF	NNN/SF	Comments	Broker
 <p><b>Western Steel</b> 3300 - 1st Ave. S Seattle, WA</p>	5,000	\$15.00	3.80	Historic SoDo redevelopment with exposed growth timbers, off-street parking and excellent SoDo exposure. Includes 2,500 SF of office/showroom space. One roll-up loading door in rear.	Bob Swain (425) 586-5622 John Vernon (425) 586-5638
 <p><b>FOR LEASE</b> <b>Michigan Street Building</b> 6505 - 5th Ave. S Seattle, WA</p>	2,378	\$12.00	\$2.27	Georgetown retail showroom.	Bob Swain (425) 586-5622 Tamir Ohayon (425) 586-5627 John Vernon (425) 586-5638
 <p><b>FOR LEASE</b> 620 Denny Way Seattle, WA</p>	870	\$2,550/mo.	-	Located in Downtown Seattle next to the Space Needle. Great visibility. Easy access to Hwy 99 and I-5.	Tamir Ohayon (425) 586-5627 Barry Kelly (425) 586-5625

### Investment Opportunities

Property Name & Address	Size	Sale Price	Comments	Broker
 <p><b>Former Bill Hatch Building</b> 4202 - 6th Ave. S Seattle, WA</p> <p><i>Sale Pending</i></p>	18,150 (4,398)	\$2,400,000	Office/warehouse opportunity located in South Seattle with 18,150 SF on two floors. This building has a quality office/showroom, built-out with hardwood floors, full kitchen and views of downtown Seattle. 1 GL loading door. Immediate access to I-5. Also available for lease at \$0.60 PSF, NNN shell & \$0.65 PSF office add-on.	John Vernon (425) 586-5638
 <p><b>Shoreline Plaza</b> 16053 Aurora Ave. N Shoreline, WA</p>	6,501	\$1,999,950	Zoned regional business. 0.50 acres (21,936 SF). Multi-tenant with 100% occupancy and strong rental history. ~40,000 daily traffic count on Aurora Ave N. ~8.16% Cap rate.	Darrell Okada (425) 586-5623 Tyler Springer (425) 586-5642