

FOR SALE | \$11,995,000

1128
1136 **S. ALBRO PLACE**
SEATTLE

BUILDING 1: 29,521 SF

BUILDING 2: 2,622 SF

CHARLES SMITH WINES



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NEWMARK

PROPERTY DETAILS

Combined Building Area: ±34,622 SF • Combined Lot Area: ±48,308 SF

This rare two-building Georgetown offering features a distinctive industrial/creative campus shaped by the combined influence of renowned architect Tom Kundig of Olson Kundig, and the visionary direction of Charles Smith. Their collaboration transformed a historic bottling plant into one of Seattle's most compelling adaptive-reuse facilities—preserving authentic industrial character while delivering premium functionality and striking architectural presence. Together, the properties offer exceptional flexibility across production, warehouse, office, retail, and hospitality/event uses with immediate proximity to Boeing Field and I-5.

1136 S Albro Pl — ±32,000 SF | 38,823 SF Parcel

1128 S Albro Pl — ±2,622 SF | 9,485 SF Lot

Combined Offering:

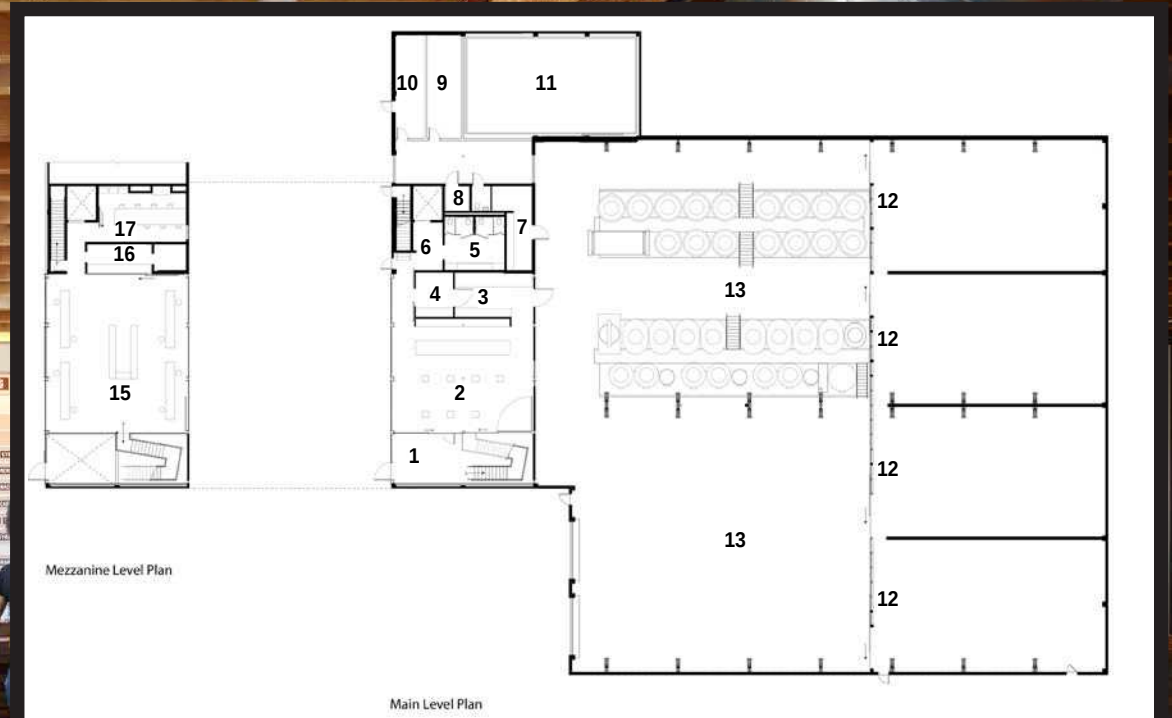
- Campus shaped by Olson Kundig, Foushée, and Charles Smith
- Flexible ±34,622 SF across two buildings
- Distinctive adaptive reuse with preserved industrial character
- Premier Georgetown location directly across from Boeing Field
- Suitable for production, creative industrial, retail, hospitality, and events
- A new TPO roof was installed in 2015 (20-year roof)
- Price: \$11,995,000



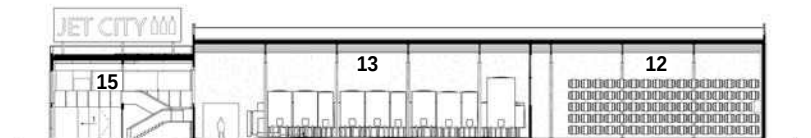
FLOOR PLAN



CLICK HERE FOR MATTERPORT



- 1 ENTRY LOBBY
- 2 TASTING ROOM
- 3 STORAGE
- 4 BACK OF HOUSE
- 5 BATHROOM
- 6 HALL
- 7 WINE LAB
- 8 ELEVATOR MACHINE ROOM
- 9 MECH EQUIP ROOM
- 10 ELECTRICAL ROOM
- 11 COLD STORAGE
- 12 BARREL STORAGE
- 13 PRODUCTION AREA
- 14 RECEIVING COURT
- 15 EVENT SPACE
- 16 KITCHEN
- 17 OFFICE

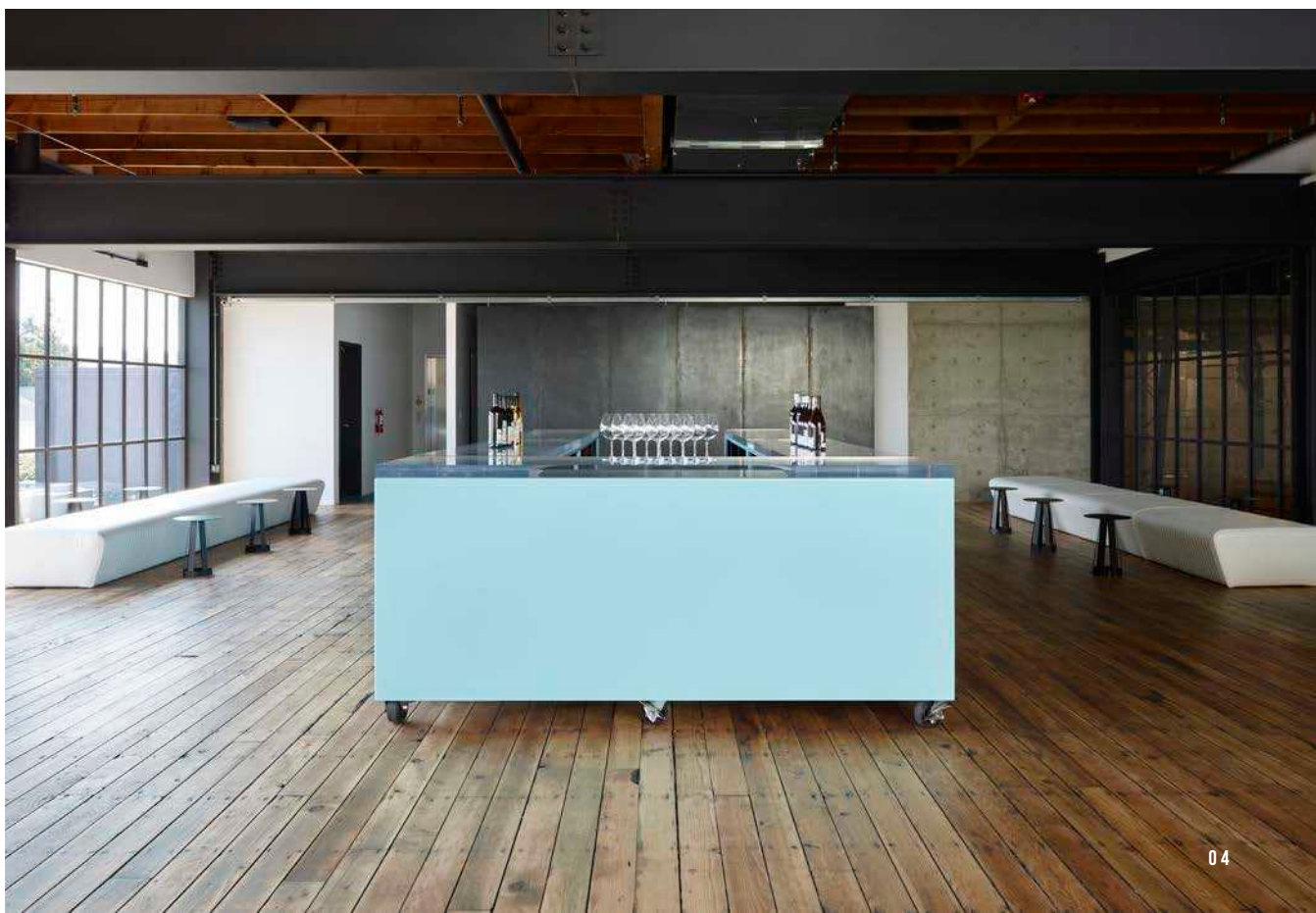


Section

PARCEL MAP



1128 & 1136 S ALBRO PLACE



LOCATION MAP





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