



TRACK SIX

— SODO BUSINESS PARK —

3847 1st Ave S | Seattle, WA

track6sodo.com


AVENUE 55

NEWMARK

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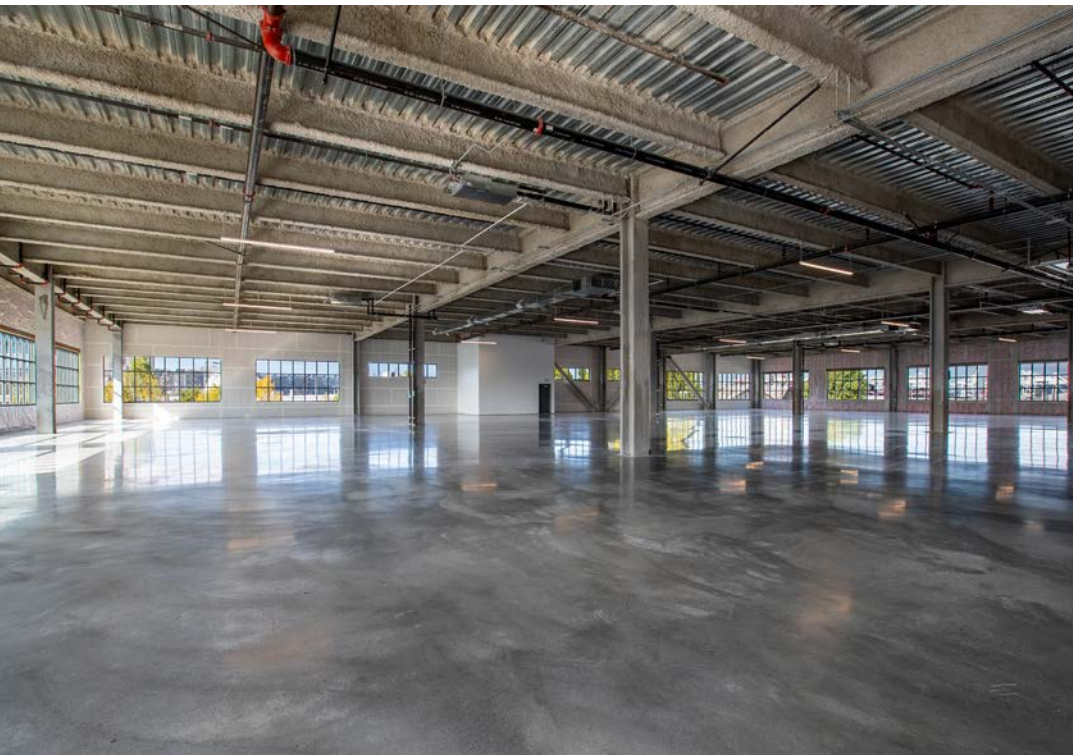
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Introducing a new **four-story**
213,381 SF building located at the
footsteps of Downtown Seattle. **Currently**
under construction, the building
features **dock high and grade level**
loading into **forklift rated freight**
elevators serving floors 2-4. In a building
wrapped in natural light, tenants
will enjoy a creative environment ideal
for **assembly, R&D, engineering,**
maker's space, and light distribution in
a one of its kind opportunity for a **Class**
A environment of this scale and
location. With **views of Downtown Seattle**, we
are presenting a place for innovation and for
users who seek to **BE A PART OF THE**
REVOLUTION OF SODO.







PROPERTY HIGHLIGHTS



HEIGHT

85' Tall: 4-Story



CLEAR HEIGHTS

Floor 1: 24' clear
Floors 2/3: 16' clear
Floor 4: 14' clear



LAND AREA

104,401 SF



AVAILABLE BUILDING AREA

130,541 SF



FLOOR PLATE

±55,000 Gross SF



PARKING

92 Stalls



Four (4) Dock High
One (1) Grade Level
Loading



Freight & Passenger
Elevators Servicing
Upper Floors



50' x 45' Column
Spacing



Divisible Down to
±5,000 SF



4th Floor
Conference Room
with South Facing
Views



Full Temperature
HVAC Capable



TENANT FINISH OPTIONS

STANDARD CONDITION

- Double storefront entry door to suite
- Polished concrete floor
- Open air exposed ceiling system
- White vinyl insulation barrier on inside of perimeter walls
- Rooftop Units installed for climate control expansion
- LED lighting to achieve 15 foot candle

- **PREMIUM CONDITION**

- All standard condition improvements
- Multiple climate zoned HVAC system
- Higher intensity LED lighting

ADDITIONAL IMPROVEMENTS

(Can be amortized into lease)

- Paint and finished drywall at inside of exterior walls
- Small kitchens
- Additional restrooms
- Conference rooms
- Private rooms
- Floor drains
- Preferred flooring system
- Locker rooms & showers



FLOOR SQUARE FOOTAGE OPTIONS

FOURTH FLOOR $\pm 5,000$ SF - $\pm 41,961$ SF

THIRD FLOOR $\pm 13,500$ SF - $\pm 32,723$ SF

SECOND FLOOR $\pm 13,500$ SF - $\pm 55,857$ SF

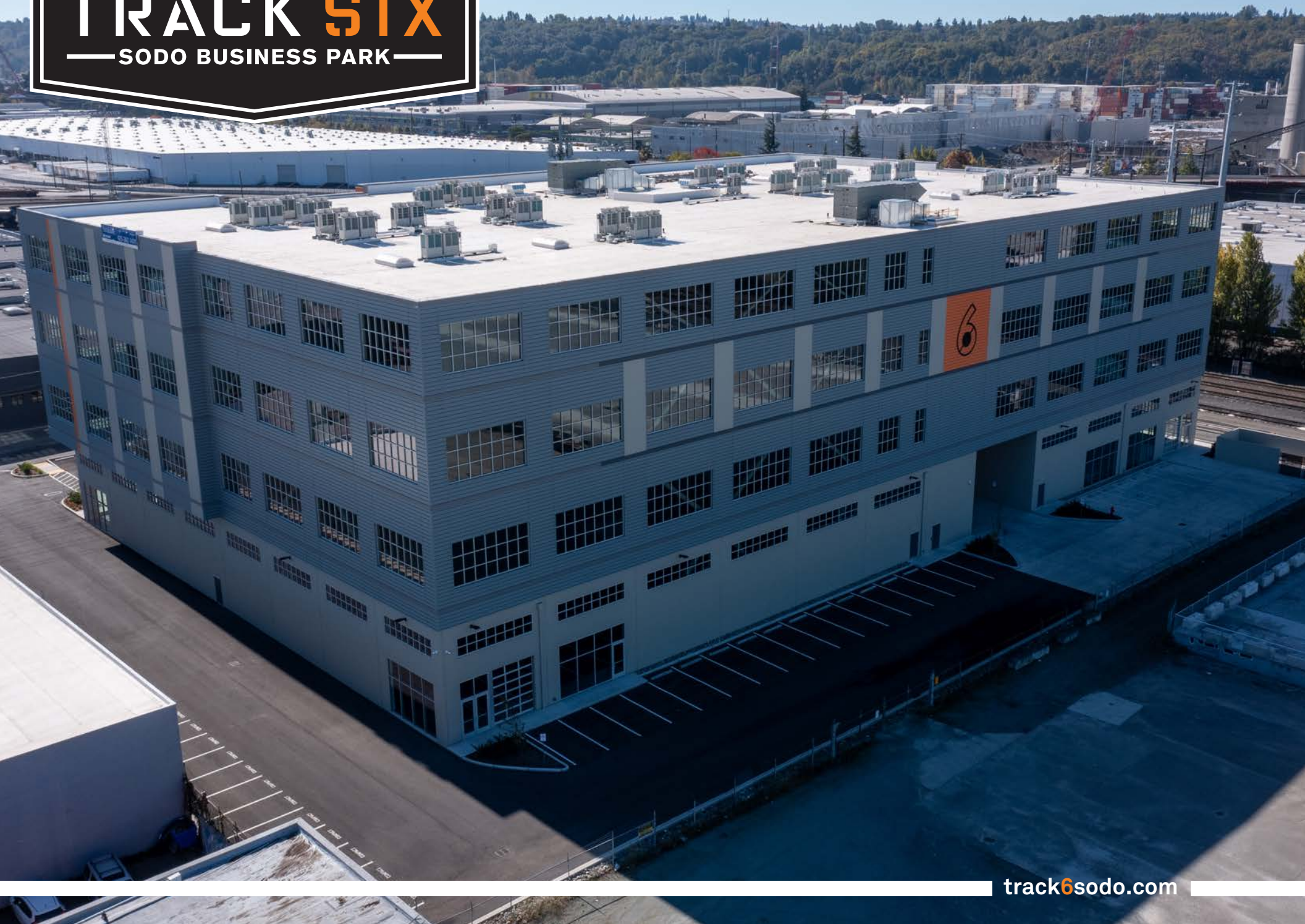
FIRST FLOOR **LEASED**



[CLICK HERE TO VIEW VIDEO](#)

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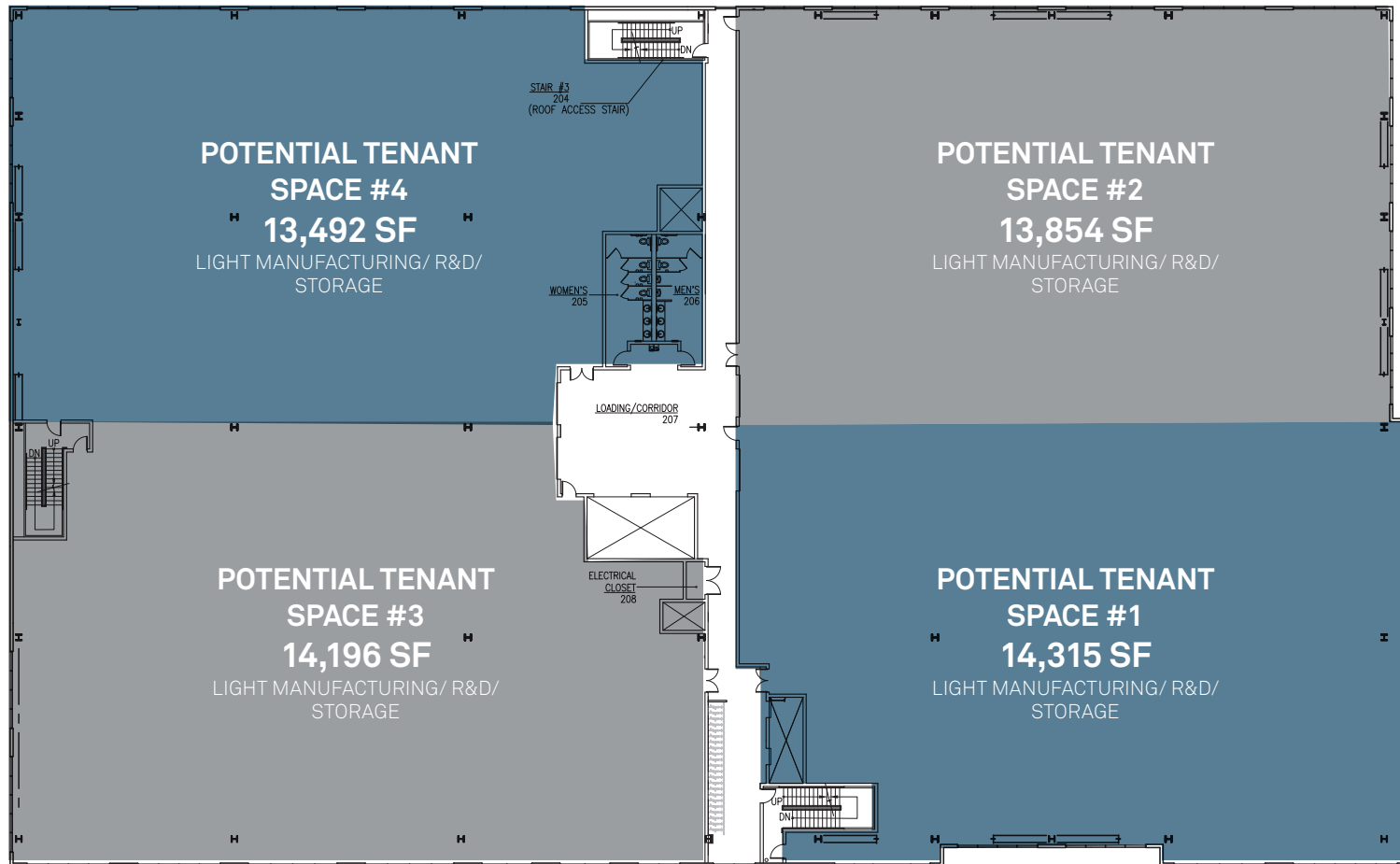
— SODO BUSINESS PARK —





24'
CLEAR HEIGHT

FIRST FLOOR - LEASED



16'
CLEAR HEIGHT

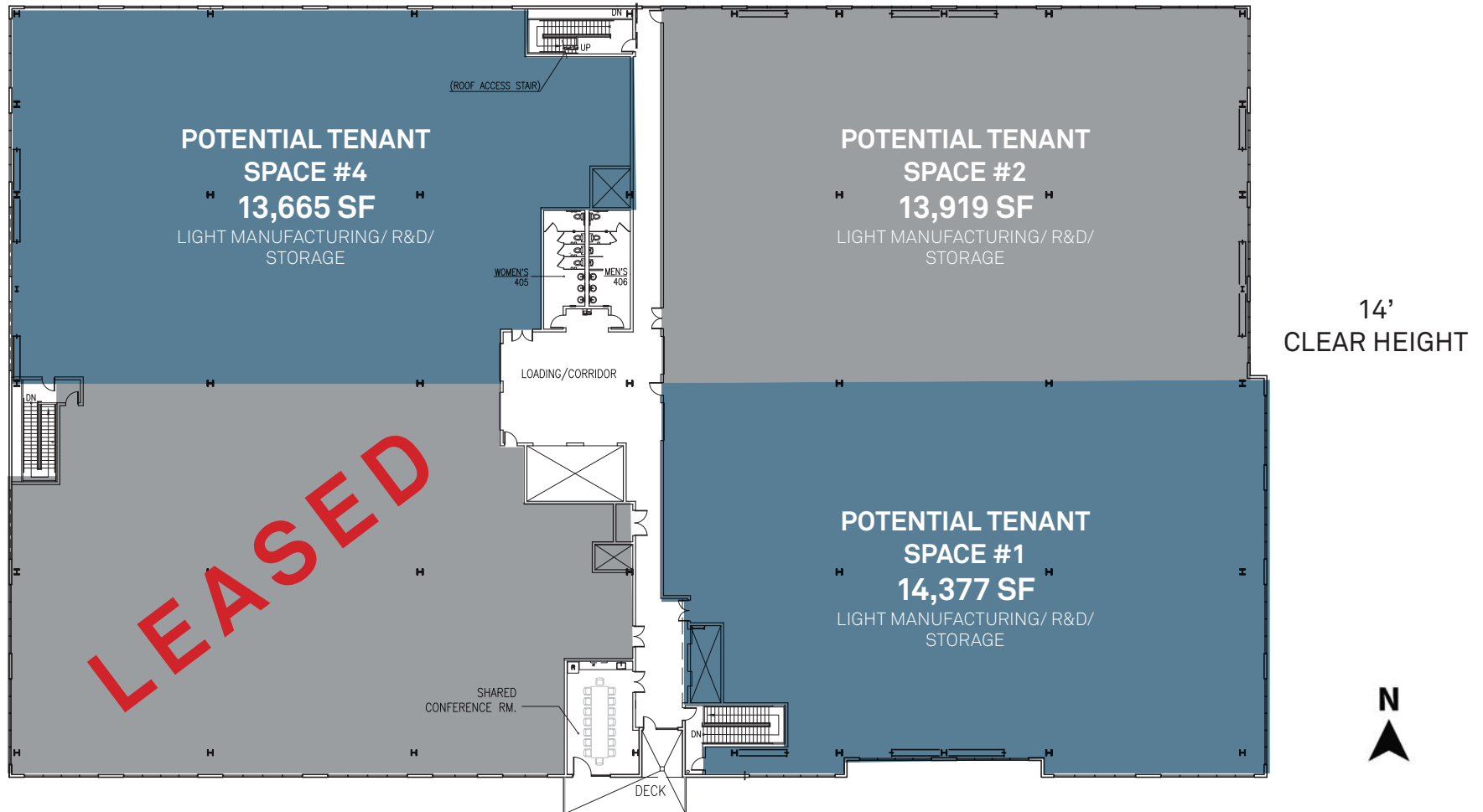
SECOND FLOOR - 55,857 RSF

(DIVISIBLE TO $\pm 13,500$ SF)



THIRD FLOOR - 32,723 RSF

(DIVISIBLE TO $\pm 13,500$ SF)



FOURTH FLOOR - 41,961 RSF

(DIVISIBLE TO $\pm 5,000$ SF)

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— SODO BUSINESS PARK —

BUILDING PARKING

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BUILDING PARKING



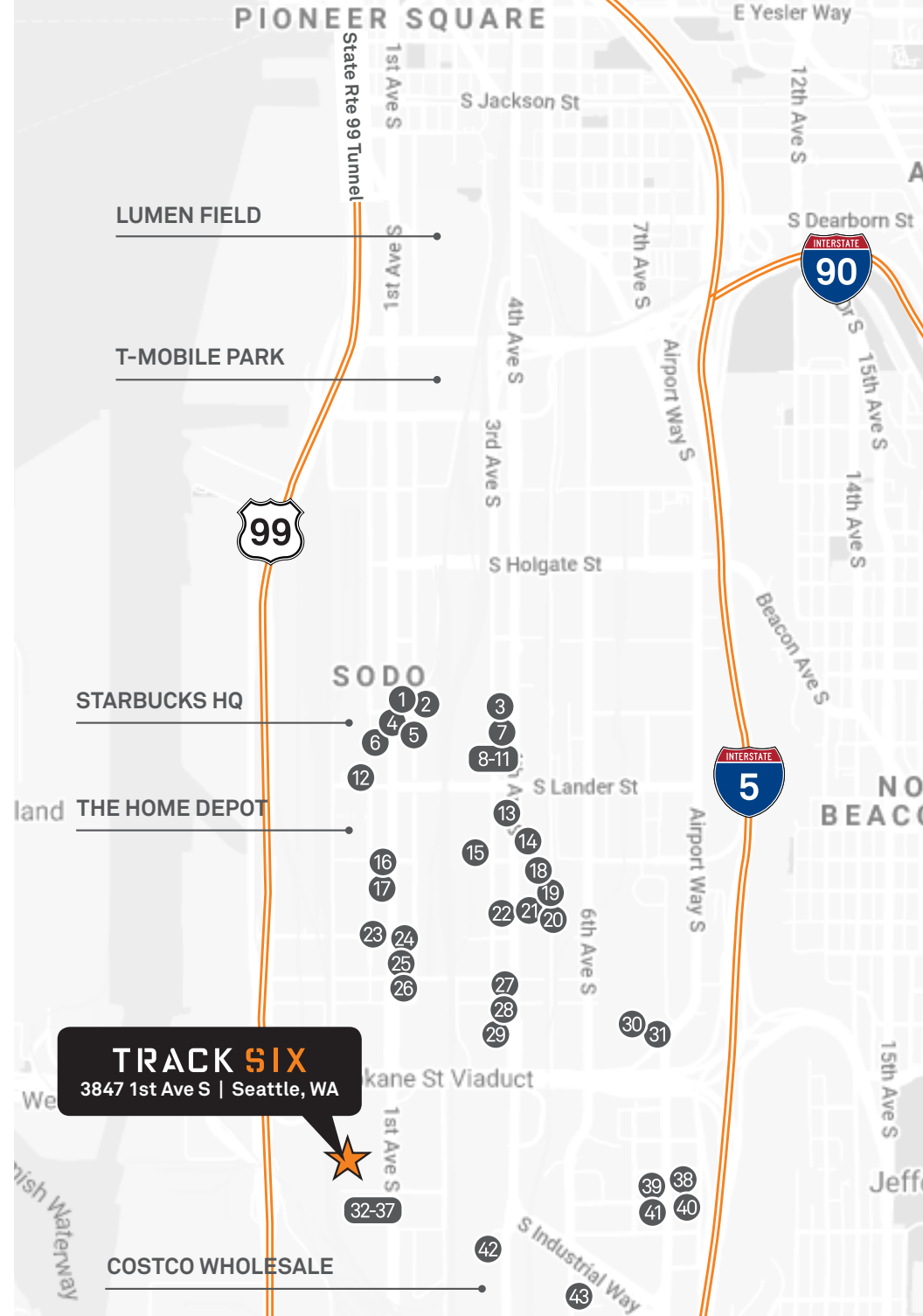
ADDITIONAL OFF-SITE PARKING





FOOD & DRINKS (WITHIN 1 MILE RADIUS)

- | | |
|----------------------------|-------------------------------|
| 1. Peco Pit BBQ | 23. Seapine Brewing Co. |
| 2. Taqueria Taco Gol | 24. Ghostfish Brewing Co. |
| 3. McDonald's | 25. Maison Tarven |
| 4. Pho Cyclo Cafe | 26. SODO Deli |
| 5. SODO Poke and More | 27. Burger King |
| 6. Starbucks Reserve | 28. Yak's Teriyaki |
| 7. Arby's | 29. Siren Tavern |
| 8. Dona Queen Donut & Deli | 30. Alaska Silk Pie Co. |
| 9. Korean Restaurant | 31. SODO Pizza |
| 10. Seattle' Best Teriyaki | 32. Waters Winery |
| 11. Pho City | 33. Rotie Cellars |
| 12. SODO Kitchen | 34. Nine Hats Wines |
| 13. Subway | 35. Schooner Brewing |
| 14. Denny's | 36. Kerloo Cellars |
| 15. By's | 37. Structure Cellars |
| 16. Cafe Con Leche | 38. Jack's BBQ |
| 17. Money Loft | 39. Raney's Bar & Grill |
| 18. 2bar Spirits | 40. Laurelhurst Cellars |
| 19. Fall Line Winery | 41. Teriyaki Plus |
| 20. Elsom Cellars | 42. Starbucks |
| 21. PICK-QUICK Drive In | 43. Schwartz Brother's Bakery |
| 22. Orient Express | |



TRACK SIX

— SODO BUSINESS PARK —



FEATURED AMENITIES



Close proximity to hip restaurants, cafes, breweries, wine tasting rooms, and bars



Positioned at the epicenter of Seattle Growth



Only 1.5 miles to Lumen Field (Seahawks) and T-Mobile Park (Mariners)

TRACK SIX

— SODO BUSINESS PARK —

A **Leader** in
the **Evolution**
of **Seattle**
Industry

LOCATED JUST
1 MILE FROM
THE PORT OF
SEATTLE

TRACK SIX

10 MINUTE
DRIVE TO
SEATAC INTL.
AIRPORT

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