



Millwork Supply Building

2225 1ST AVENUE S, SEATTLE, WA

FOR SALE OR LEASE



PRICE REDUCTION!

**Kidder
Mathews**

MANAGED
BY

UrbanVisions
SUSTAINABLE REAL ESTATE

EXCLUSIVELY
LISTED BY

EVAN LUGAR
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SODO OPPORTUNITY ZONE REDEVELOPMENT OPPORTUNITY

The building is located in the heart of SoDo on 1st Avenue South, 2 blocks South of Safeco Field. Easy walking distance to transportation, amenities, Starbucks, Stadiums, Pioneer Square and International District. The property is zoned IG2 U/85 and provides a wide array of potential uses. The property is an Open Timber Frame Construction the has a very eclectic vibe. Potential for an outstanding open loft concept use such as a gallery, brewery or a distillery.

SODO is perhaps the most rapidly gentrifying area in the Region. And a new arena for future NBA and NHL teams is in planning stages just two blocks away. Numerous new businesses have opened in the SODO area over the past 5 - 10 years capitalizing on the close-in location; much improved freeway access and upgraded zoning. SODO, once Seattle's primary industrial area, is now an area of showrooms, breweries, art galleries, artists' lofts, and wide variety of new retail uses.

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Sale price: ~~\$6,495,000~~
\$5,500,000

Please call for lease pricing

Property is located in an Opportunity Zone providing potential significant tax benefits

35,000 SF building

0.41 acres

Built in 1900

Adjoining property use:

North: Manufacturing

South: Warehouse

East: Retail / office

West: Parking garage

IG2 U/85 zoning

Utilities include City of Seattle (Water and Sewer), Puget Sound Energy (natural gas) and Seattle City Light (electricity)

Exposed brick and timber construction



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ZONING

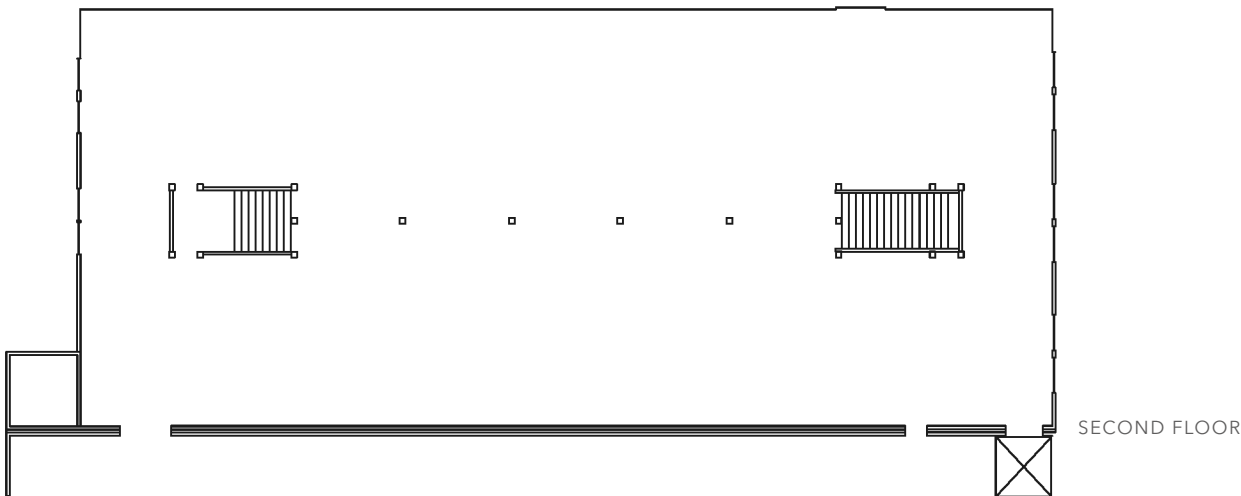
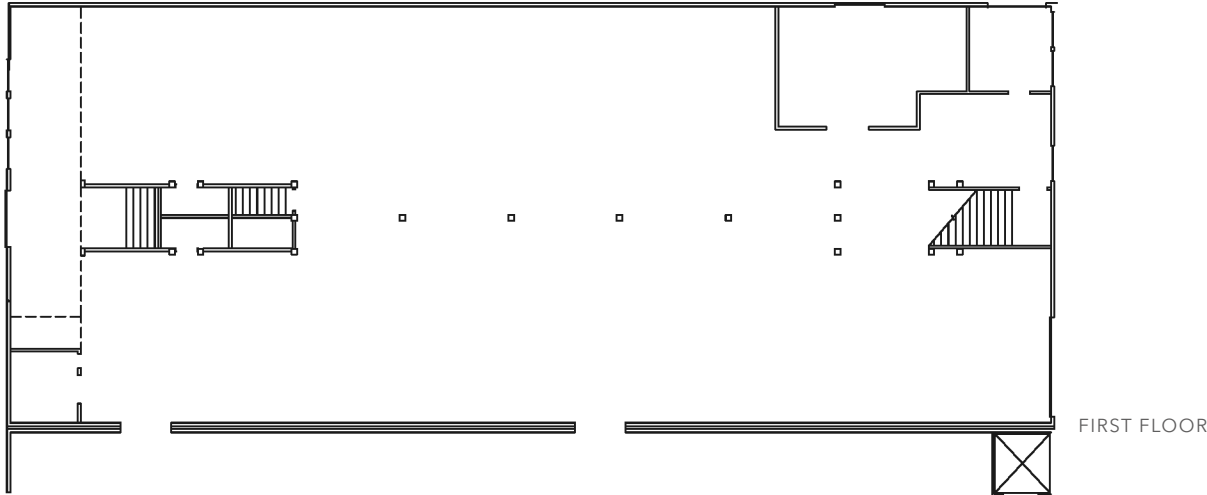
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ACRES

35,000

SF BUILDING

North Building Floor Plans



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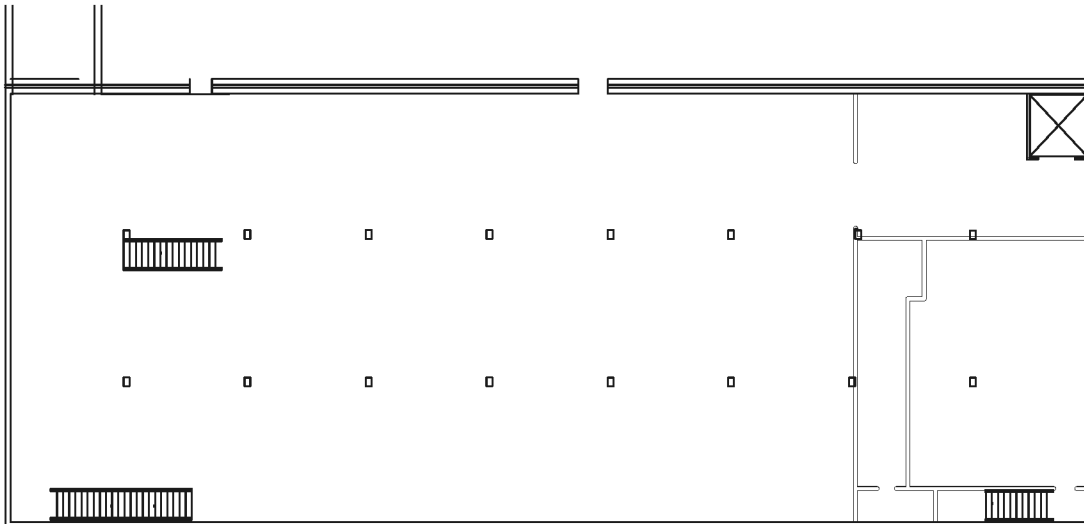
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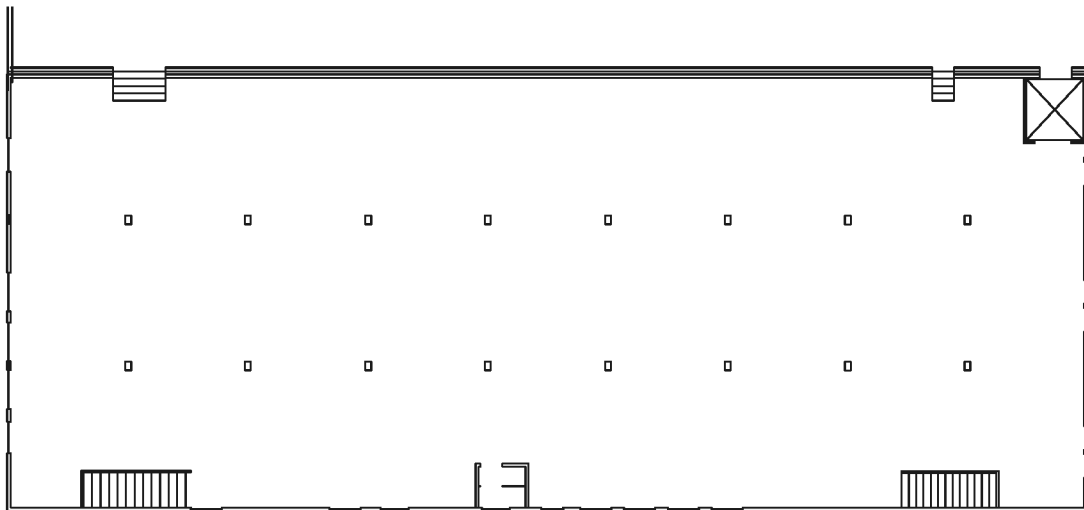
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SF BUILDING

South Building Floor Plans



FIRST FLOOR



SECOND FLOOR

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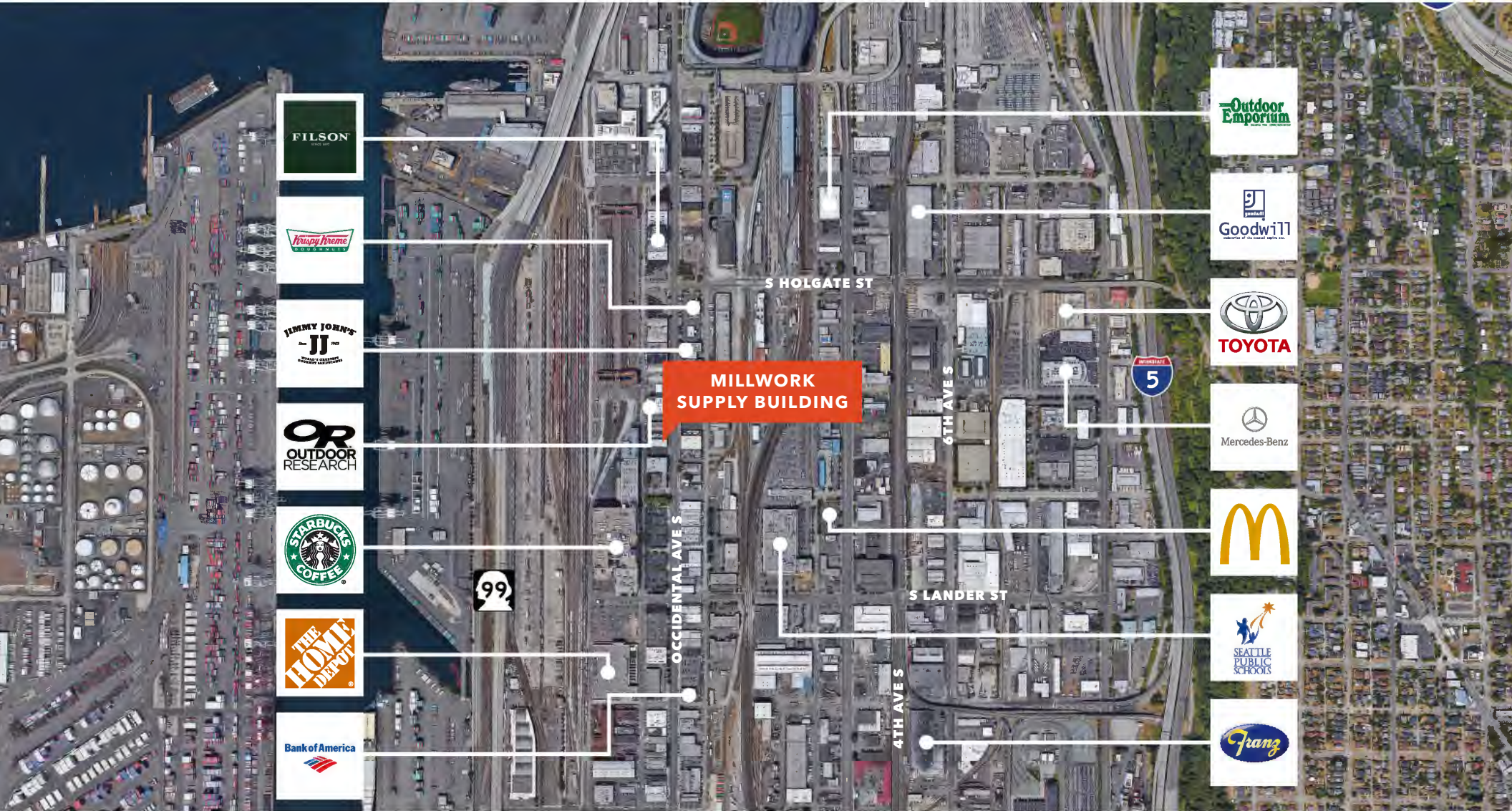
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