

SODO Park

3200 1st Avenue South | Seattle, WA

FOR LEASE



THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL

JACK CRANE
(206) 446-6699
jacklc@andoverco.com

JEFF CRANE
(206) 336-5336
jcrane@andoverco.com

BUILDING HIGHLIGHTS

- Originally constructed in 1916 for the STETSON Ross Machine Co., SODO Park has been well maintained and repositioned with capital improvements. The property's historic aesthetics, location and upgraded infrastructure plays a large part in the property's on-going success.
- SODO Park is located south of Downtown Seattle in the SODO District. In the past, the SODO District has served as Seattle's primary industrial location due to its close proximity to the Port and Downtown Seattle. In recent years, SODO has converted into more of a mix of retail and office spaces while still preserving that industrial image.
- Creative and unique space with high ceilings and lots of natural light.
- Within minutes to nearby businesses, banking, restaurants, and retail services.
- Historic building close to the stadiums with artistic tenants.
- Zoned IG2 - permits uses such as: eating and drinking establishments, indoor sports and recreation, meeting halls, performing arts theaters, food processing and craft work, laboratories/research and development, offices, sales and services, vocational and fine arts schools, manufacturing, warehousing, and general storage.



The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

SUITE HIGHLIGHTS

Suite A300

- Total size of 1,700 SF
- Available Now
- Convenient SODO office location between downtown, West Seattle and Tukwila with quick access to I-5 & I-90
- 2nd Floor office with great views of the Seattle skyline
- Abundant natural light and exposed wooden accent beams
- Call brokers for rates



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SUITE HIGHLIGHTS

Suite B700

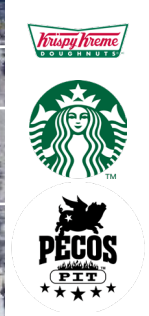
- Total size of 2,954 SF
- Available February 1st, 2026
- 1st Floor retail/event space with high-traffic exposure on 1st Ave S
- High ceilings with abundant natural light and exposed wooden accent beams
- Large door to back of space that can be used for drop-off/small loading
- Private restroom and two storage areas

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Downtown Seattle

T-Mobile Park



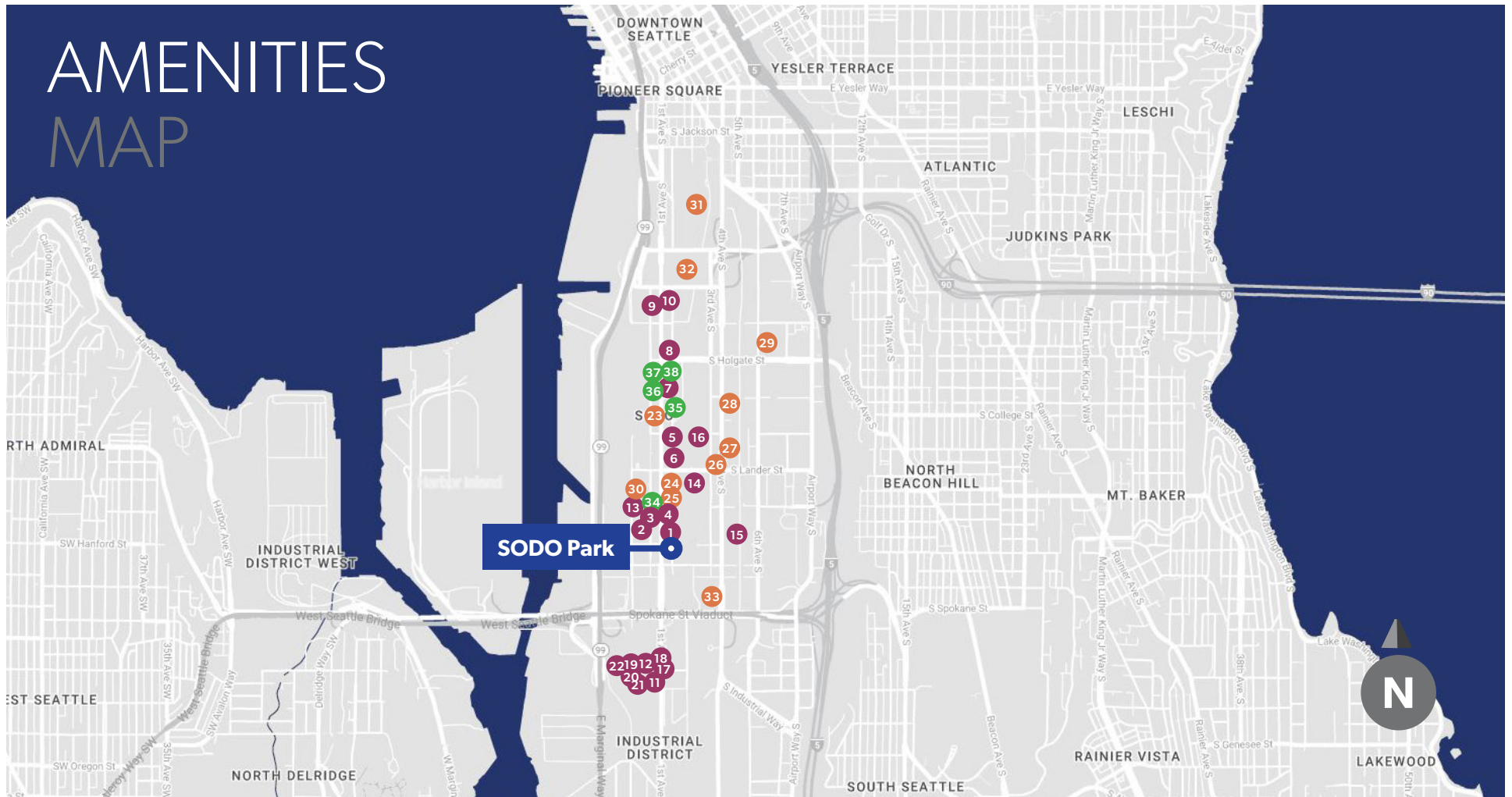
Property

More breweries this way!



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AMENITIES MAP



● DINING/BREWERIES

- | | | |
|--------------------------|----------------------------|-----------------------|
| 1. Blue Water Taco Grill | 9. Vinason Pho Kitchen | 17. Waters Winery |
| 2. Seapine Brewery | 10. Tony T's Sports Lounge | 18. Rotie Cellars |
| 3. Westland Distillery | 11. SODO Urbanworks | 19. Nine Hats Wines |
| 4. Ghostfish Brewery | 12. Nine Pies Pizzeria | 20. Schooner Brewing |
| 5. Pecos BBQ Pit | 13. Monkey Loft | 21. Kerloo Cellars |
| 6. SODO Poke & More | 14. Sano Parfait | 22. Structure Cellars |
| 7. Jimmy John's | 15. Fall Line Winery | |
| 8. Paseo | 16. Taqueria Taco Gol | |

● RETAIL/SERVICES

- | | |
|----------------------------|-------------------------------------|
| 23. Outdoor Research Store | 31. Lumen Field |
| 24. Sky High Gardens | 32. T-Mobile Park |
| 25. Silver Platters SODO | 33. Earthwise Architectural Salvage |
| 26. Shell Gas Station | |
| 27. USPS | |
| 28. ARCO Gas Station | |
| 29. Goodwill | |
| 30. Home Depot | |

● COFFEE/CAFES

- | |
|---------------------------|
| 34. Cafe Con Leche |
| 35. Starbucks |
| 36. Macrina Bakery & Cafe |
| 37. Blazing Bagels |
| 38. Krispy Kreme |

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SODO PARK

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