

Sublease available

SODO ROW

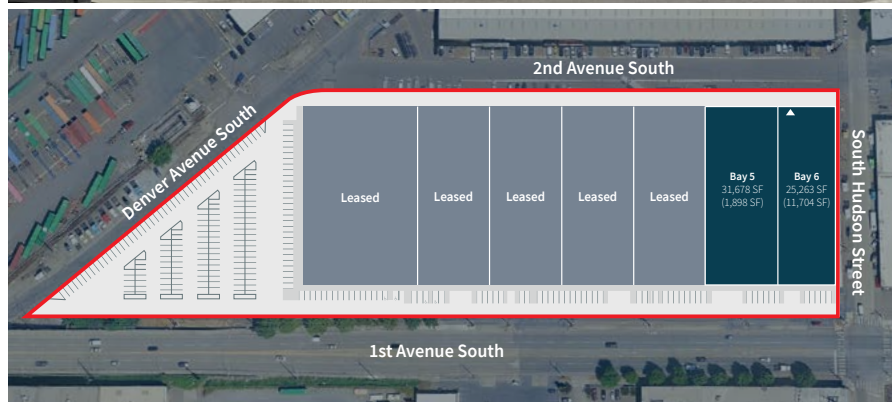
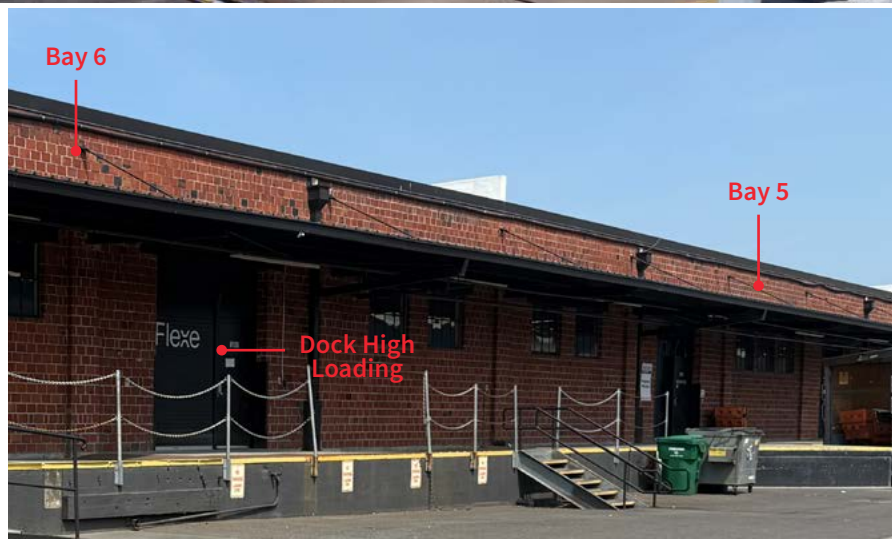
4786 1st Avenue S, Seattle

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



2nd Avenue South						South Hudson Street	
Leased	Leased	Leased	Leased	Leased	Bay 5 31,678 SF (1,898 SF)	Bay 6 25,263 SF (11,704 SF)	

1st Avenue South

Floor plan

Bay 5 – 31,678 RSF

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

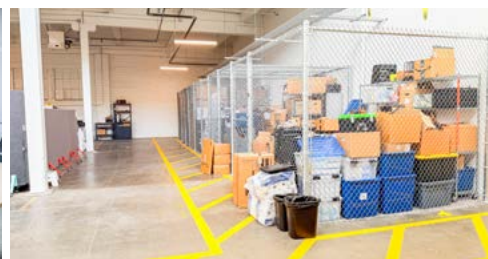
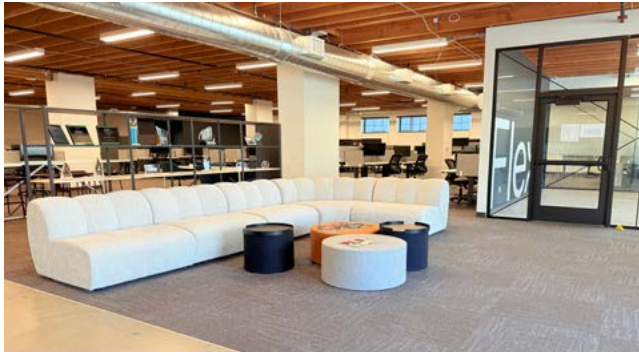
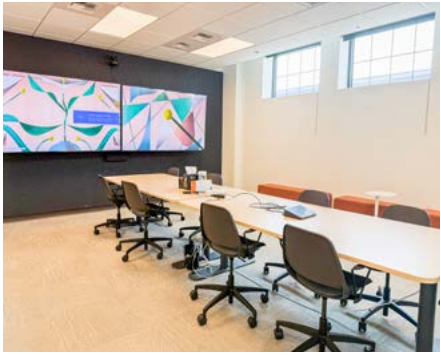


Bay 6 – 25,263 RSF

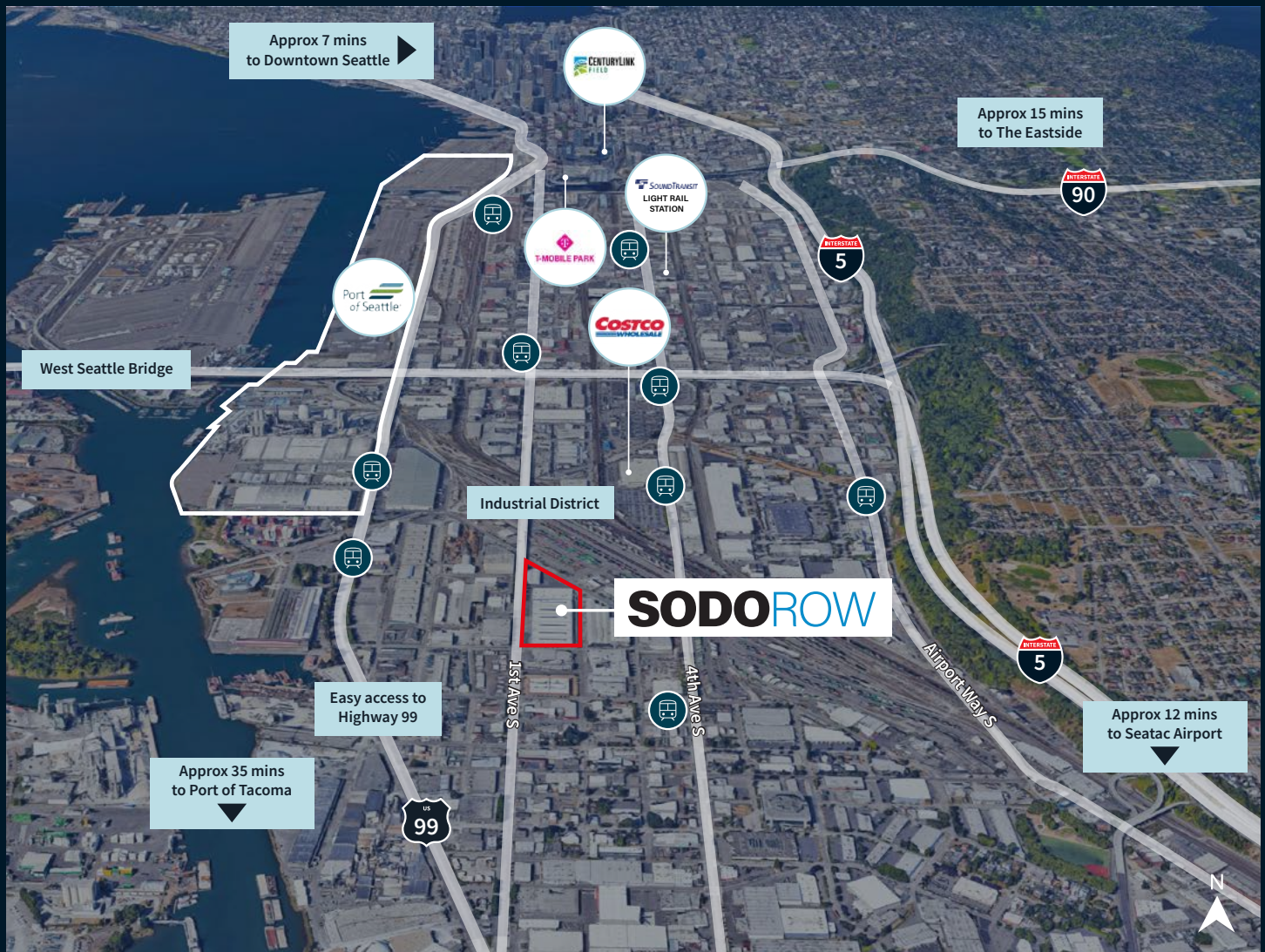
- 11,704 RSF Office: lobby, large open area for workstations, 8 huddle rooms (seats 2), 8 medium conference rooms (seats 4), 1 large conference room (seats 8), 1 training room (seats 20), 1 print/workroom, 4 phone rooms, kitchenette, lounge area, showers in restrooms, wellness room, Mother's room
- 13,559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



Bay 6 - Interior Photos



**Furniture not available*



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