

3631 INTERLAKE BUILDING

3631 Interlake Avenue N, Seattle, WA

PRICE REDUCTION

SITE

± 9,042 SF FLEX/INDUSTRIAL BUILDING

FOR SALE/FOR LEASE: ~~\$3,250,000~~

NEW PRICE \$2,750,000

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY OVERVIEW

PROPERTY INFORMATION

3631 Interlake Avenue North is a masonry building with a mix of warehouse, office and one residential unit (can be converted to office). The building has two grade level rollup doors and one dock height door off the alley. The property is currently leased by a mix of warehouse/storage tenants and office space for a local construction project - all tenants with short term leases, making this a great property for an owner/user.



ADDRESS:	3631 Interlake Ave N, Seattle, WA
PARCEL NUMBER:	803270-0205
LAND AREA:	0.19 AC / 8,343 SF
ZONING:	Neighborhood Commercial 2 (NC2-40 (M))
BUILDING SIZE:	9,042* rsf (rentable square feet)
SQUARE FOOTAGE BREAKDOWN:	
FLOOR ONE: (6,999 TOTAL)	Warehouse: 4,722 SF Office: 2,277 SF
FLOOR TWO: (2,043 TOTAL)	Residential Unit: 1,474 SF Potential Office: 569 SF
YEAR BUILT:	1969
CEILING HEIGHTS:	14.5' clear height
LOADING DOORS:	2 grade-level doors 1 dock-height door off alley

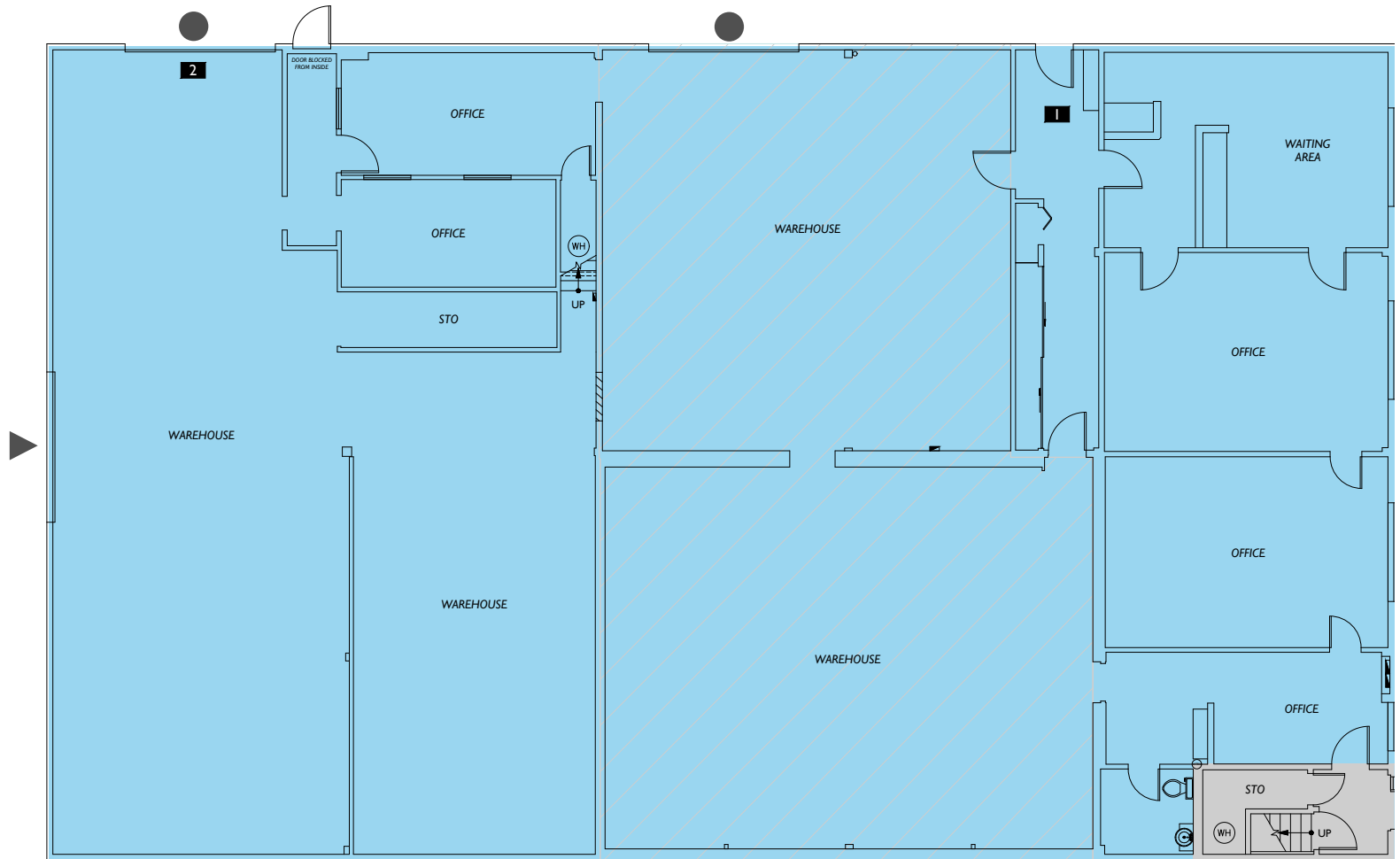
*Square footage as per 2D Floor Plans in accordance with ANSI/BOMA

FLOOR PLANS

FLOOR ONE

Warehouse: 4,722 SF
Office: 2,277 SF

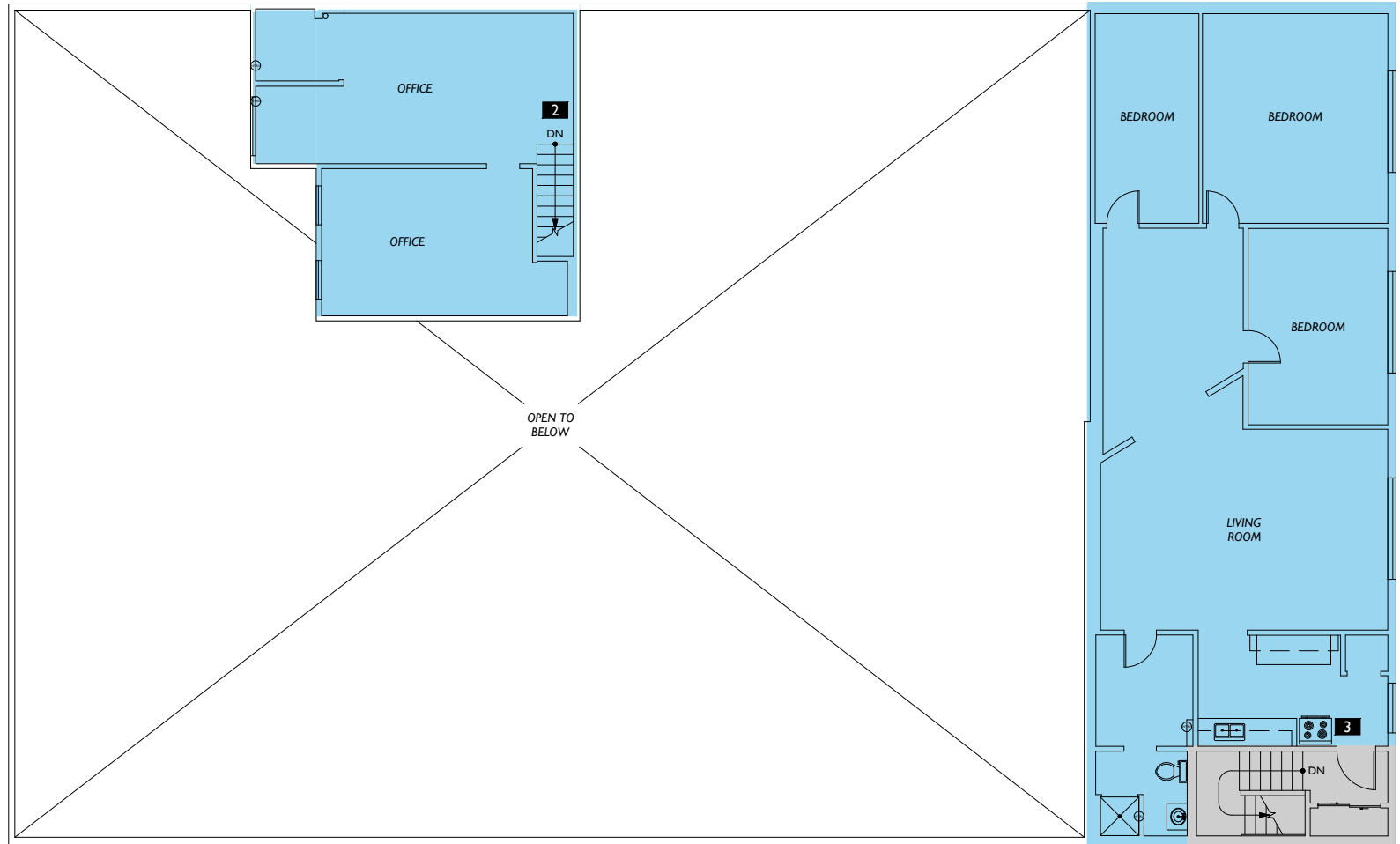
- ▶ Dock Height
- Grade Level



FLOOR PLANS

FLOOR TWO

Residential Unit: 1,474 SF
(Can convert to office)
Potential Office: 569 SF



PROPERTY PHOTOS



ZONING INFORMATION

NC2 - 40 NEIGHBORHOOD COMMERCIAL

Moderately-sized pedestrian-oriented shopping areas that provides a range of retail sales and services to the surrounding neighborhood. Compatible uses include housing and offices. Characterized by an attractive pedestrian environment, medium businesses and lot sizes, and moderate transit service.

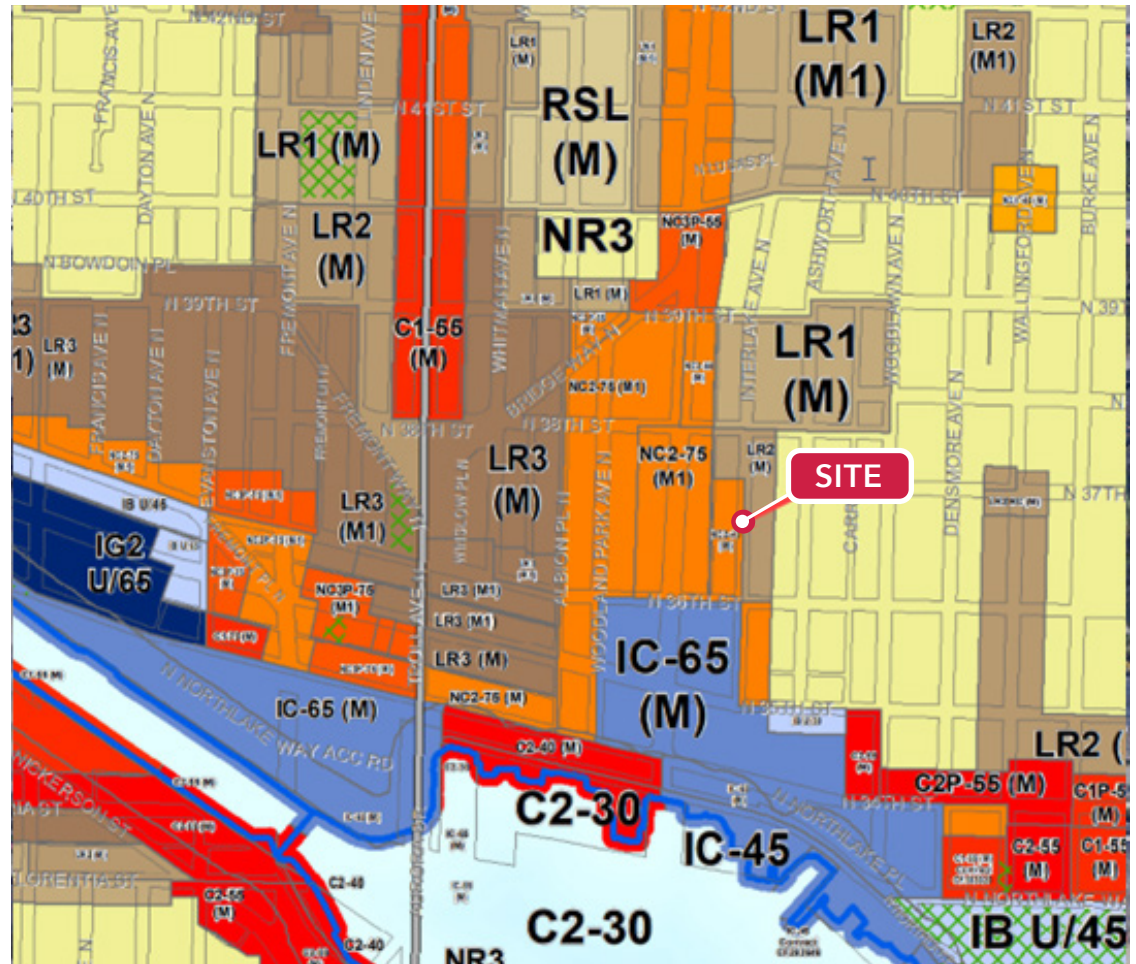
For more information regarding zoning:

[Function and Location Criteria](#)

[Permitted Uses](#)

PERMITTED USES

- » Retail sales
- » Restaurant
- » Sports & Rec indoors
- » Food processing and craft work
- » Laboratories, R&D
- » Medical Services
- » Offices
- » Retail sales and services, automotive
- » Marine service station
- » Sales and rental of boats
- » Vessel repair, minor
- » Religious facilities
- » Schools
- » Childcare centers
- » Live-work units
- » Manufacturing, light
- » Caretaker's quarters
- » Parking



PROPERTY AERIAL

3631 Interlake Avenue North is situated in the Fremont area just one block North of [Evolution Projects - Campus Seattle](#), which will deliver 230,000 + square feet of fun recreation, bustling retail and new office space. Sitting just north of Lake Union, the property offers close proximity to downtown Seattle and the South Lake Union biotech hub, in one of Seattle's fastest growing office and retail submarkets.



FREMONT CENTER OF THE UNIVERSE

Fremont is one of Seattle's most eclectic and vibrant neighborhoods and a tech hotbed with a great mix of local artists, small businesses and major companies like Evo HQ, Brooks Sports HQ, Adobe, Tableau and Google. 3631 Interlake is located only one block away from the Stone Way Corridor where there are numerous restaurants, boutique shops and public art. The property is also only one block North of [Evolution Projects - Campus Seattle](#), which will deliver 230,000 + square feet of fun recreation, bustling retail and new office space.



- » Central courtyard accessible by multiple entry points around the block and through every building
- » Open space for events and gatherings
- » Sky bridge connecting buildings
- » Consolidated underground parking

19%



Population Growth
(2010 - 2023)

71%



Professional
Degrees

60%



Renter Occupied
Housing

\$157K



Average Household
Income

\$893K



Median
Home Value

93



Walk Score
Very Walkable

88



Bike Score
Very Bikable

61

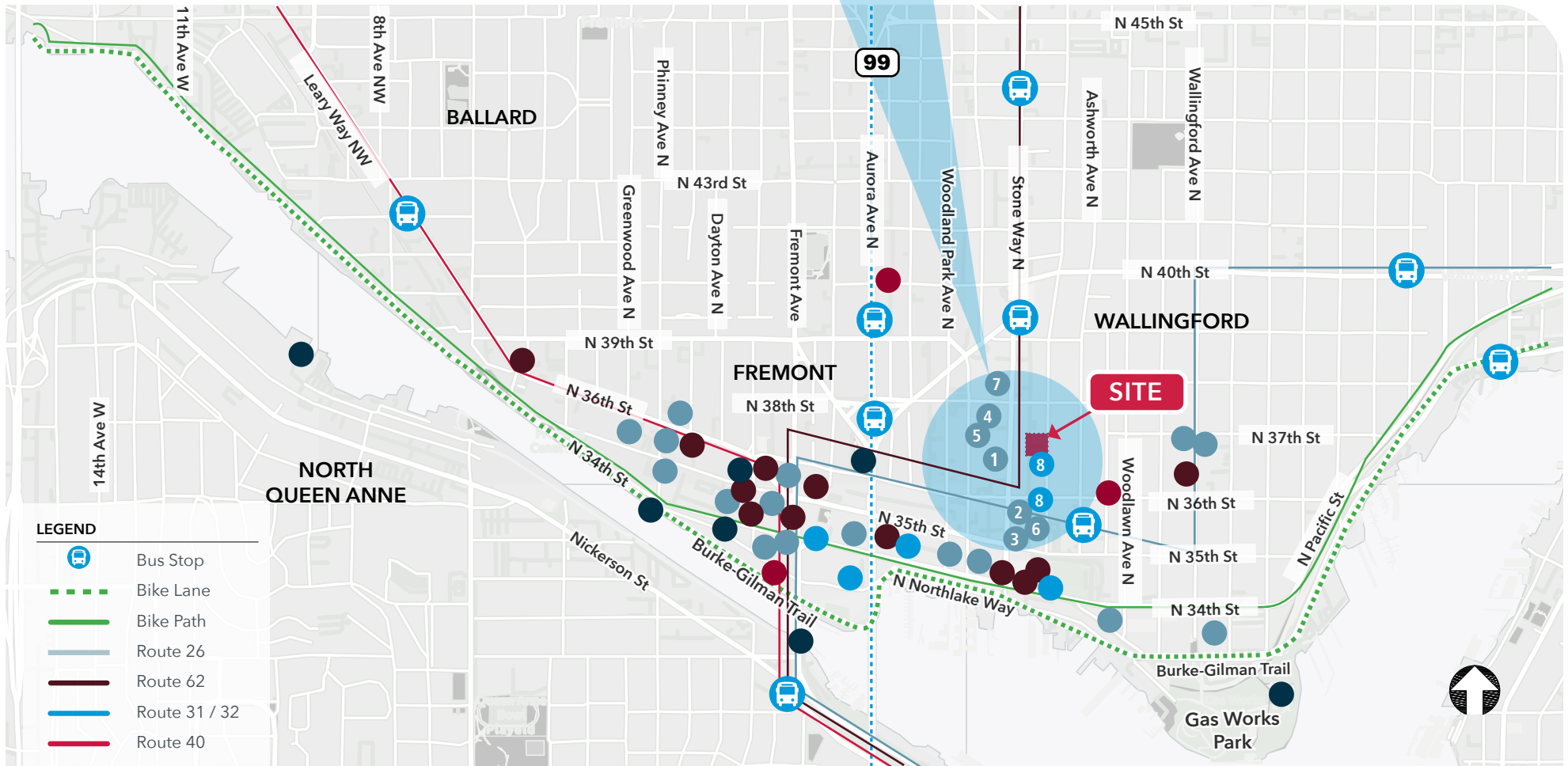


Transit Score
Good Transit

AMENITIES MAP

- 1 Manolin
- 2 Joule
- 3 Brook's HQ
- 4 Tavalàta
- 5 Sea Wolf Bakers
- 6 Evo
- 7 Aroom Coffee
- 8 Seattle Boulderling Project

- Restaurants, Eateries, Breweries, Coffee Shops
- Retail, Boutiques, Book Stores
- Popular Destinations
- Fitness / Wellness
- Hotels / Lodging





AMANDA HAHNEMANN, CCIM
Senior Vice President
M 206-852-1640
ahahnemann@lee-associates.com

ZANE SHIRAS, SIOR, CCIM
Principal
M 206-724-7120
zshiras@lee-associates.com

170 120th Ave NE | Suite 203 | Bellevue, WA 98005
O 425 454 4242 | lee-nw.com

DISCLAIMER

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Broker Marketing\3631 Interlake (Evo)\~Creative\OM

170 120th Ave NE | Suite 203 | Bellevue, WA 98005 | 425 454 4242 | lee-nw.com