

FOR LEASE OR SALE

37 S HUDSON BLDG

SPECIALIZED R&D/MANUFACTURING FACILITY

NAI Puget Sound
Properties

PROPERTY OVERVIEW

37 S HUDSON BLDG

37 S HUDSON STREET | SEATTLE, WA

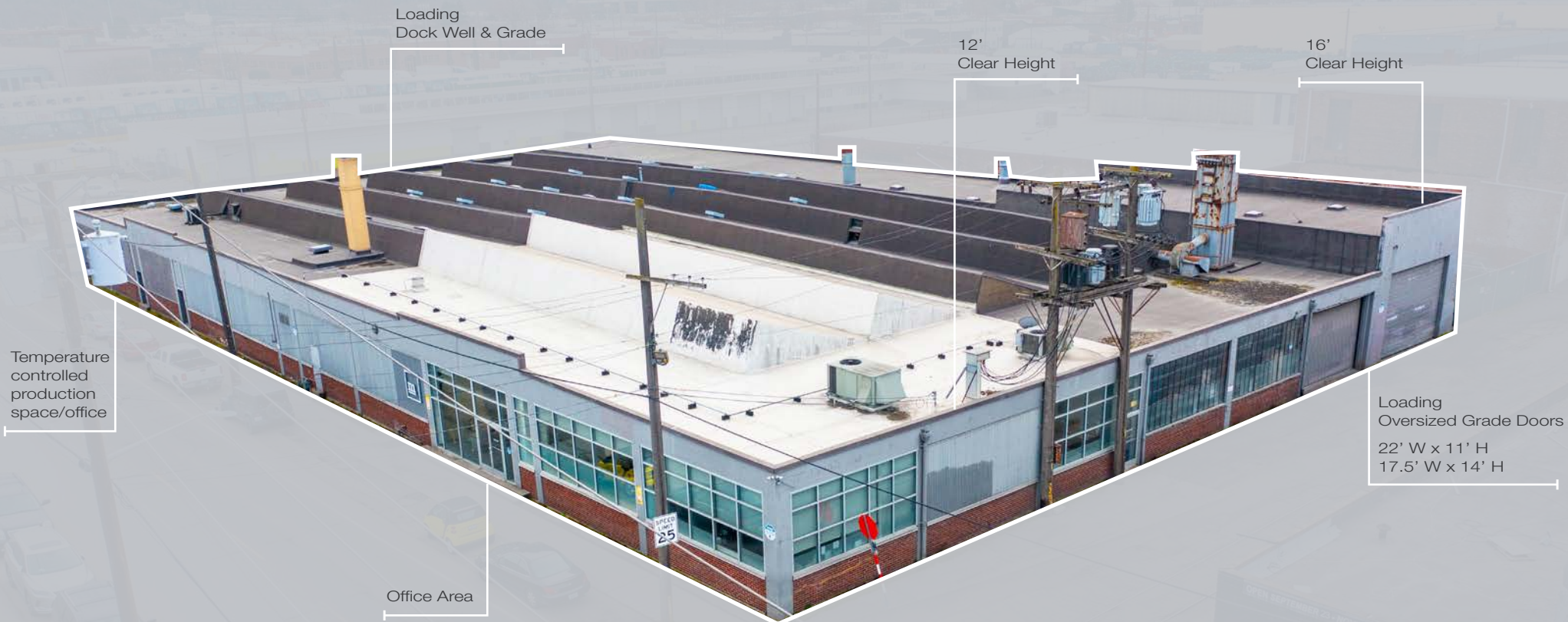
- 38,412 Total SF
- 6,728 SF of creative brick & beam office space.
- 2,960 SF of temperature control production space/office
- 1,512 SF mezzanine training/conference room.
- 12' - 16' clear height
- Loading: 1 Dock; 3 Grade
- Heavy Power 1,800 amps of 240/480 V 3 phase, with track distribution
- Sprinklered
- Abundant street parking
- Available: June 1, 2023
- Asking Monthly Rent: \$1.36 shell; \$1.15 office add-on \$60,000, NNN 2023 Est. (\$6,914 / \$0.18 PSF)
- For sale at \$12,400,000 (\$322.81 PSF)

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E MARGINAL WAY S

37 S Hudson Bldg



AVAILABILITY

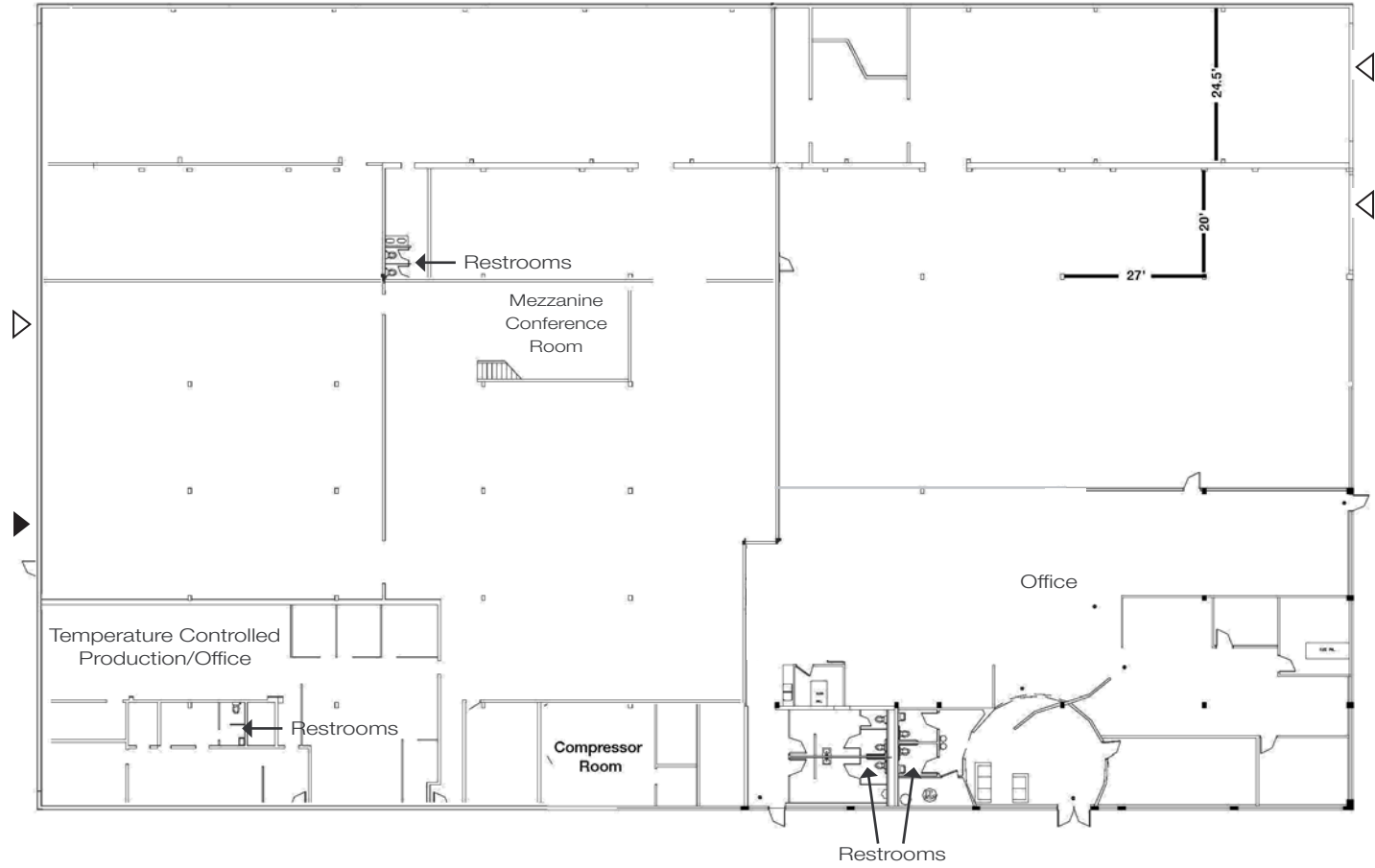
38,412 TOTAL SF

6,728 SF	Creative brick & beam office space
2,960 SF	Temperature controlled production space/office
1,512 SF	Mezzanine training/conference room



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FLOOR PLAN

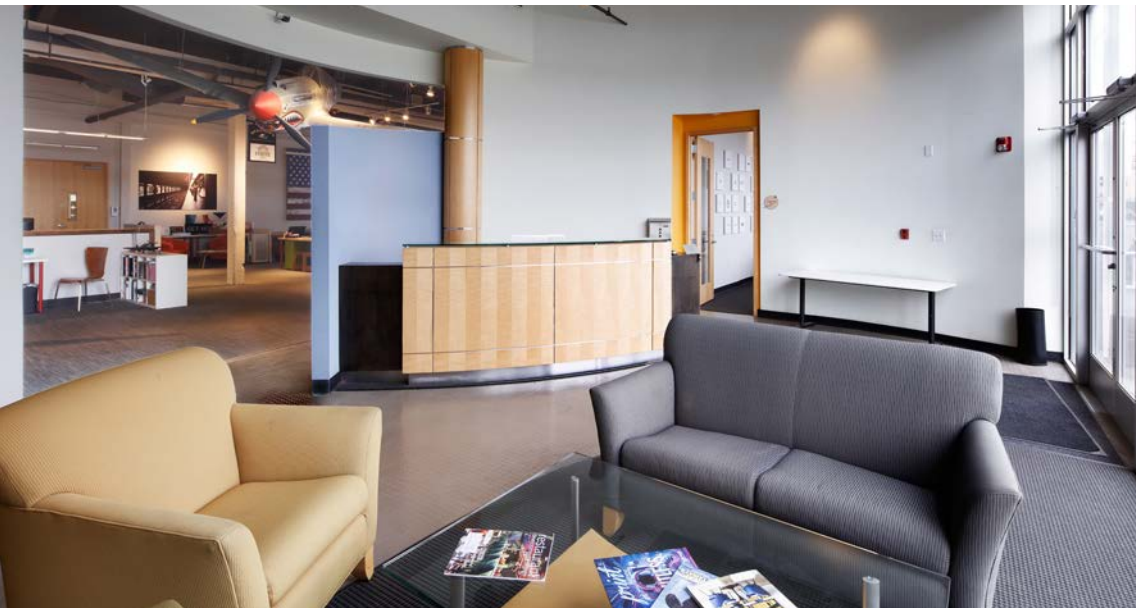
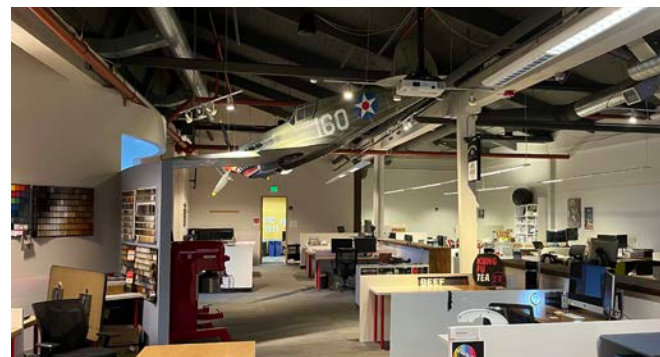


△
Grade Door

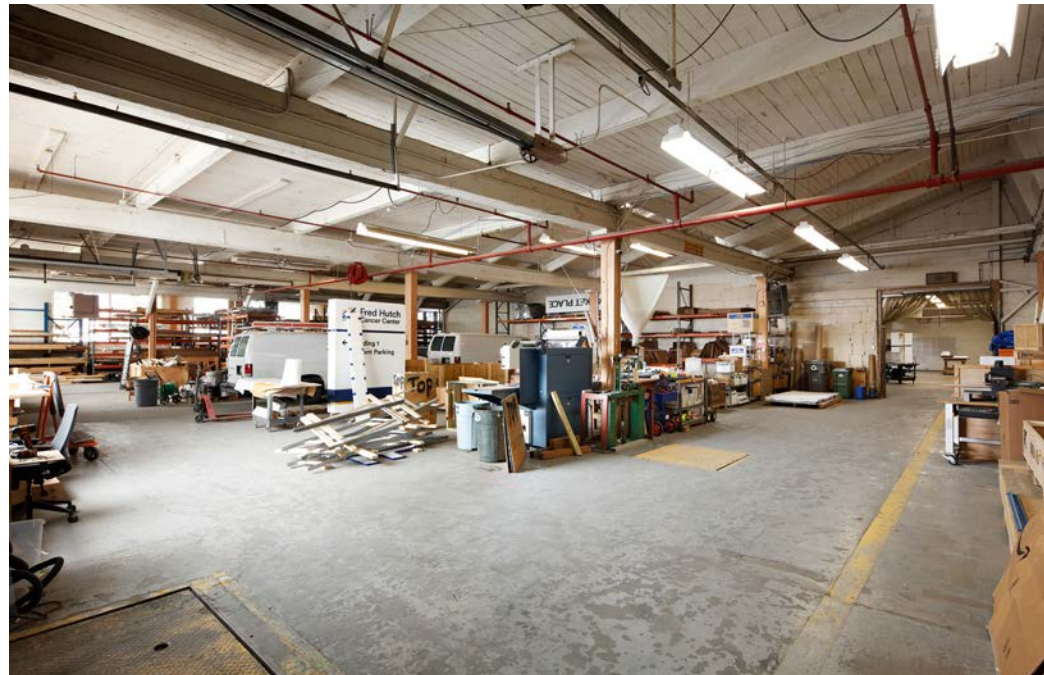
▲
Dock Door



FLOOR PLAN | 38,412 Total SF



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MARKET OVERVIEW

GEORGETOWN

Georgetown is a neighborhood located in the south of Seattle, Washington. It is known for its industrial and artsy atmosphere, and has become a popular area for businesses to lease office space due to its affordable rents and proximity to downtown Seattle.

The neighborhood offers a mix of office spaces, including converted warehouses, industrial buildings, and modern office complexes. The office spaces in Georgetown are suitable for a wide range of businesses, from startups to established corporations.

One advantage of leasing office space in Georgetown is the neighborhood's accessibility. It is located close to major transportation routes, including Interstate 5 and State Route 99, making it easy for employees and clients to reach.

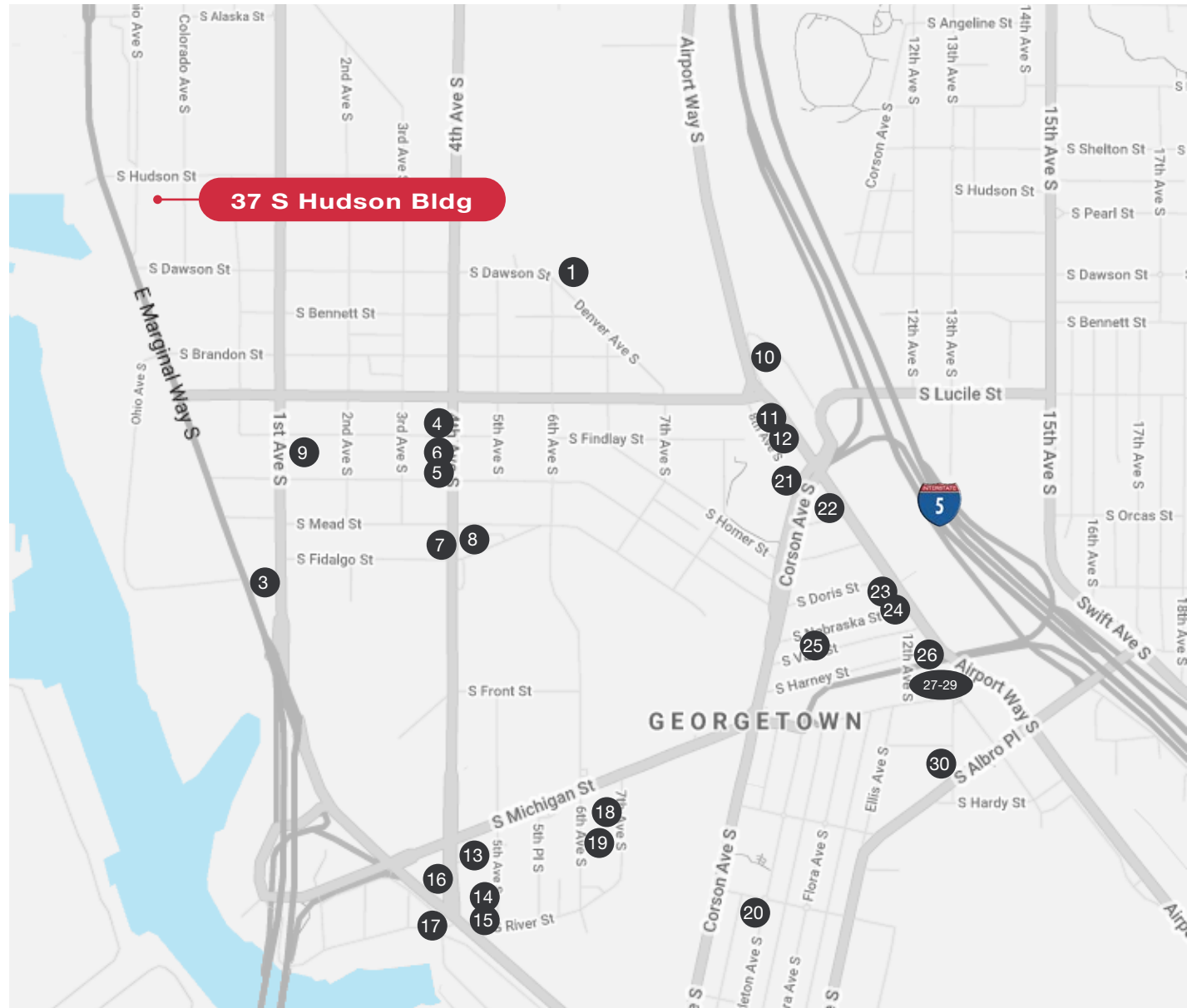
Overall, Georgetown is a desirable location for businesses looking for affordable office space in Seattle. Its industrial character and artistic vibe make it a unique and vibrant area that continues to attract new tenants.

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AMENITIES NEARBY

1. Georgetown Brewing
2. LECT's Soup Stop
3. Jack in the Box
4. Pho Sriracha
5. Marco Polo Bar & Grill
6. Subway
7. Lucky Chinese
8. The Dog House Bar & Grill
9. Slim's Last Chance
10. Elysian Taproom
11. Georgetown Liquor Company
12. Donburi Station Seattle
13. I Luv Teriyaki
14. Katsu Burger
15. SODO Chicken
16. Mikou Teriyaki
17. Matt's Famous Chili Dogs
18. Starbucks
19. Cakes of Paradise Bakery
20. Deep Sea Sugar & Salt
21. The Corson Building
22. BOPBOX
23. Fonda La Catrina
24. Jules Maes Saloon
25. Jellyfish Brewing Company
26. Matcha Man Ice Cream & Taiyaki
27. Lorena's Kitchen
28. Ciudad
29. Mezzanotte
30. Hangar Cafe



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Exclusively Listed By:

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