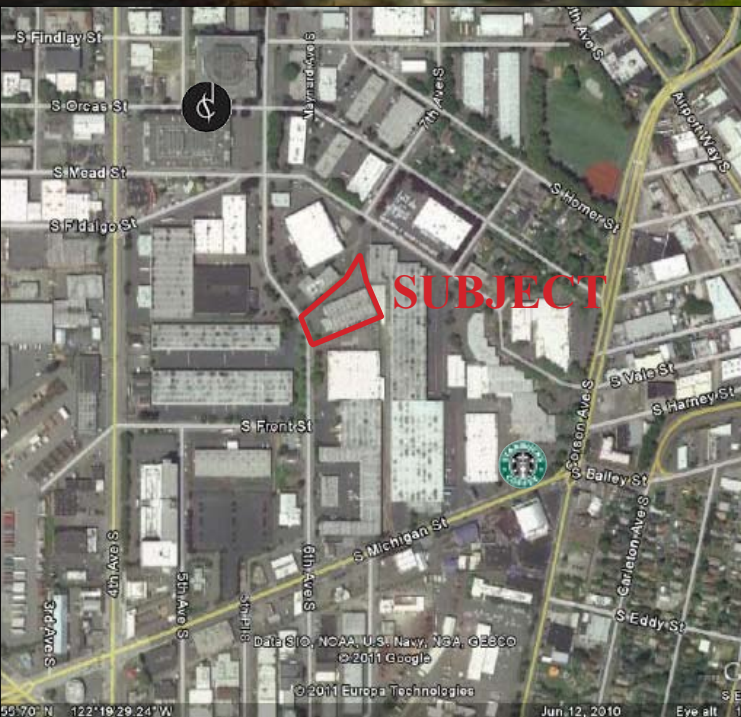


PROPERTY AVAILABLE 5964 6TH AVENUE SOUTH SEATTLE, WASHINGTON 98108



- Beautifully finished office/showroom area includes 5 privates, open work spaces, will call and conference room w/wet bar.
- High quality post and beam construction, with tongue-and-groove roof decking in warehouse.
- High clear-height and open column-spacing provide optimal circulation and utilization of warehouse.
- Strategically located within a half-block of Seattle Design Center (SDC).
- Within 1/4 mile of Corson-Michigan I-5 interchange; 4th Avenue South; 1st Avenue South; and SR 99, all of which are direct routes to Downtown Seattle
- Restaurants, services and public transportation all available near-by.

For Information Contact:

David Behar (206) 972-3983
dbehar@emeraldcommercial.com

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Property Characteristics

Land Area	44,400 SF/1.02 Ac
Building Area	26,150 SF (8,218 SF Office/Showroom; 17,932 Warehouse)
Construction Type	Concrete Tilt-up
Warehouse Height (to roof deck)	27 Feet
Warehouse Clear Height	23 Feet
Warehouse Overhead Bridge Cranes	... Two 5-Ton; Two 7-Ton (inactive)
Grade Level Loading Doors	... Three 16 Foot; One 20 Foot
Parking	Over 20 Designated, Potential for Substantially More

Demographics

Population (US Census Bureau 2011 Estimates)

1 Mile	5,212
3 Mile	138,869
5 Mile	321,203

Average Household Income (Census 2011)

1 Mile	\$62,846
3 Mile	\$55,785
5 Mile	\$61,931

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Exterior Showroom Entry



View From North of Building



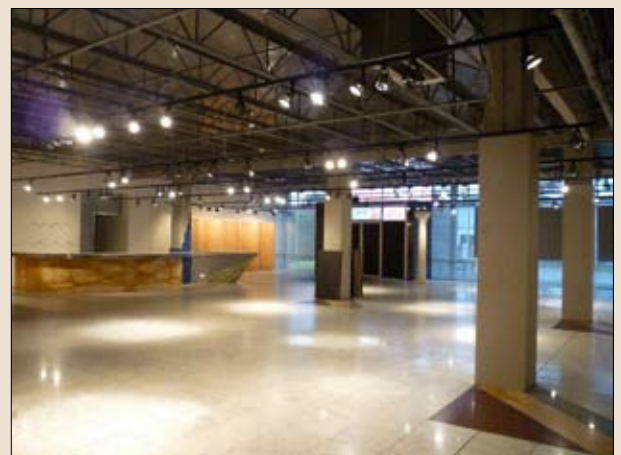
North Side - Four Loading Doors and Will-call



Warehouse - Showing Columns at Center and Crane Structure



View of Showroom/Conference Room from Entry



Interior View of Showroom Entry

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