



SOUTH SEATTLE SUBLEASE

3851 1st Avenue South
Seattle, Washington 98134

\$30,000/month + NNN



South Seattle Sublease ± 29,665 SF (200 SF OFFICE)

Property Highlights

- Available now
- Approximately 14,000 SF surplus yard area
- 24' Clear Height
- 8 Dock High Doors
- 2 Oversized Grade Level Doors
- Master lease expires November 30, 2026
- **Direct deal possible with Landlord**
- \$0.84/SF Blended, \$0.35/SF Yard + NNN's

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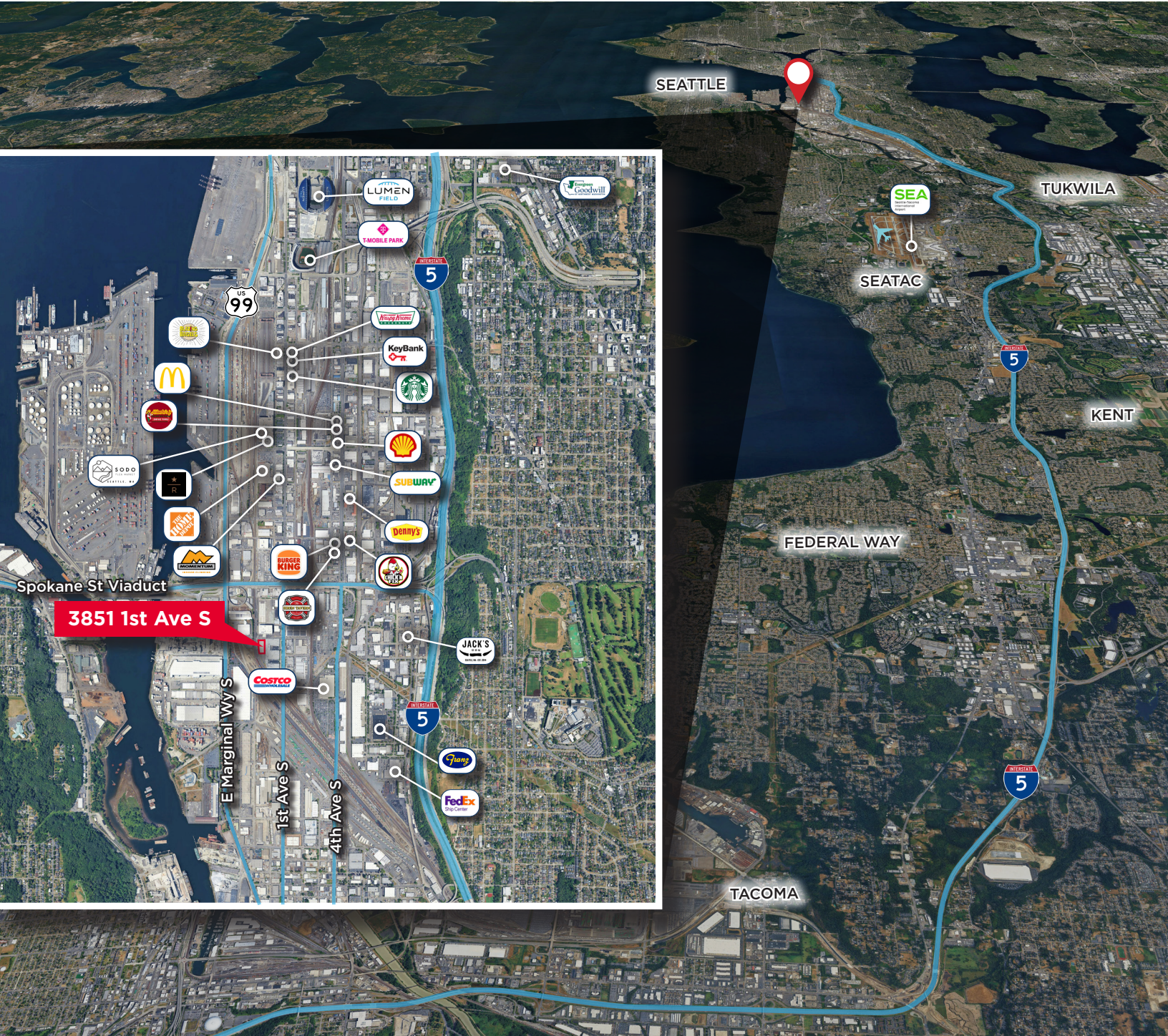
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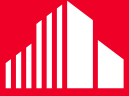


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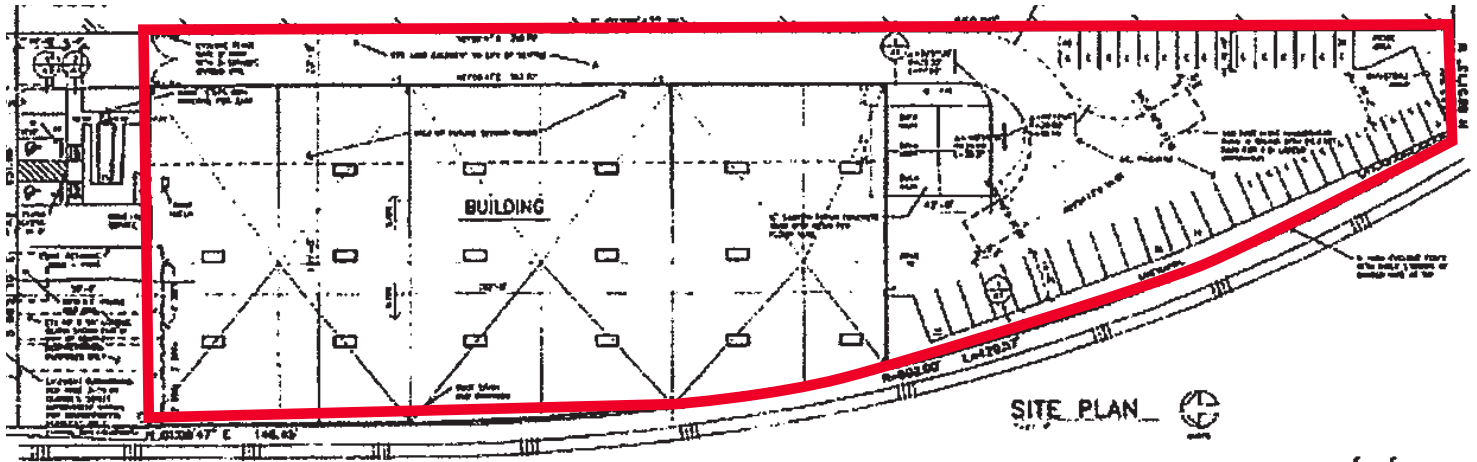


**CUSHMAN &
WAKEFIELD**

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Site Plan



Additional Photos



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