

# SODO INDUSTRIAL WAREHOUSE/SHOWROOM

*6,991 SF Available for Sublease*

2450 6TH AVE S, SEATTLE, WA 98134



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**km** Kidder  
Mathews



#### PROPERTY HIGHLIGHTS

Units 21-23 5,383 USF/6,991 RSF of warehouse/ office/flex space available immediately

Unit has exposed wood ceilings and wood floors

Sublease through June 30, 2027

Currently used as a designers offices

Unit located on 3rd floor with access via a third-floor parking garage or freight elevator

Sprinklered

Multiple dock-high loading docks

Current lease comes with 2 designated parking stalls in upper parking area, future term would need to be approved

*\$1.15/SF*

BASE RENT

*\$0.53/SF*

NNN

*\$11,744.88*

TOTAL MONTHLY RENT PLUS NNN

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*Exclusively offered by*

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