### Office Space For Lease SUITE 201 | 9,250 SF | AVAILABLE AUGUST 1<sup>st</sup>, 2025 801 S FIDALGO ST, SEATTLE, WA 98108



# **Building Highlights**

Located in Seattle's Georgetown neighborhood known for its artistic and industrial vibe.

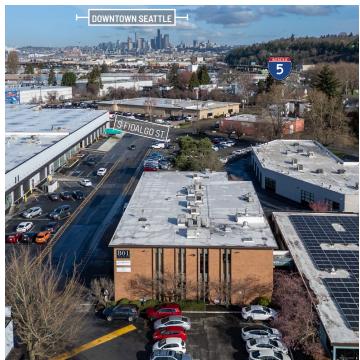
Easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.6 mile away.

Free Surface Parking: 4.0/1,000 SF

Many trendy nearby restaurants and cafes for employees

Less than 10 minutes drive to downtown Seattle

15 minutes to Seattle-Tacoma International Airport

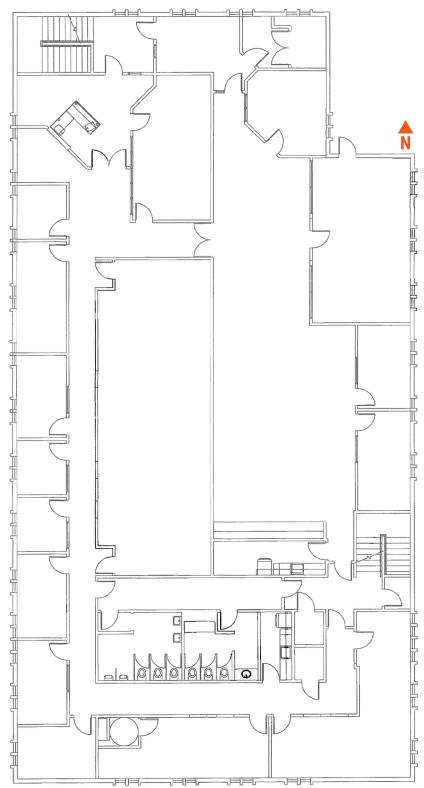


FOR MORE INFORMATION CONTACT

CHASE SILVER 425.326.0766 csilver@orioncp.com MATTHEW HINRICHS 206.445.7663 mhinrichs@orioncp.com 1218 Third Ave // Suite 2200 Seattle, WA 98101 www.orioncp.com



# Office Space For Lease SUITE 201 | 9,250 SF | AVAILABLE AUGUST 1<sup>ST</sup>, 2025 801 S FIDALGO ST, SEATTLE, WA 98108



#### Space Highlights



AVAILABLE SPACE: 9,250 SF

AVAILABLE: AS OF AUGUST 1ST

A MIX OF OFFICE & OPEN CONCEPT

**HIGH CEILINGS** 

24/7 ACCESS

#### CALL BROKER FOR RATES

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

FOR MORE INFORMATION CONTACT

CHASE SILVER 425.326.0766 csilver@orioncp.com MATTHEW HINRICHS 206.445.7663 mhinrichs@orioncp.com 1218 Third Ave // Suite 2200 Seattle, WA 98101 www.orioncp.com



# **Office Space For Lease** SUITE 201 | 9,250 SF | AVAILABLE AUGUST 1<sup>ST</sup>, 2025 801 S FIDALGO ST, SEATTLE, WA 98108



| AMENITIES MAP                    | 1) Mezzanotte                | 22 The Corson Building         |
|----------------------------------|------------------------------|--------------------------------|
| 1 Katsu Burger                   | 12 Smarty Pants              | 23 Donburi Station Seattle     |
| 2 Chilolos                       | 13 Ciudad                    | 24 Elysian Taproom             |
| 3 Starbucks                      | 14 Maruta Shoten             | 25 LECT's Soup Stop            |
| 4 Woks Teriyaki                  | 15 Jellyfish Brewing Company | 26 Georgetown Brewing          |
| 5 Kauai Family Restaurant        | 📧 Daimonji Sushi & Grill     | 27 Espresso By Design          |
| 6 Deep Sea Sugar & Salt          | 77 Jules Maes Saloon         | 28 The Dog House Bar and Grill |
| 777 Strength & Conditioning      | 18 Star Brass Works Lounge   | 29 Marco Polo Bar & Grill      |
| 8 House of Smith Jet City Winery | 19 Machine House Brewery     | 30 Pho Sriracha                |
| 9 Hangar Cafe                    | 20 Brother Joe               | 31 Slim's Last Change          |
|                                  |                              |                                |

21 The Flora Bakehouse

In Great Notion Brewing

FOR MORE INFORMATION

CONTACT

**MATTHEW HINRICHS** 206.445.7663 csilver@orioncp.com mhinrichs@orioncp.com

**CHASE SILVER** 

425.326.0766

1218 Third Ave // Suite 2200 Seattle, WA 98101 www.orioncp.com



32 Westerly