

FLEX PROPERTY FOR LEASE

# OSTERMAN BUILDING

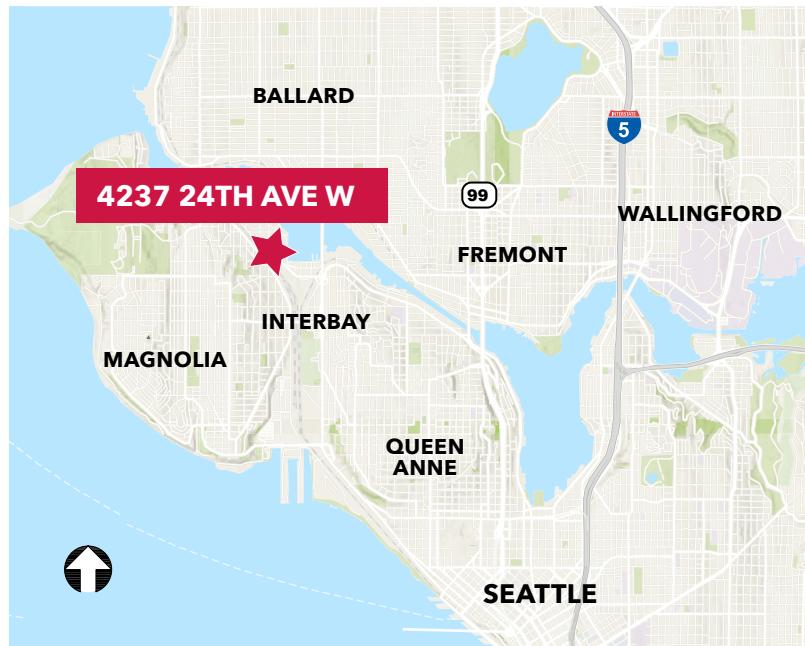
4237 24TH AVE W, SEATTLE, WA 98199

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LISTING INFORMATION

<b>ADDRESS:</b>	4237 24th Ave W, Seattle, WA 98199
<b>AVAILABLE SF:</b>	13,365 SF
<b>OFFICE SF:</b>	~5,000 SF (incl. 1,663 SF Mezz)
<b>SHOP SF:</b>	~3,000 SF
<b>ZONING:</b>	MML U/65
<b>CLEAR HEIGHT:</b>	Warehouse 24'
<b>HVAC:</b>	Yes
<b>POWER:</b>	3-Phase 208v
<b>LOADING:</b>	2 grade doors   1 dock door
<b>PARKING:</b>	11 dedicated tandem stalls Additional parking in the rear of building
<b>LEASE RATE:</b>	\$1.65 PSF + NNN



## COMMENTS

Located just minutes from Fisherman's Terminal with quick access to 15th Ave W, Ballard, Fremont, Queen Anne, and Downtown Seattle, the Osterman Building is well-suited for a variety of industrial, high-tech flex, and creative office users seeking to be in the thriving Interbay submarket. The 13,365 SF building features 24' clear height in the warehouse, efficient loading, and an abundance of parking for employee or truck parking. Zoned MML U/65, the Osterman Building is an ideal choice for a range of occupants.

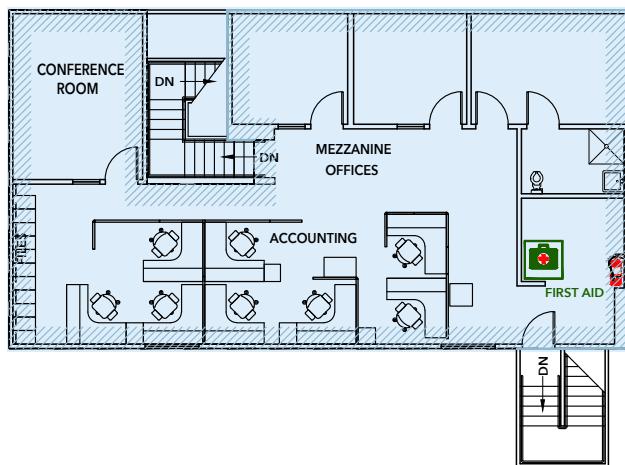
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## FLOOR PLAN



## MEZZANINE



## BUILDING INFORMATION

<b>OFFICE/SHOP</b>	5,471 SF
<b>WAREHOUSE</b>	6,231 SF
<b>TOTAL FLOOR ONE</b>	<b>11,701 SF</b>
<b>MEZZANINE (OFFICE)</b>	1,663 SF
<b>TOTAL</b>	<b>13,365 SF</b>

## CONTACT

### JOHN BRUSSA

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### SCOTTY ROWE

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## NEIGHBORHOOD AERIALS



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