



GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

GEORGETOWN MACHINE SHOP BUILDING
RESTAURANT/RETAIL SPACE
6235 Airport Way South

FOR LEASE



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Restaurant/Retail Space for Lease

6235 Airport Way South
Georgetown



The Neighborhood

Georgetown is a distinct neighborhood, conveniently located just 5 minutes south of downtown Seattle, that has been referred to as "industrial bohemian chic". Featured in Travel & Leisure Magazine as "Seattle's Hot New Neighborhood", Georgetown is one of the oldest residential neighborhoods and is filled with numerous restored historic industrial/commercial buildings that have been converted into apartments, trendy restaurants and bars, coffee shops, and art/home decor stores. Surrounding businesses include The Corson Building, Fonda La Catrina, All City Coffee, Via Tribunali, Hitchcock, Fran's Chocolates, and the exciting new Charles Smith Winery Complex (a 32,000 sq. ft. winery and tasting room), Brass Tacks and more!

HIGHLIGHTS

- Prime Georgetown location with high visibility location on Airport Way South and easy access to I-5 and downtown Seattle
- Ideal for restaurant, brewery, winery, coffee roasting, event space or bottle shop. Bring your vision!
- This cool, free-standing building is a former auto garage and machine shop and is loaded with character including (6) grade-level garage roll-up doors, concrete block and wood frame construction, concrete floors and large outdoor patio areas
- Heavy 3-phase power, gas service and newer 4" sewer plumbing
- Warehouse ceiling height: 13'6" in front portion and 12'4" in rear
- 7,238 RSF (divisible to 2,485 RSF)
- Rental Rate \$20/SF/NNN (\$3.30/SF)
- Total Monthly Rent including NNN
 - Suite 100: 2,485 RSF = \$4,825
 - Suite 101: 4,753 RSF = \$9,228

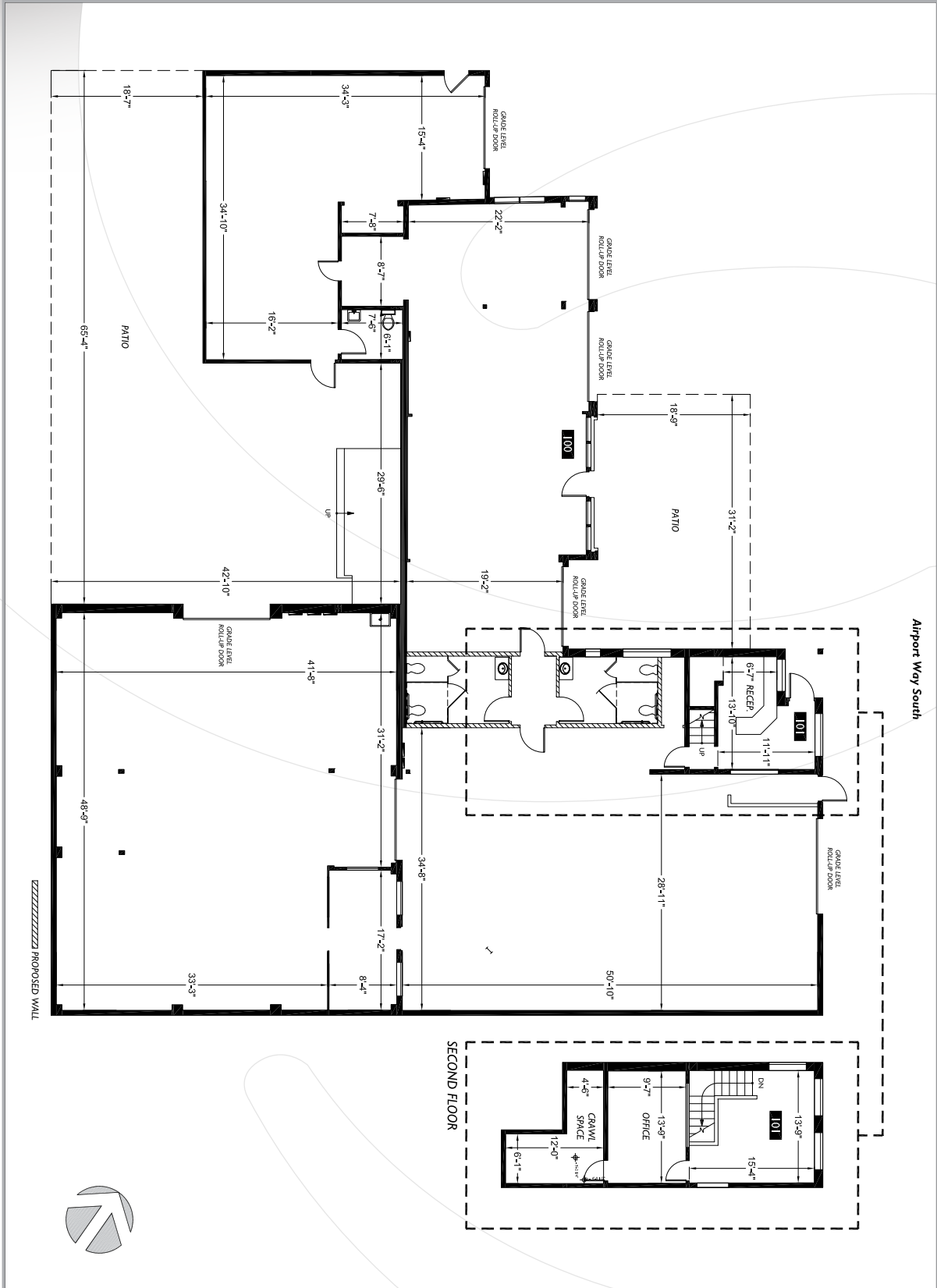
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Retail/Industrial Space for Lease

6235 Airport Way South
Georgetown



Demographics (2014)	1 mile	3 mile	5 mile
Daytime Population	8,369	135,397	350,452
Total Households	2,763	48,578	146,837
Average Household Income	\$59,120	\$55,054	\$62,818