



SOUTH SEATTLE OWNER/USER OPPORTUNITY

FRASER MARINE BUILDING

3601 W MARGINAL WAY SW | SEATTLE, WA 98106



THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

The Andover Company, Inc. is pleased to offer the opportunity for a close-in owner/user building.

THE OFFERING

The Andover Company, Inc., presents the opportunity to acquire the Fraser Marine Building in Seattle, Washington (the “property”). This building is a 27,196 square foot industrial manufacturing building located in the close-in South Seattle sub-market. The Property benefits from excellent exposure on West Marginal Way. Centrally located in the South Seattle sub-market, and less than a 1/4 mile from the Port of Seattle, the Fraser Marine Building provides access to a diverse tenant base and close proximity to Highway 99 and Interstate 5. Both minutes away.

The Puget Sound region boasts a highly diversified economy anchored by high growth industries, including software, technology, aerospace manufacturing, and engineering, and life sciences. These industries contribute to the region’s high employment rate and strong space absorption.

PROPERTY INFORMATION

Address	3601 W Marginal Way SW Seattle, WA 98106
Building Area	27,196 SF
Floors	2
Occupancy	Available now
Site Area	0.41 AC (20,010 SF)
Zoning	IG2
Parcel Number	766670-3920
Loading	Dock High and Grade Level
Clear Height	Approx. 20’ - 1 st Floor 16’ - 2 nd Floor
Sprinklered	Yes
Built	1969, Major Renovation 2005
Power	3p Heavy



Port of Seattle

Harbor Island

Port of Seattle

Port of Seattle

Sea-Pac Transport Services

Fraser Marine Building

Harbor Marina Corporate Center

Ferguson

Ash Grove Cement

New Development

Grand Central Bakery Wholesale

Port 106 Building

West Seattle Bridge

West Seattle Bridge

West Seattle Bridge

Spokane St

Delridge Way SW

Delridge Way SW

Puget Park

W Marginal Way SW

Duwamish River

E Marginal Way SW

1st Ave S

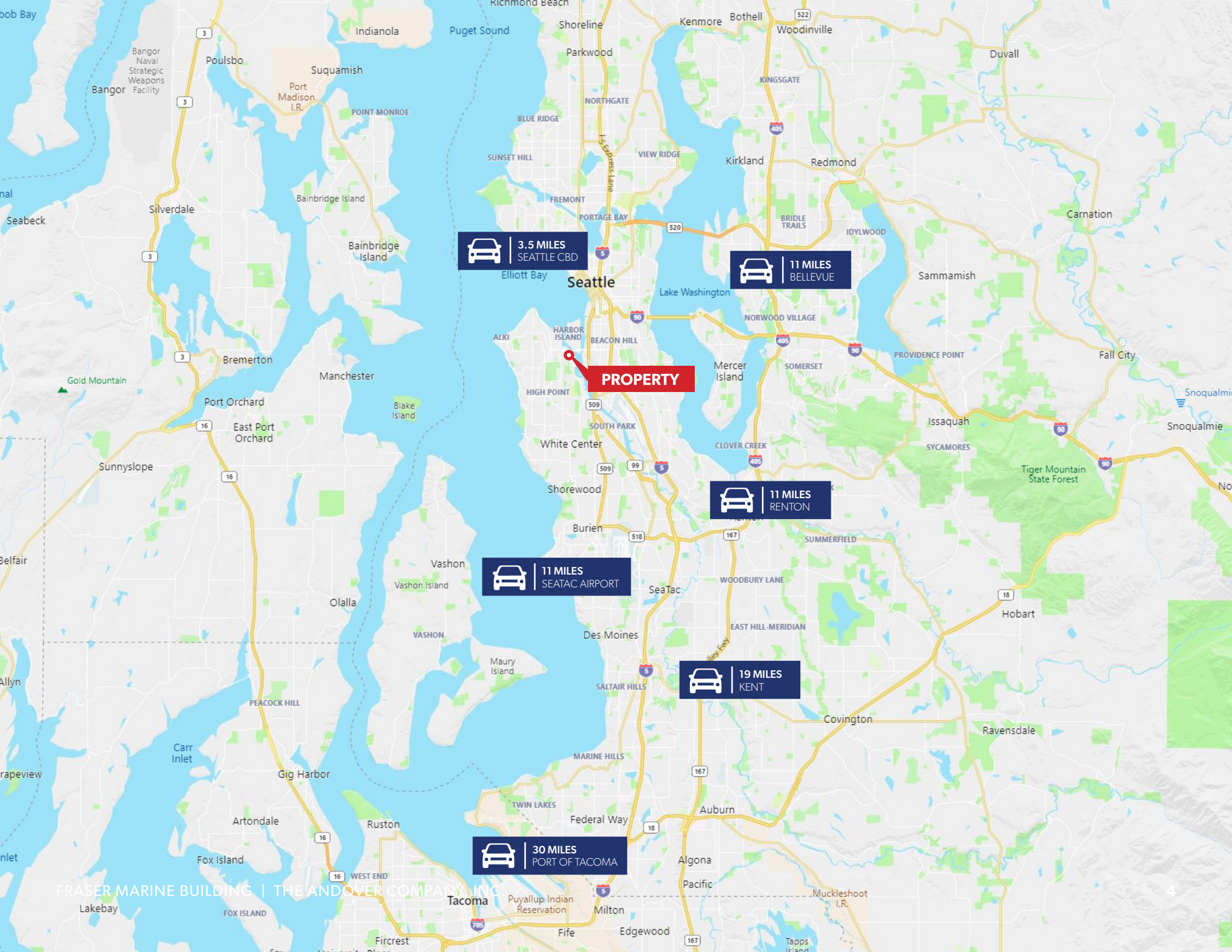
1st Ave S

1st Ave S

99

99

3



3.5 MILES
SEATTLE CBD



11 MILES
BELLEVUE

PROPERTY



11 MILES
RENTON



11 MILES
SEATAC AIRPORT



19 MILES
KENT



30 MILES
PORT OF TACOMA

REGIONAL INDUSTRIAL MARKET

Puget Sound Region Highlights

The Puget Sound region is one of the most dynamic gateway markets in the country, benefiting from an unprecedented level of economic expansion and exceptional long-term market fundamentals that have solidified the region's reputation and status as one of the premier investment markets in the United States. The past decade has seen remarkable growth driven by a diversified economic base highlighted by the aerospace, software development, technology, and global trade.

The Region's strong economic growth has brought an influx of young, educated and talented individuals and families to the Seattle area.

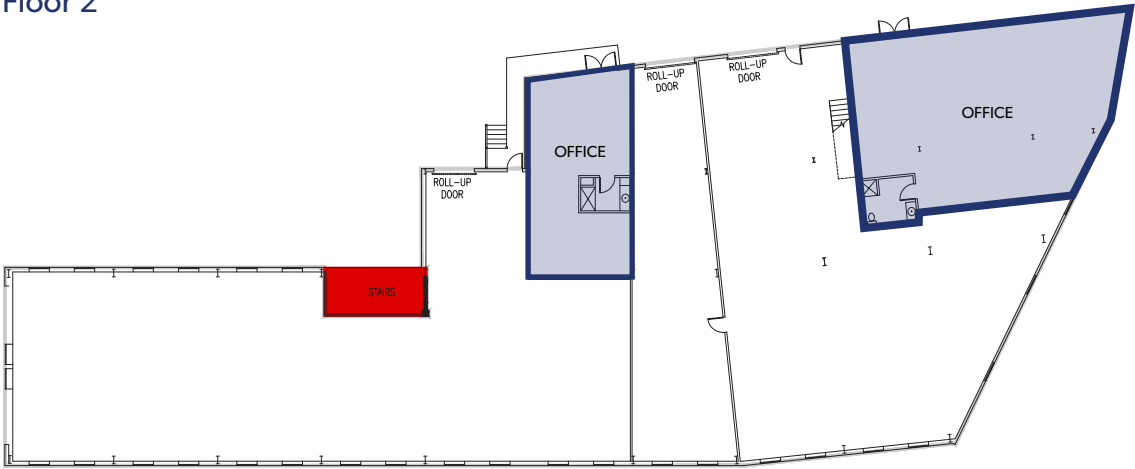
The South Seattle sub-market is just minutes away from downtown Seattle and easily accessible from Bellevue, Tacoma and Sea-Tac International Airport. Notable companies with a presence in the South Seattle market include; Amazon, Starbucks, Sur La Table, Boeing, Alaska Airlines, and numerous others. These companies have contributed to job creation and absorption of industrial and office space that has led to the Puget Sound region's excellent economy over the last several years. The South Seattle sub-market includes over 32 million square feet of industrial space and averages a 2.3% vacancy rate, well below the rate of the Puget Sound region as a whole.



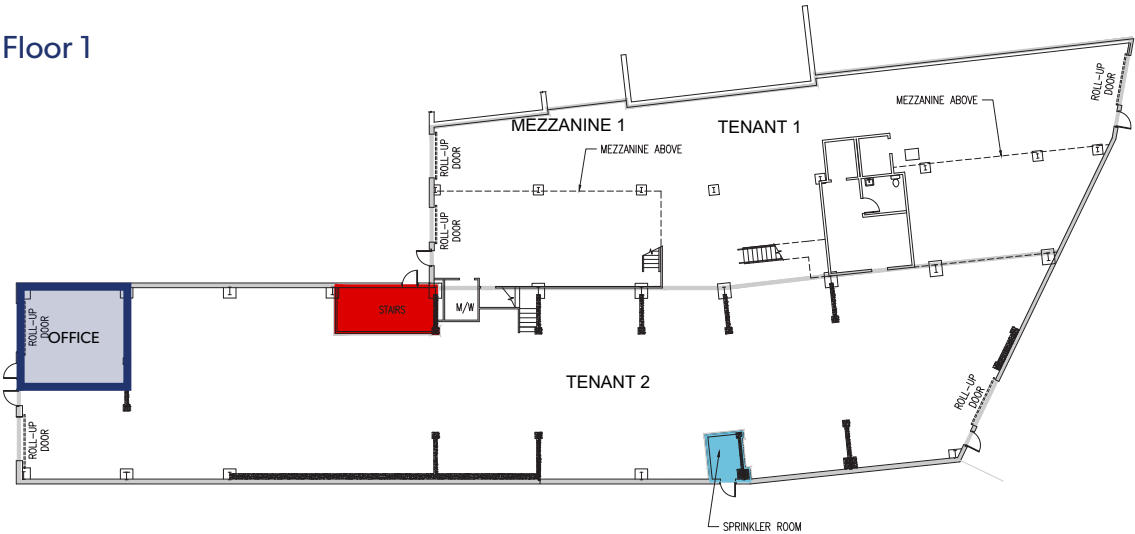


SITE PLAN

Floor 2



Floor 1



SPACE DETAILS

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