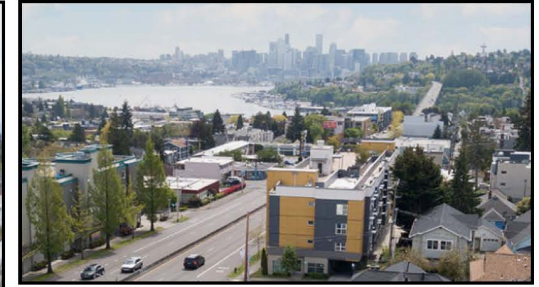


# AVAILABLE - for lease or sale

4301 Aurora Ave N - Seattle, WA 98103



## PROPERTY HIGHLIGHTS:

**Bldg:** 7,970 sf    **Power:** 400 amp 440V / 3 Phase  
**Land:** 16,653 sf    **Ceiling:** 16 feet  
**Zoning:** C1 - 55 /    **Year Built:** 1961 / Renovated 1990  
LR3    **Loading:** 1 - Dock High

## LEASE RATE:

**Rent:** \$1.75 per sf / NNN  
**NNN:** \$3.10 per sf / year

## SALE PRICE :

**Seller Seeking Offers**

contact:

**Brian Fairchild**  
**206 850-1100**

brian@commercialspace.com

Commercial Space Advisors, LLC  
3525 Stone Way North, Suite C11  
Seattle, WA 98103  
www.commercialspace.com

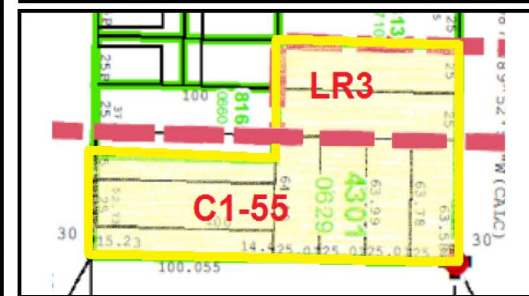
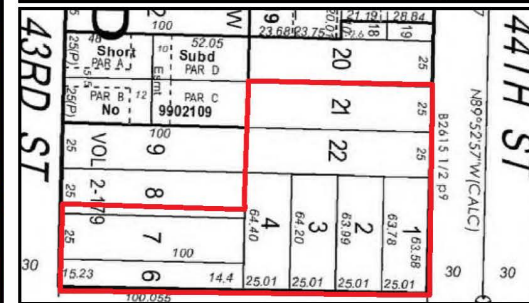
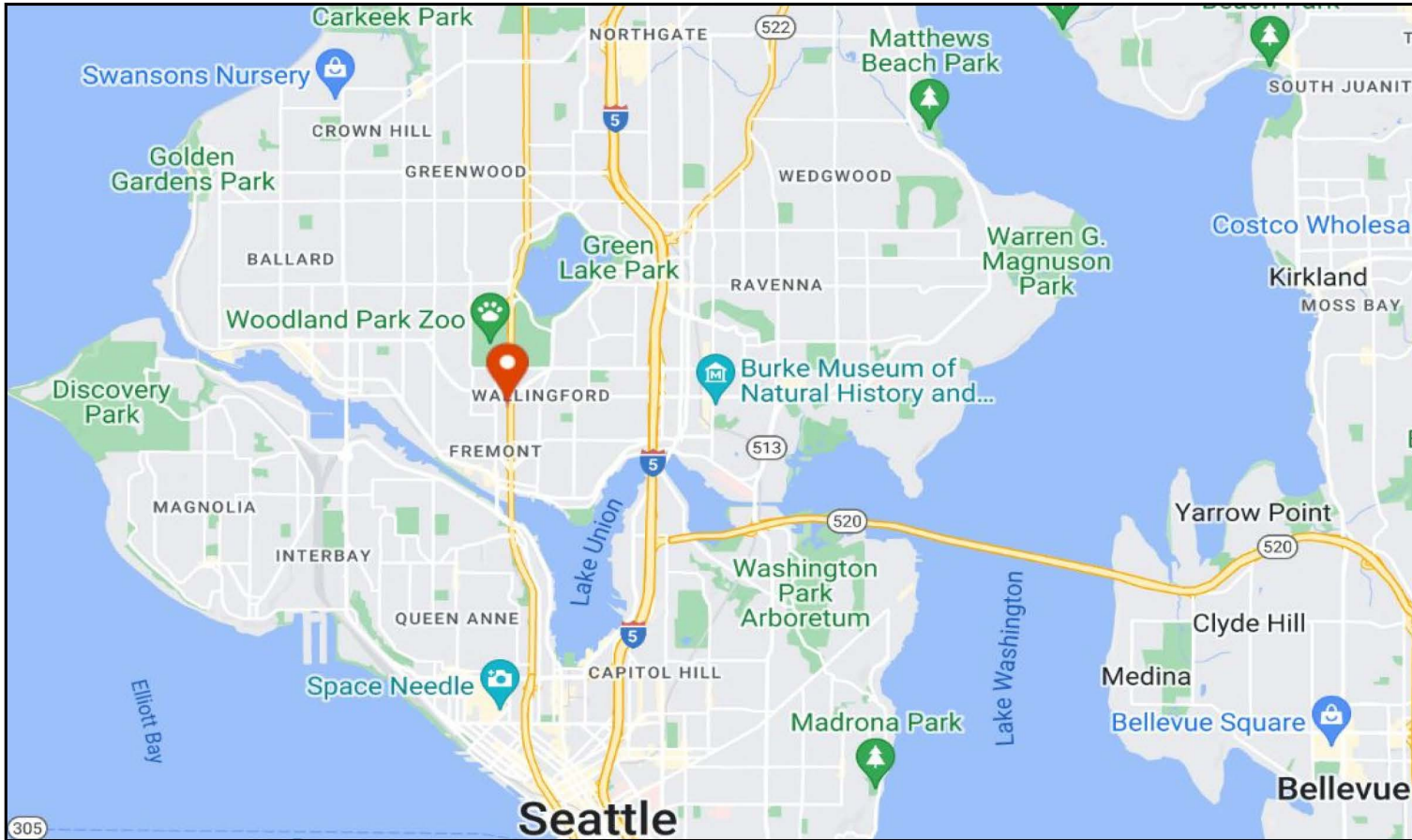
# 206 789-1100

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4301 Aurora Ave N - Seattle, WA 98103



- ◆ Excellent Street-to-Street Accessibility & Public Transit Options
- ◆ Strong nearby employment base in the Fremont, South Lake Union, Seattle CBD and Queen Anne areas
- ◆ Densely populated neighborhood with desirable demographics
- ◆ Centrally located with many nearby shops and restaurants one block away on Fremont Ave North
- ◆ High visibility off the heavily trafficked Aurora Ave N arterial
- ◆ Panoramic view opportunity of downtown Seattle, Mount Rainier and South Lake Union

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