

# BEDFORD BUILDING

206-224 S BRANDON ST | SEATTLE, WA 98108

GEORGETOWN / DUWAMISH  
COMMERCIAL WAREHOUSE



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# Investment Offering

**\$4.7M**

LIST PRICE

**\$243**

PRICE PER SF

**19,344 SF**

BUILDING SF



## 206-224 SOUTH BRANDON STREET

The Bedford Building is a multi-tenant commercial office warehouse building for sale and is on the market for the first time in twenty-five years. The first floor is 14,976 square feet and has four (4) divided 3,744 square foot office warehouse configuration plans sharing common restrooms and entryway. Each bay has 22 foot high warehouse ceilings with one 10x10 roll up door, a gas heater in warehouse, and air conditioning in the office areas.

The 4,368 square feet second floor air conditioned office space have four (4) similarly configured layouts with each office approximately 1,092 square feet.

## PROPERTY HIGHLIGHTS

- 14,976 SF first floor Office/Warehouse
- 4,368 SF second floor Office
- 26,000 SF of Land; 0.6 Acres
- 5.00% Proforma Capitalization Rate
- First time on the market in 25 years
- Easy to manage multi-tenant commercial office warehouse space
- Ability for owner occupant to grow its business at same location
- Attractive building design for easy truck loading on common loading dock in alley way
- This building has historically been 100% occupied with easy turnover of space
- All the Leases are on Month-to-Month Leases except for one second floor office tenant
- Total Taxable King County Assessed Value: \$2,677,400

# Property Profile

## PROPERTY DETAILS

County	King
Market	Georgetown / Duwamish
Land Use	Industrial
Style	Warehouse
APN#	526330-0575
Zoning	IG2 U/85

King County Total Assessed Value	\$ 2,677,400
King County Market Value Land	\$ 1,300,000
King County Market Value Building	\$ 1,377,400
King County Real Estate Taxes (2021)	\$ 29,258

## BUILDING INFORMATION

Address	206-224 S Brandon St Seattle, WA 98108
Year Built	1968
# of Buildings	1
# of Floors	2
Lot Size	26,000 SF
Total Building SF	19,344 SF
First Floor SF	14,976 SF
Second Floor SF	4,368 SF
Tenancy	Multi
Construction	Masonry
Roof	Flat
Parking	20

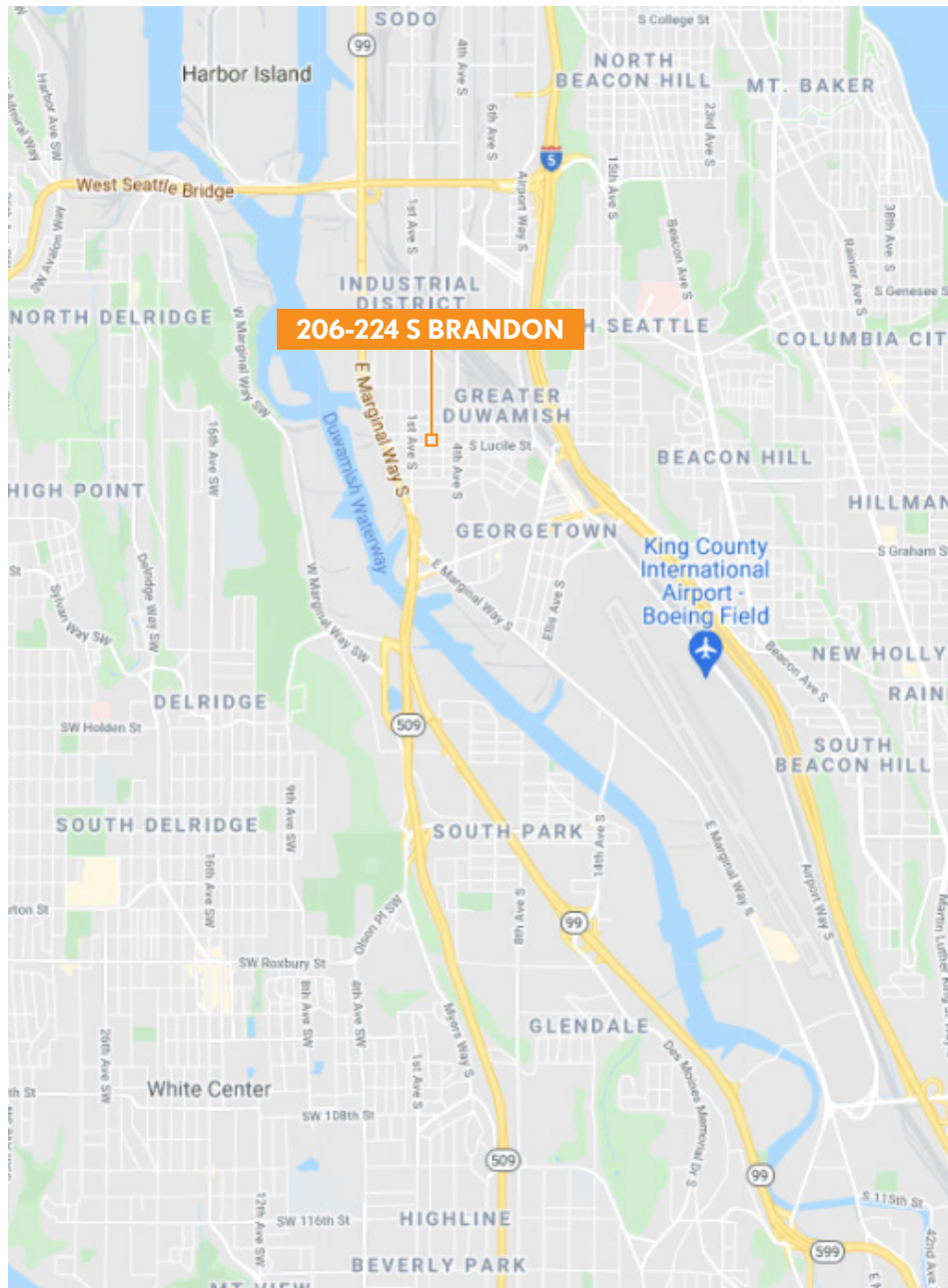
## PRICE SUMMARY

Price	\$4,700,000
Price per Lot SF	\$180.76
Price per NRSF	\$242.96



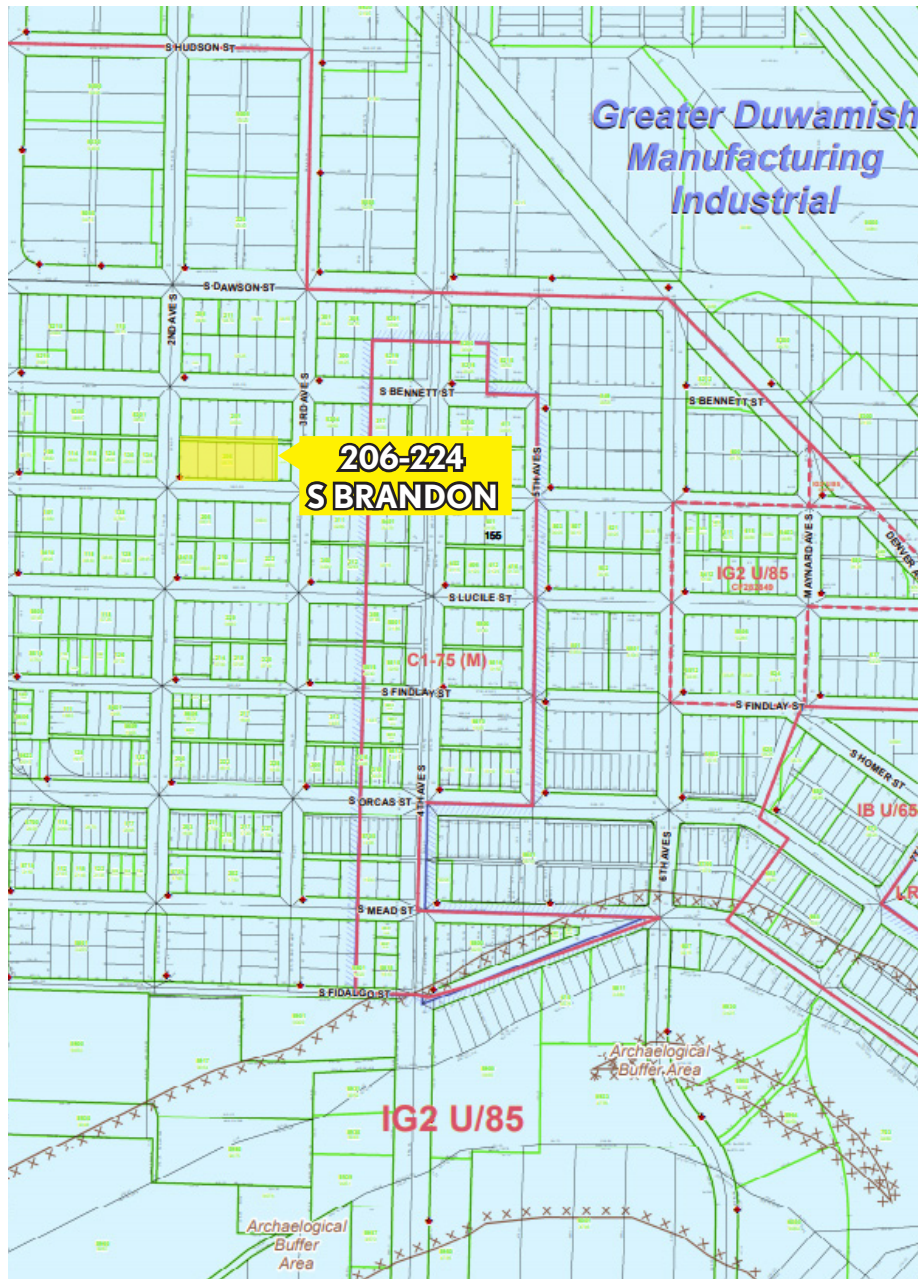


# Location





# Zoning



## IG2 U/85

### GENERAL INDUSTRIAL 2

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity. IG1 zones is to protect marine and rail-related industrial areas from inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

### Typical Permitted Land Uses

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses such as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

### Height

85 feet

### FAR

2.5

### SETBACKS

A setback may be required in order to make street improvements.

Learn more about Zoning [HERE](#)

# Site Demographics & Amenities

## WHAT'S NEARBY

### RETAIL

Costco  
Restaurant Depot  
Seattle Design Center  
Olympic Foundry

### SERVICES

Maple Elementary School  
Georgetown Playfield  
King County Airport - Boeing Field  
Puget Sound Energy  
Seattle Distribution Center  
Jefferson Playfield  
VA Hospital, Seattle

### FOOD & DRINKS

Marco Polo Bar & Grill  
Slim's Last Chance  
Lady Bug Espresso  
Georgetown Brewing  
Donburi Station Seattle  
Elysian Taproom  
The Corson Building  
Lucky Chinese  
Pho Sriracha  
The Essential Bakery Cafe  
LECT's Soup Stop  
Georgetown Liquor Company  
BOPBOX  
Frans' Chocolates  
Two Beers Brewing Co  
Ciudad  
Jellyfish Brewing Company

73

**BIKE SCORE**  
Very Bikeable

10

**MINUTES**  
Downtown Seattle

15

**MINUTES**  
Renton

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	3,725	150,314	418,084
Growth 2021 - 2026 (est.)	3.62%	5.57%	6.55%
Median Age	39.1	38.1	37.8
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
Total Businesses	1,060	7,690	28,213
# of Employees	18,472	82,144	333,377
Worker Commute <30 Minutes	52.34%	48.51%	55.61%

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# SoDo & Georgetown

INDUSTRIAL TURNS TRENDY in two Seattle neighborhoods. South of downtown, the SoDo neighborhood boasts major sports stadiums, fun eats and urban breweries. This urban industrial district anchored by the city's standout sports is also home to a few hidden-away food spots. SODO Urbanworks is a one-stop shop for anyone who loves Washington wine; with on-site tasting rooms for both wine and whiskey flights. Best seen from the Link Light Rail and Metro Bus Routes, the SODO Track is a two-mile transit corridor of bold murals and unique art.

SODO has been a mishmash ever since someone got the idea of filling in the tidal lands: rail yards and sawmills, meat packers and metal shops, a seaport, warehouses, a huge Hooverville during the Depression, the first Costco store, a giant Sears store and distribution center that later became the Starbucks' headquarters, and

sports stadiums. The one unwavering characteristic of the district has been the presence of eclectic, unlikely, and marvelous conglomerations of the entrepreneurial spirit and their contradictions.

Seattle's South Park, Georgetown and Beacon Hill neighborhoods, squeezed in to the Duwamish valley, is surrounded on all sides by industrial traffic: bound by the Duwamish River and Interstate 5 on either side, and railroads to the north and Boeing Field to the south. Georgetown is one of Seattle's oldest neighborhoods and is lined with independent shops and restaurants in historic buildings. Coffee shops and galleries coexist with scrap metal businesses and railroad tracks, giving it an industrial-hip vibe. It has a nice balance of industrial, retail, artist space and hipness that has given rise to a flourishing unique community.



**10 MIN**  
**DOWNTOWN**  
**SEATTLE**



**35 MIN**  
**DOWNTOWN**  
**TACOMA**

## 2 MAJOR ROADS

Interstate-5 & E Marginal Way S

## TRANSIT ROUTES

4th Ave S & S Brandon St

4th Ave S & S Lucile St

## SEATAC INTL AIRPORT

9.5 Miles // 20 Minutes

# About Westlake



## EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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