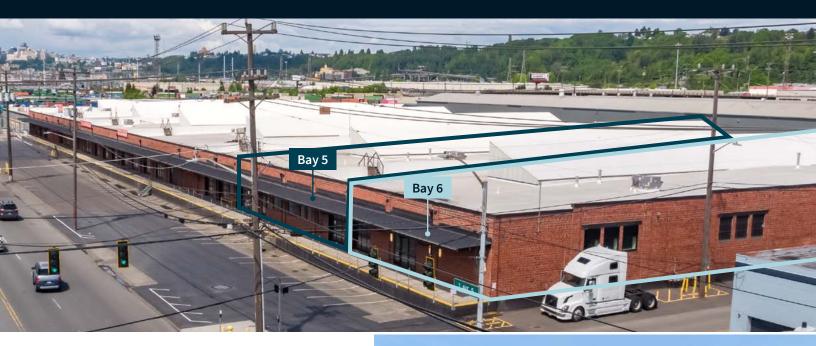


# Sublease available

SODO ROW 4786 1st Avenue S, Seattle

56,941 SF total of Creative Flex/Office/Industrial space



### **Highlights**

- Sublease term through July 31, 2027
- Bay 5: 31,678 RSF
   (1,898 RSF Office/ 29,780 RSF Warehouse)
- Bay 6: 25,263 RSF
   (11,704 RSF Office/ 13,559 RSF Warehouse)
- Exposed brick, beam, and concrete
- · High-end finishes throughout
- 1 Dock high loading door
- 22'x22' column spacing
- 15' clear height
- Abundant free parking for subtenants
- Direct freeway access to I-5 and I-90
- 12 minutes to Seatac Airport, 7 minutes to Downtown Seattle, and 15 minutes to Bellevue





### Floor plan

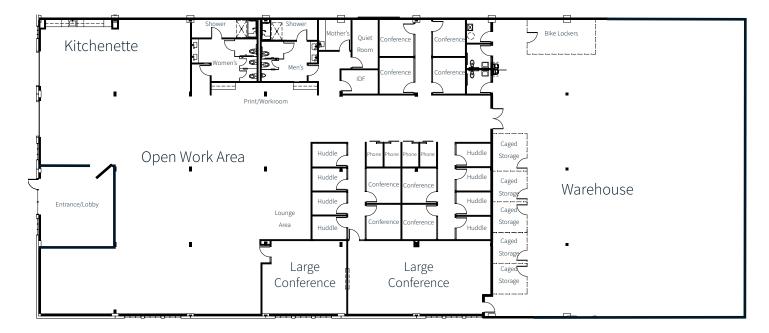
#### Bay 5 - 31,678 RSF

- 1,898 RSF Office
- 29,780 RSF Warehouse

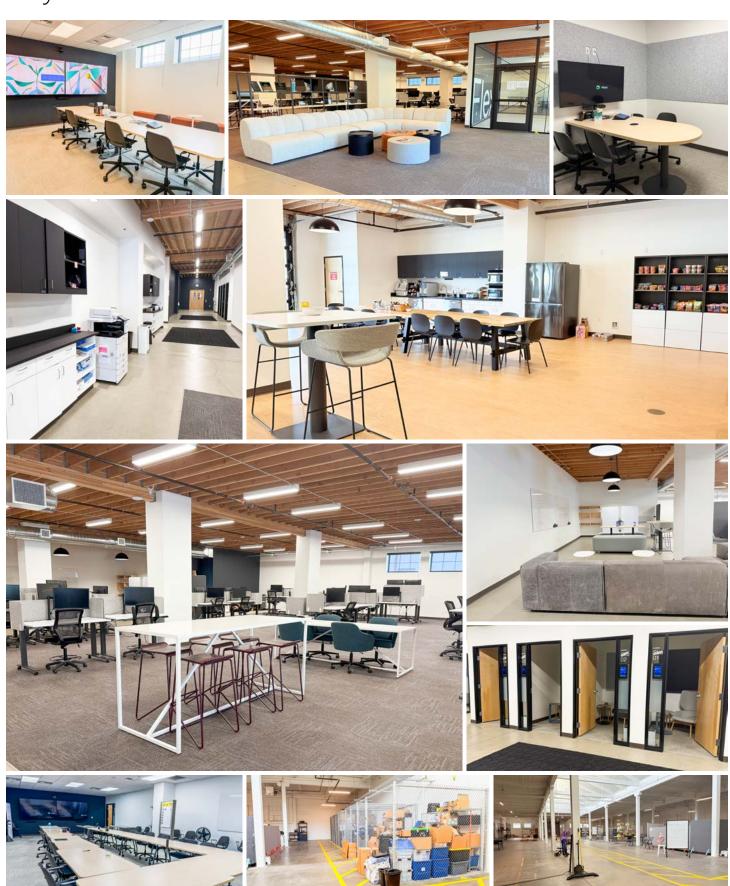


#### Bay 6 - 25,263 RSF

- 11,704 RSF Office: lobby, large open area for workstations, 8 huddle rooms (seats 2), 8 medium conference rooms (seats 4), 1 large conference room (seats 8), 1 training room (seats 20), 1 print/workroom, 4 phone rooms, kitchenette, lounge area, showers in restrooms, wellness room, Mother's room
- 13,559 RSF Warehouse



## Bay 6 - Interior Photos



\*Furniture not available

## JLL SEE A BRIGHTER WAY



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