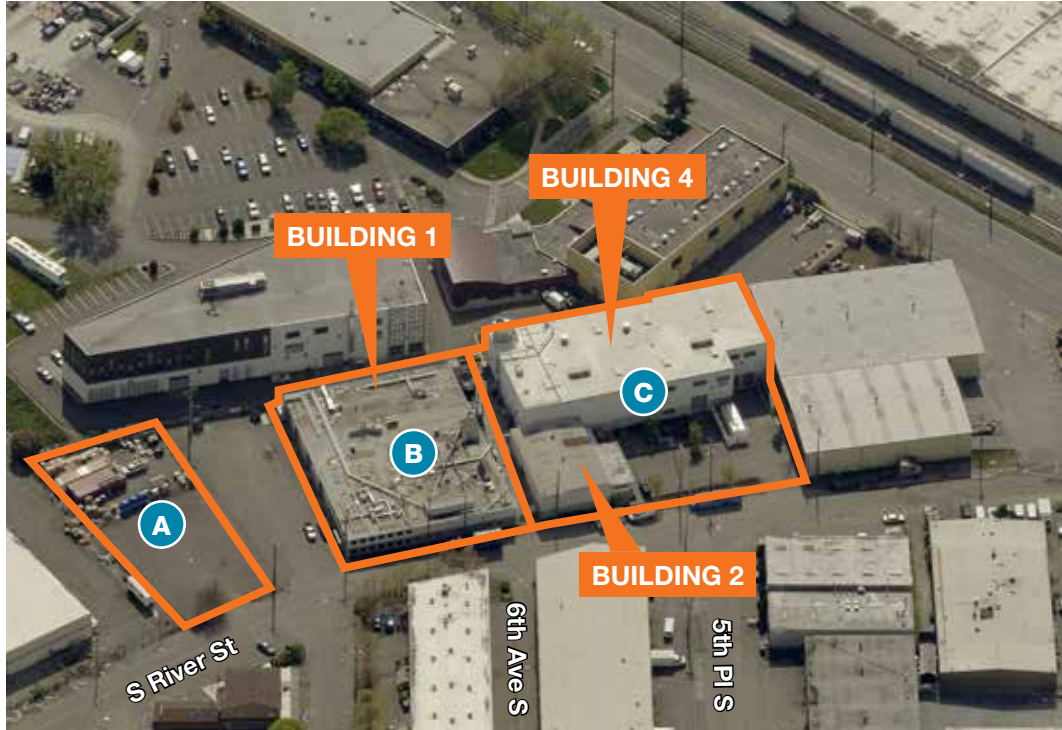


**3M
Investment
Offering**

6701 6th Ave S
551 S River St
Seattle, WA



Investment Highlights

- 45,500 SF total building area (4,600 SF office)
- 74,071 SF (1.7 AC) total land area
- Building 4 includes structural and other design provisions for the addition of 10,000 SF of mezzanine
- Single tenant (3M) - new 3-year lease
- 12,000 amps power
- Ceiling heights up to 38'
- 2 DH loading doors with load levers

- 36 on-site parking stalls
- Phase II Expansion: A master site plan was developed and approved by the city of Seattle to accommodate another 10,000 SF of footprint with 3 stories, potentially adding 30,000 SF; preliminary infrastructure in place for expansion
- NOI of \$429,441.96 beginning July 1, 2017
- Sale Price: \$7,895,000

Contact

Evan Lugar
206.248.6505
elugar@kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Institutional / Municipal Owners & Associated Tenants

Owners & Tenants	
1	Terreno Realty Corp.
2	Prologis
3	Principal Global Investors
4	Terreno Realty Corp.
5	King County / Saint-Gobain
6	Kapstone
7	Saint-Gobain
8	Principal Global Investors
9	Nicola Crosby
10	Port of Seattle
11	Prologis
12	Westcore
13	Clarion Partners
14	King County / Boeing
15	LBA
16	Boeing



Contact

Evan Lugar
 206.248.6505
 elugar@kiddermathews.com