

# SALE/LEASE: SK Center - 4600 37<sup>th</sup> Ave S.W.

49,383 SF Specialty or Mixed Use Available Prime West Seattle Junction



FULL BUILDING 49,383 SQUARE FEET

100% COVERED SECURE PARKING

ADJACENT TO NUMEROUS W. SEATTLE JUNCTION RETAIL AMENITIES

FURNITURE AVAILABLE

Zoning NC3-75 (M)

\*see prelim massing schematic for up to 162 units

- Specialty Use USDA approved facility
- 3<sup>rd</sup> floor office layout: 11 privates, 2 large conferences, huge kitchen, break, storage.  
[Virtual Tour 3<sup>rd</sup> floor office only](#)

- Long term lease potential

- Rates Negotiable (NNN's \$0.28 PSF est. 2026)

\$14,000,000



For more information please contact:

**BRENT NELSON**

+1 425 455 2664

[brent@saratogaequities.com](mailto:brent@saratogaequities.com)



# -BUILDING INFORMATION- 4600 37<sup>th</sup> Ave SW Seattle, WA

**Location:** The subject property is located in the heart of the West Seattle Junction at the southeast corner of 37th Ave SE and SW Snoqualmie Street. The site totals 23,000 sq ft of NC3-75 land which will allow extraordinary easterly views toward downtown Seattle. The "Junction" has undergone a facelift with a multitude of large scale multifamily and retail projects including Safeway, QFC, a newer Trader Joe's and Whole Foods. [www.wsjunction.org/retail](http://www.wsjunction.org/retail). The property location boasts a 92 Walk Score. Events throughout the year including Art Walk, Wine Walk, Summer Fest, Outdoor Movies, Harvest Festival, and Hometown Holidays. Approximately 1,000 new residential units have been built in the past five years. The subject property is located across the street from the YMCA.

**Description:** The building consists of approximately 49,383 sq ft two story industrial building over \*newly renovated grade level covered parking and 3<sup>rd</sup> floor elevator served mezzanine office space.

**Year Built:** 1981 (offices and garage area recently updated)

**Space Breakdown** **49,383 +/- SF Total (3 Floors)**  
9,276 +/- SF Office  
4,022 +/- SF of USDA Production Space (floor 2)  
5,964 +/- SF Freezer  
5,235 +/- SF Coolers

<u>Space</u>	<u>Floor 1</u>	<u>Floor 2</u>	<u>Floor 3</u>
Office		Misc QA Offices	+/-6,329 sf
Warehouse / Storage	20,162 *storage / parking	8,976 sf *4,022 of USDA production	+/-2,000 sf *drop ceiling can be converted to additional office
Finished space	Can convert	11,916 sf *4,022 of USDA production, cooler, freezer, break, test kitchen, restrooms	0 sf
<b>Total</b>	<b>20,162 sf</b>	<b>20,892 sf</b>	<b>8,329 sf</b>

**Loading:** 2 Dock High (up to 65' truck depth)  
 1 Grade Level  
 Potential for additional loading

**Power:** Multi-phased, heavy specialized

**Parking:** 55 stalls (stacking) in ground level covered secure garage

**Construction:** Concrete and Wood frame with structural steel pipe

**Roof:** Four-ply built up TPO over wood decking 2013 install

**Exterior:** Painted wood with stucco walls

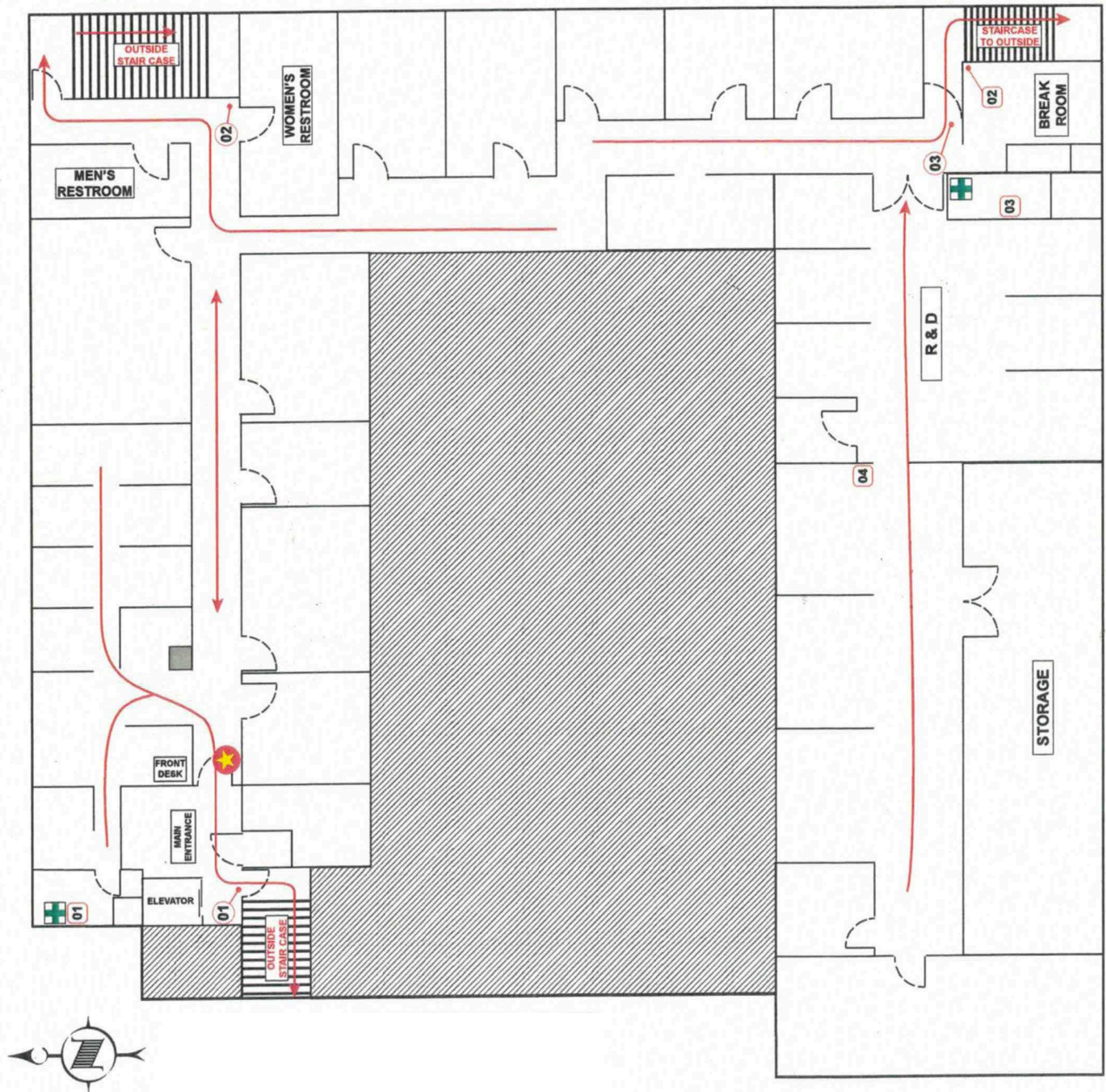
**HVAC:** 5 rooftop units with variable age

**Ceiling Height** Varies up to 22' ceiling height in production and dry bay warehouse

**Fire Safety:** Fully Sprinklered

**Other:** 22 x 22 column spacing in warehouse, 2 elevators (man and freight). Warehouse and assembly areas include gas-fired heating, metal halide fluorescent lighting. Grease trap available and multiple wash stations. Floor drains on floors 1 and 2.

# 'AS BUILT' PLAN - 3<sup>rd</sup> floor offices



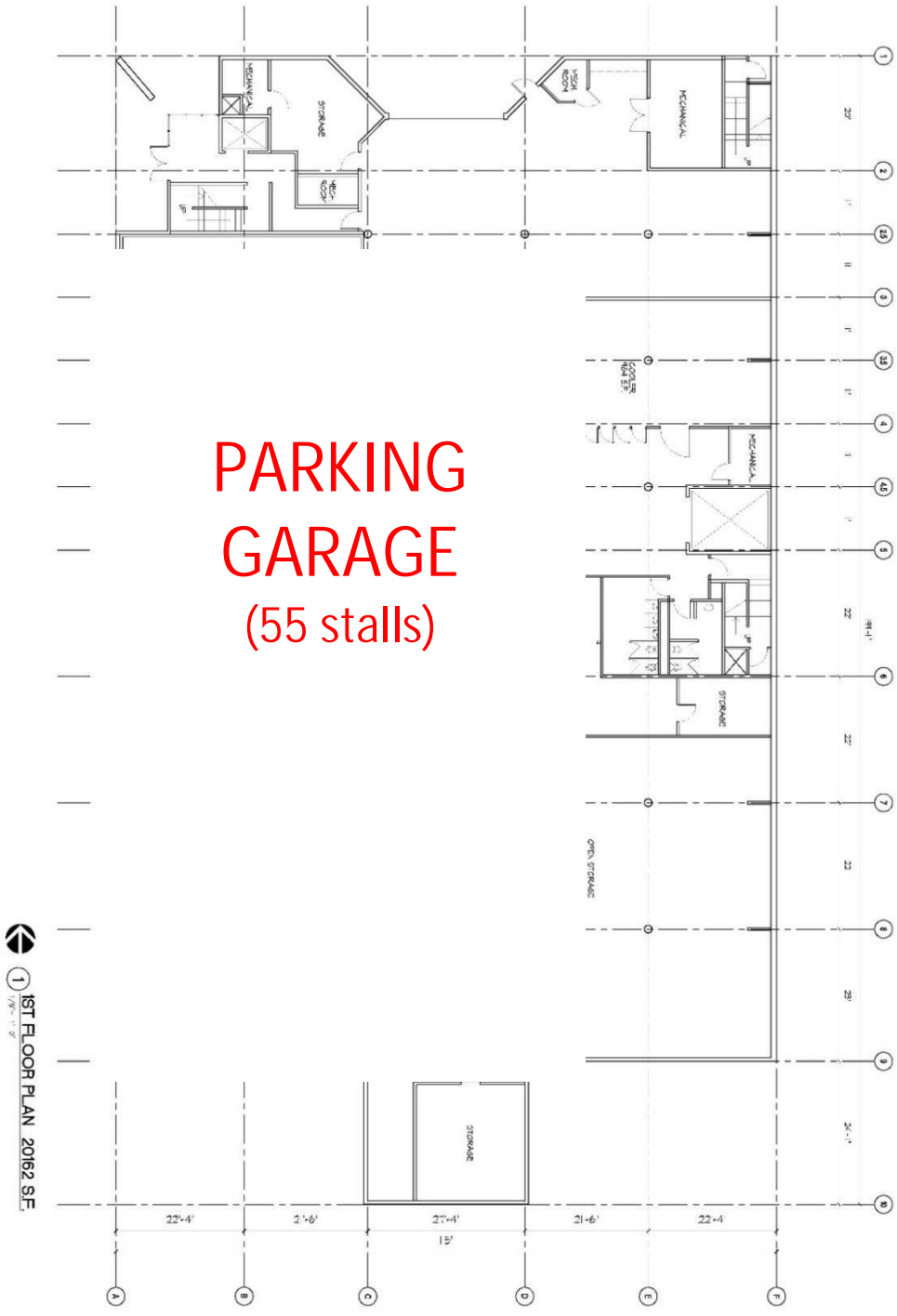
[CLICK - MATTERPORT VIRTUAL TOUR LINK](#)

Open space to  
lower floors



For more information please contact:  
**BRENT NELSON**  
+1 425 455 2664  
brent@saratogaequities.com





**PARKING  
GARAGE**  
(55 stalls)

1<sup>st</sup> FLOOR PLAN 20162 SF

A2.1

DATE: 8/23/27  
 DRAWN BY: SK  
 PROJECT NO: 07130  
 APPROVAL: [Signature]

SCALE

CONSULTANT

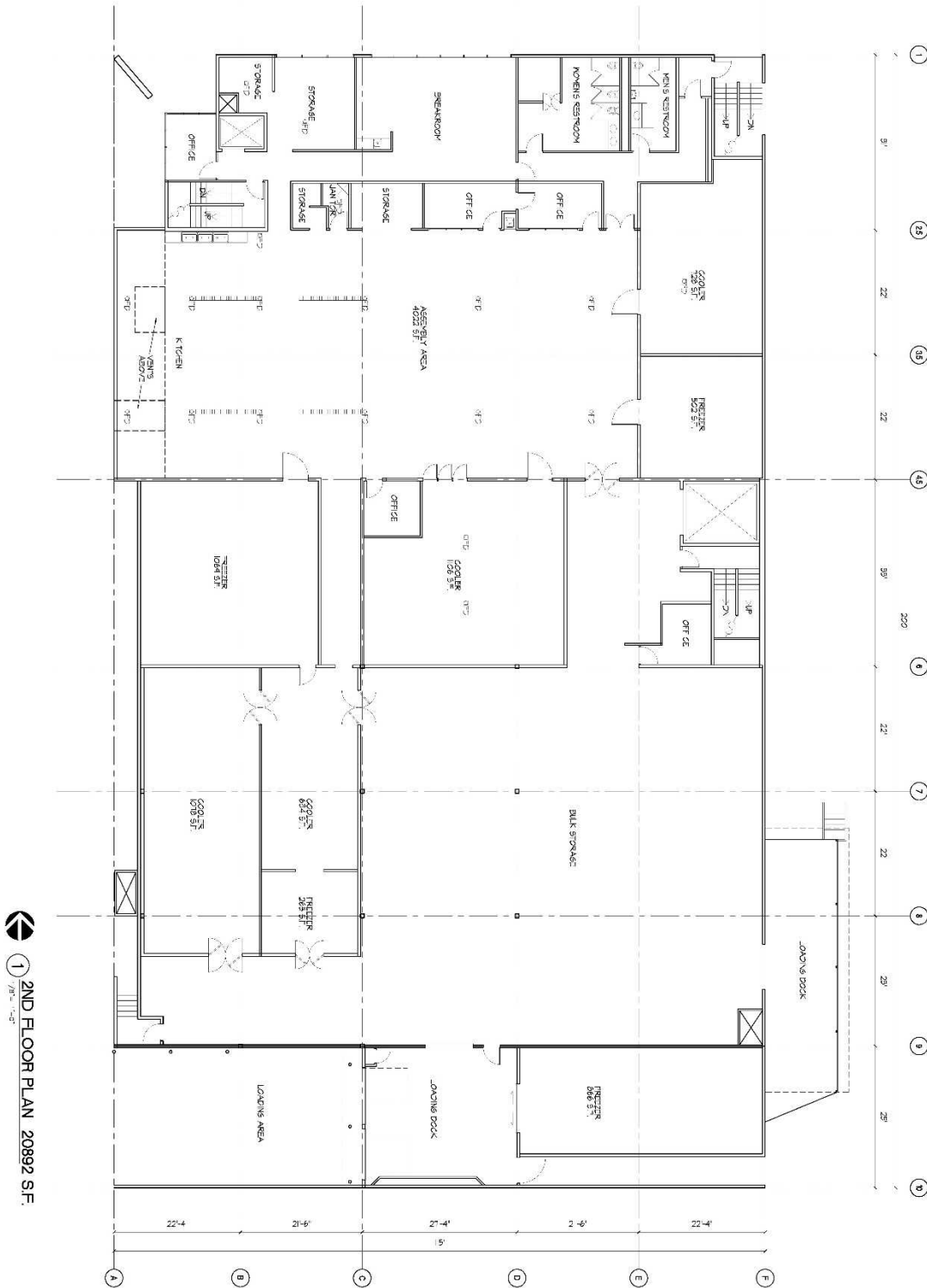
**SK FOODS**  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98146

**CRAFT**  
 ARCHITECTS  
 1525 1<sup>st</sup> AVENUE  
 SEATTLE, WA 98101  
 206.461.4300  
 WWW.CRAFTARCHITECTS.COM



For more information please contact:  
**BRENT NELSON**  
 +1 425 455 2664  
 brent@saratogaequities.com





1 2ND FLOOR PLAN 20892 SF.

DATE	2/20/09
BY	SK
PROJECT	SK FOODS AS RPT
CLIENT	2ND FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	20892
DATE	2/20/09
BY	SK
PROJECT	SK FOODS AS RPT
CLIENT	2ND FLOOR PLAN
SCALE	AS SHOWN
PROJECT NO.	20892
DATE	2/20/09
BY	SK

SK FOODS

CONSULTANT

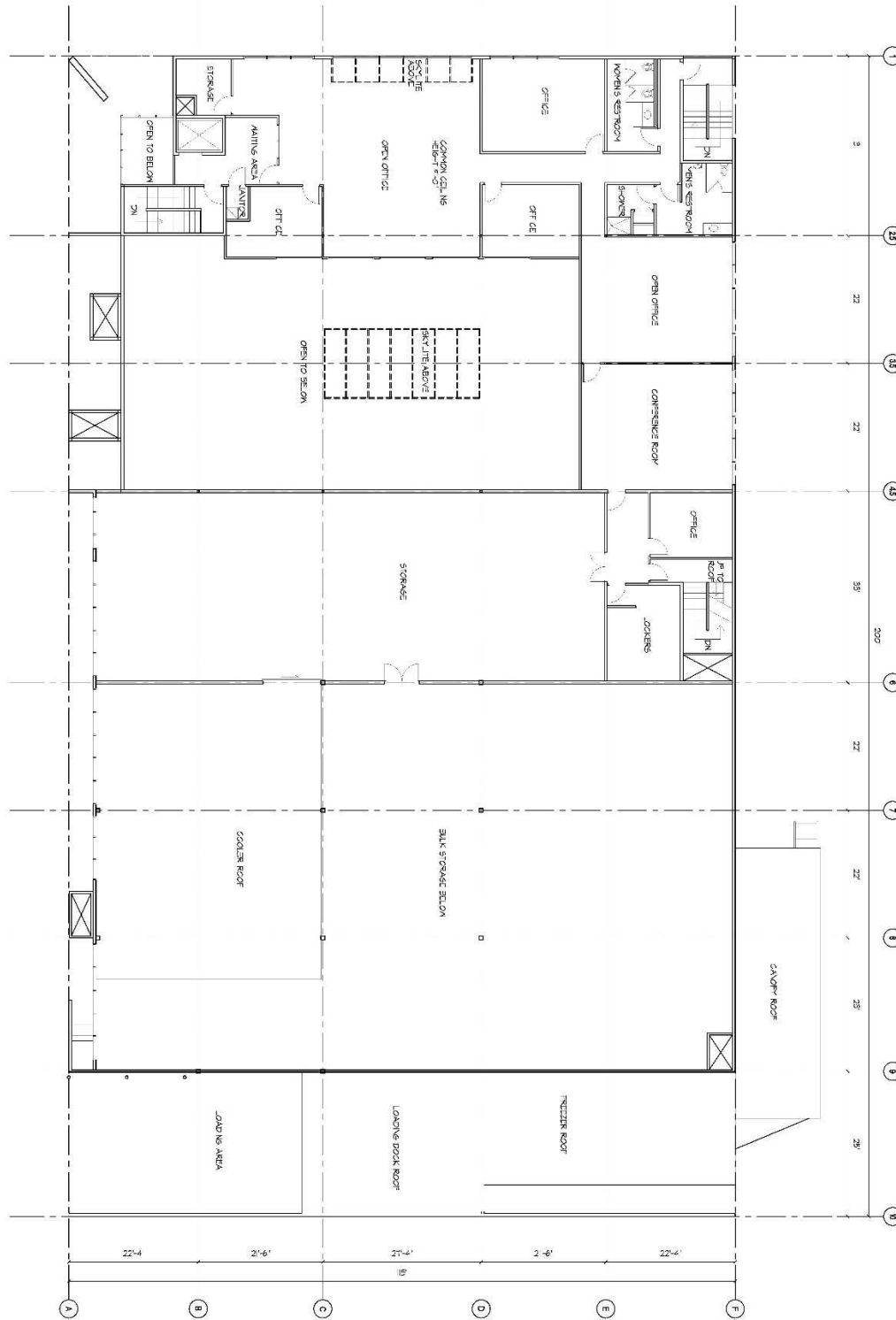
SK FOODS  
4600 37TH AVENUE SOUTH-WEST  
SEATTLE, WA 98126

**CRAFT**  
architects  
Technical Team Building  
1527 2<sup>nd</sup> Avenue  
Seattle, WA 98101  
206.726.2591 Home  
206.425.2913 Fax  
www.craftarchitects.com

**SK**  
CRAFT ARCHITECTS  
CONSULTANT

For more information please contact:  
**BRENT NELSON**  
+1 425 455 2664  
brent@saratogaequities.com

**SARATOGA**  
CORPORATE REAL ESTATE ADVISORY



**3RD FLOOR PLAN 8329 SF**

**SK FOODS**  
 4600 37TH AVENUE SOUTH-WEST  
 SEATTLE, WA 98148

**CRRAFT ARCHITECTS**  
 1525 PALLAS BLVD  
 SEATTLE, WA 98101  
 206.726.7231  
 WWW.CRAFTARCHITECTS.COM

**SK GROUP**  
 1000 1ST AVENUE  
 SEATTLE, WA 98101  
 206.461.2244

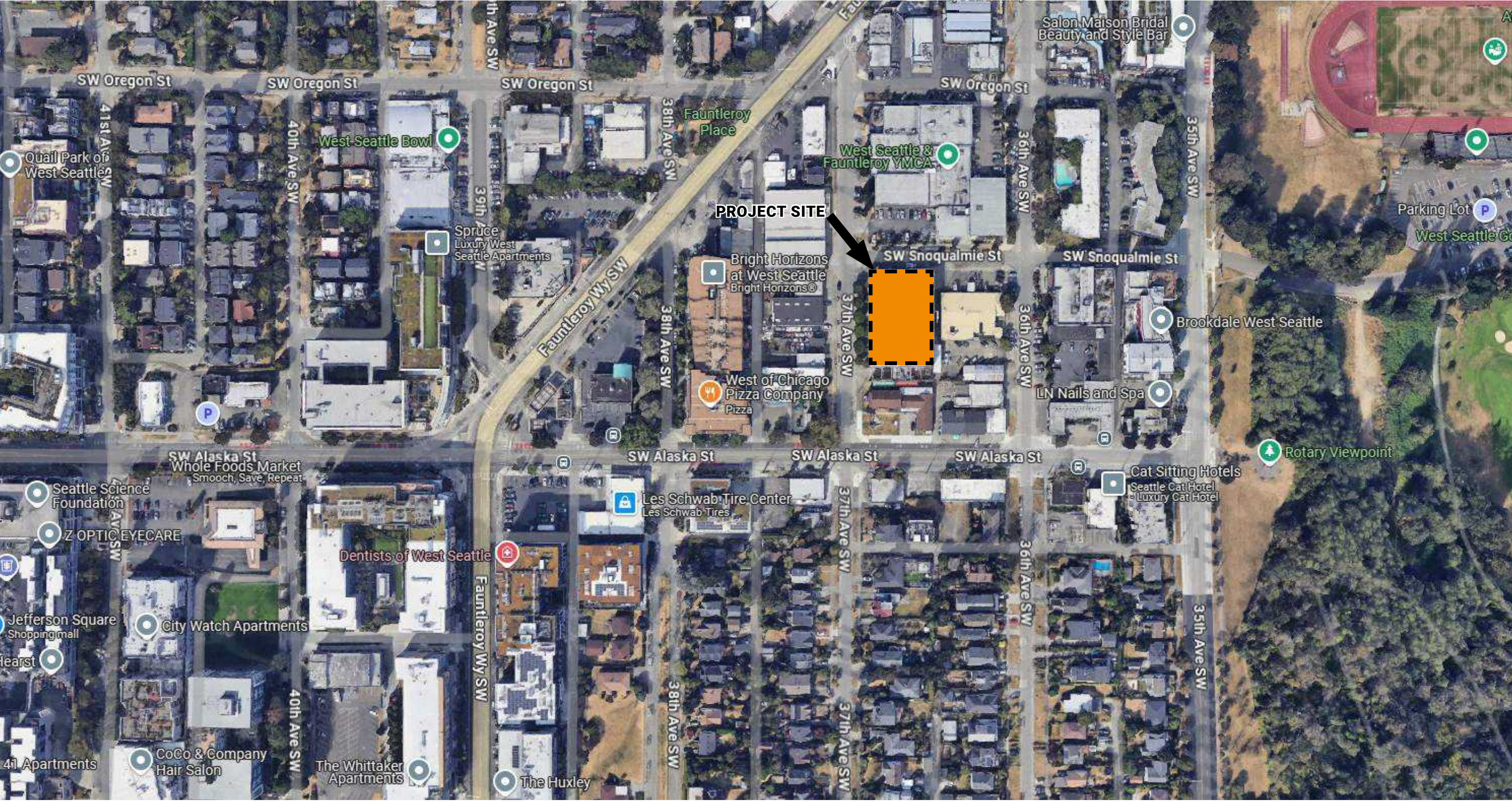
**CONSULTANT**  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET NO. **A23**  
 OF 100

For more information please contact:  
**BRENT NELSON**  
 +1 425 455 2664  
 brent@saratogaequities.com



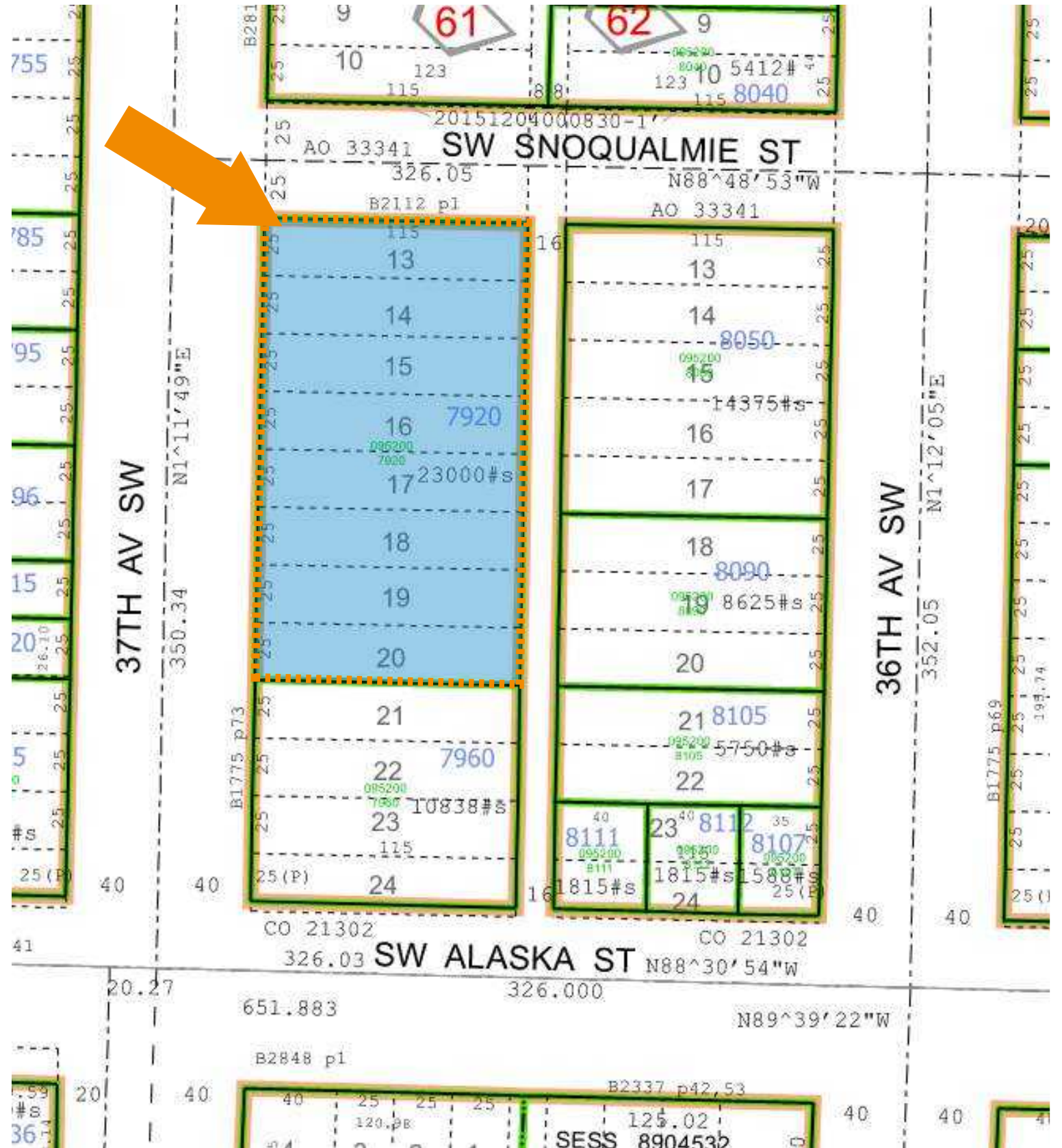
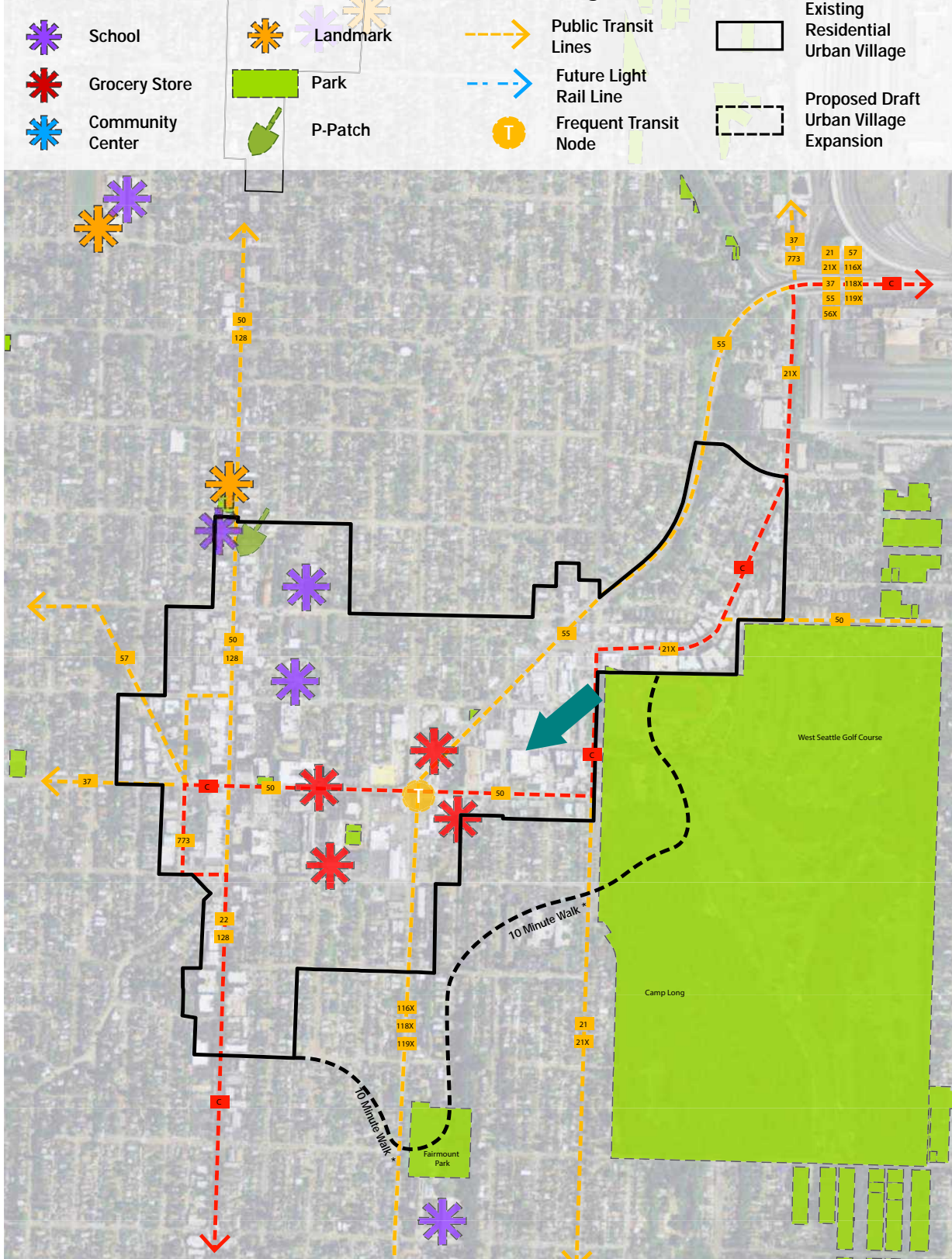
**SITE CONTEXT**



# PROJECT ZONING

Urban Village Map and Excerpt from County Assessor's Map

## West Seattle Junction Residential Urban Village



# PROJECT ZONING

NC3-75 (M) Neighborhood Commercial 3 - 75-foot height limit with Mandatory Housing Affordability

**JURISDICTION:** City of Seattle

PARCEL NUMBER: 095200 7920  
 ADDRESS: 4600 37th Avenue SW  
 TOTAL SITE AREA: 23,000 sf (0.53 acres) per Assessor's report. Verify with survey. May be reduced by Alley Dedication

ZONING: **NC3-75 (M)**  
 ADJACENT ZONING: NC3-75 to south & east, ROW to north & west  
 CRITICAL AREAS: None mapped  
 DESIGN REVIEW: MUP and Design Review Required

PERMITTED USE(S): **Multi-Family Residential, Offices, Medical Services, General Retail Sales & Services, Light Manuf. (25k sf max.), Self Storage (25k sf max.)**

EXISTING USE(S): Offices & Food Processing

OVERLAY AREAS: MHA - Mandatory Housing Affordability  
 West Seattle Junction Urban Village  
 Frequent Transit Service Area

**ZONING RESTRICTIONS**

LOT COVERAGE:  
 F.A.R. **5.50 x 22,600 sf (assumes 2-ft alley dedication) = 124,300 sf max.**

**PROP. BUILDING AREA: 124,299 sf (5.50 FAR)**

IMPERVIOUS SURFACES: As regulated by setbacks and landscape requirements

SETBACKS:  
 STREET: 0-feet // average 8-foot setback on street front above 65-foot height  
 INTERIOR: 0-feet

LANDSCAPE BUFFERS:  
 STREET: None  
 INTERIOR: None  
 PARKING & LOADING: N/A  
 MIN. LANDSCAPING: t.b.d.  
 PROP. LANDSCAPING: t.b.d.

MAX. BUILDING HEIGHT: 75-feet from Average Grade  
**PROP. BUILDING HEIGHT: 75-feet**

**Bicycle Parking:**  
 Residential:  
 (1) long term bicycle space per residential unit up to first 50 spaces then 0.75 spaces per unit x 162 units = 134 long term spaces  
 (1) short term bicycle space per 20 residential units = 8.1 = 10 short term

Commercial:  
 (1) long term bicycle space per 4,000 sf comm. area = 1 long term  
 (1) short term bicycle spacer per 2,000 sf of comm. area = 2 short term spaces

Total Required Bicycle Parking:

Long Term Bicycle Parking	135 spaces
Short Term Bicycle Parking	12 spaces

**PARKING & LOADING REQUIREMENTS:**

**Parking:**  
 This parcel is within an Urban Village and within a Frequent Transit Service Area thus is exempt from vehicle parking requirements.

Proposed Parking: **(41) stalls proposed for residential and/or commercial use.**

**Loading:**  
 No loading requirement for residential uses  
 Commercial uses (in the MF Concept) are below the threshold for requiring off-street loading spaces. Depending on frontage improvement requirements along SW Snoqualmie St may be able to provide turnout and dedicated load/unload parking along street frontage.

For Adaptive Reuse Concept - existing loading dock is retained at southern end of the building to provide (2) off street loading spaces for the self-storage function.

Seattle Parcel Data Sheet

**Site Data**

**Parcel ID:** [0952007920](#)  
 Link to external King County Assessments (KCA) website

**King County Site Address:** 4600 37TH AVE SW

**Property Name:** Sk Food Group/lsg Sky Chef

**Existing Use per KCA:** Industrial(Light)

**Parcel Size:** 22,803 square feet (GIS area)

**Associated City of Seattle Addresses**

Research addresses in the [Seattle Services Portal](#)  
 (hint: copy and paste an address listed below into **Address:** search box on the portal page)

4600 37TH AVE SW

**Zoning**

**NC3-75 (M)**, Neighborhood Commercial 3-75 ([Chapter 23.47A](#))  
**Effective:** April 4, 2019 by **ORD:** 125791  
 (NC3-75 (M),ORD125791,04/19/2019 NC3-65,ORD123790,01/27/2012 C1-65,ORD117919,12/29/1995 C1-65,ORD117434,04/03/1995 C1-65)

**Mandatory Housing Affordability / Incentive Zoning**

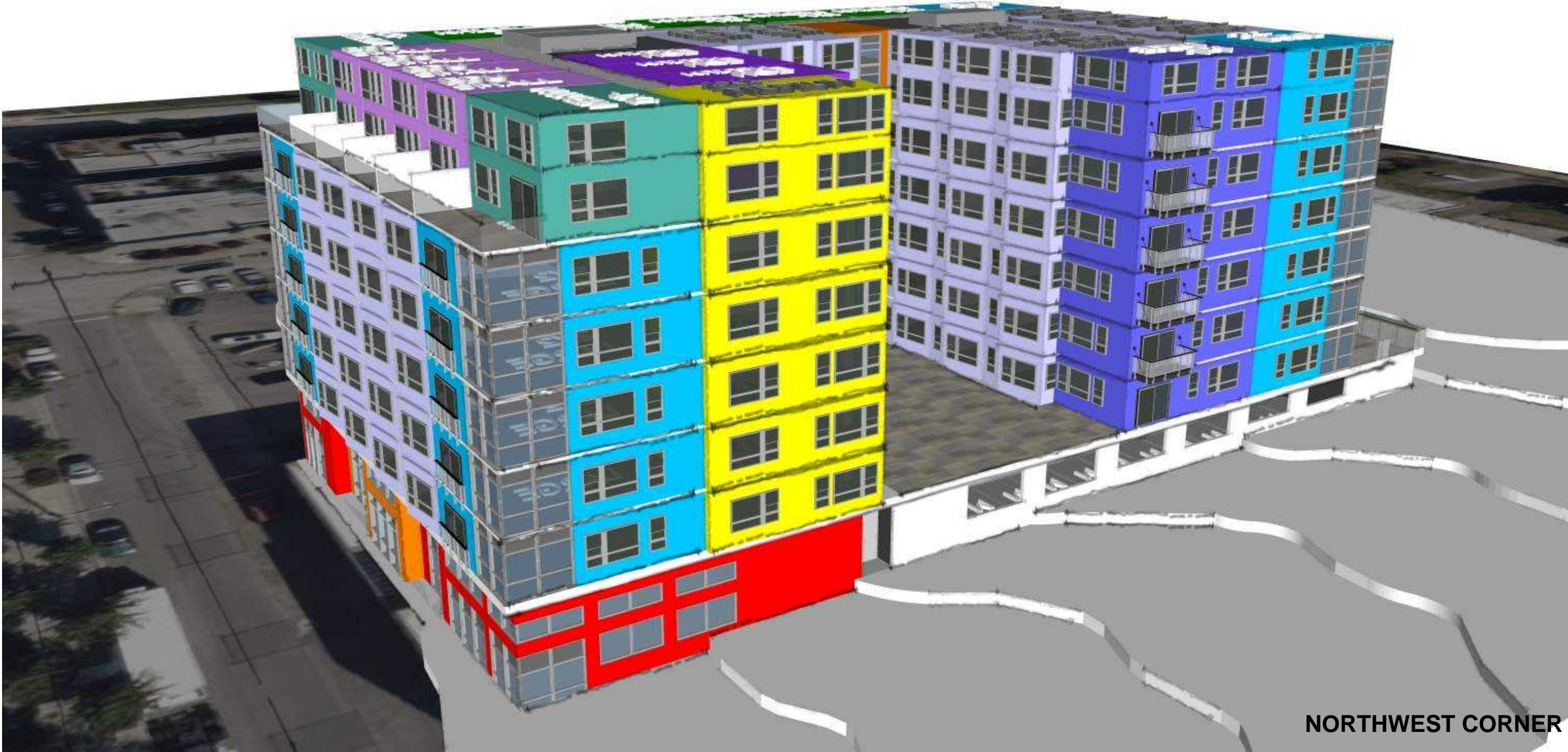
Zone(s)	MHA Applies	MHA Fee Area	Incentive Zoning
NC3-75 (M)	Yes	Medium Areas	No

[SDCI's TIP sheet on Mandatory Housing Affordability \(MHA\).](#)

**Overlay Information**

Shoreline Environment	No
Pedestrian	No
Historic/Special Review District	No
Station Area Overlay (Light Rail)	No
Major Institution Overlay	No
Additional Zoning Overlay(s)	No

**CONCEPT MASSING PERSPECTIVE**



**NORTHWEST CORNER**