

OFFICE SPACE FOR LEASE

**2520 WESTLAKE AVE N SEATTLE, WA 98109**

2520 WESTLAKE AVENUE NORTH, SEATTLE, WA 98109



**KELLER WILLIAMS NORTH SEATTLE**

10700 Meridian Avenue North Suite 504  
Seattle, WA 98133



Each Office Independently Owned and Operated

*PRESENTED BY:*

**KEVIN FITZGERALD**

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## 2520 WESTLAKE AVENUE NORTH



### OFFERING SUMMARY

LEASE RATE:	\$28.00/SF Mod Gross
LEASE TERM:	1-5, TBD
BUILDING SF:	15,005
RENTABLE SF:	12,980
AVAILABLE SF:	4,275
YEAR BUILT:	1935
RENOVATED:	1975
BUILDING CLASS:	C
FLOORS:	3
ZONING:	C2-40

### PROPERTY OVERVIEW

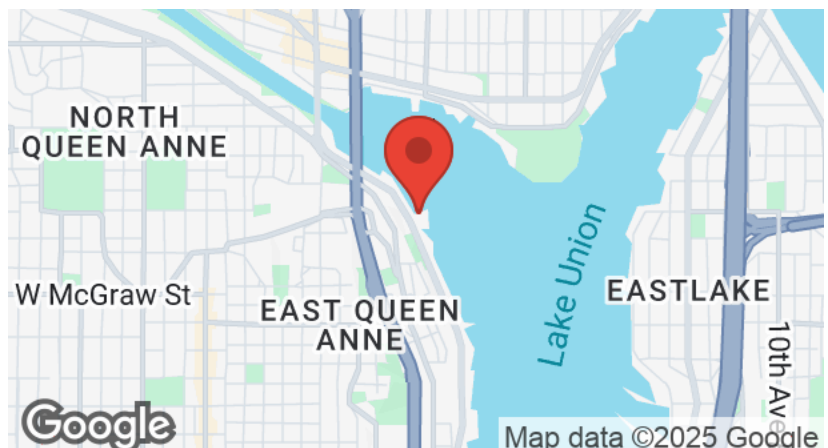
The property at 2520 Westlake Avenue N, Seattle, WA 98109 is situated in the vibrant South Lake Union neighborhood, a dynamic area known for its blend of residential, commercial, and recreational spaces.

#### Location & Amenities

Situated along the shores of Lake Union, the property offers scenic waterfront views, easy access to various amenities and within walking distance to Seattle Tech corridor.

Transportation: Proximity to bus lines and major roadways facilitates convenient commuting.

Nearby Businesses: The area hosts a variety of businesses, including marine-related services and recreational options.



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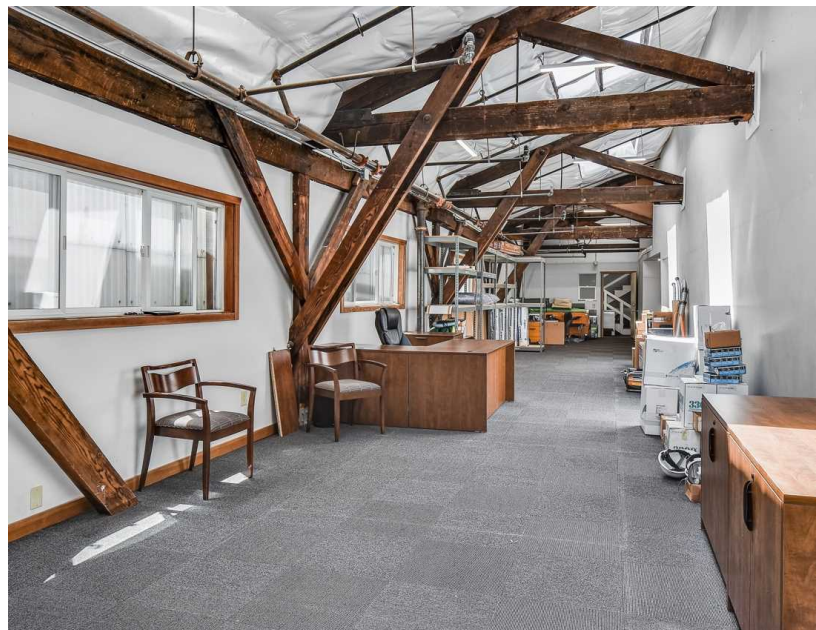
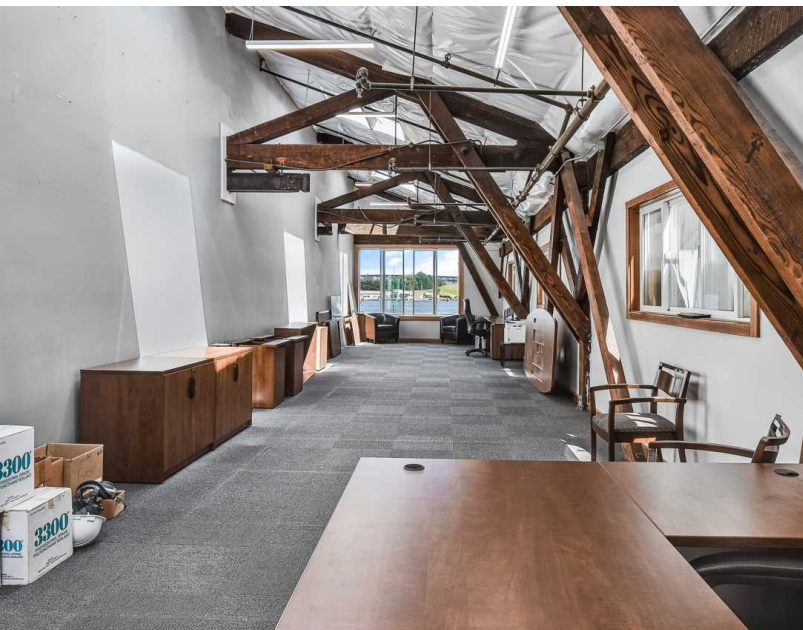
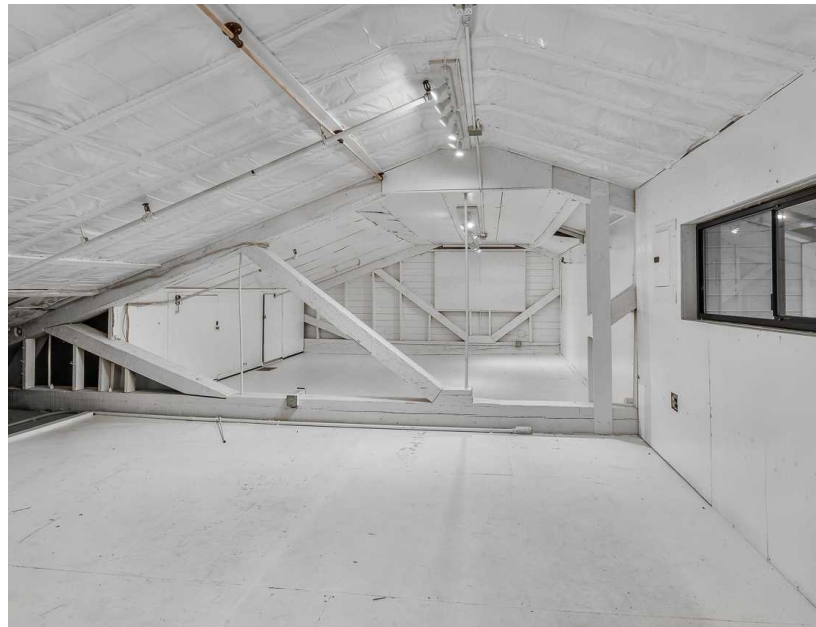
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## PROPERTY PHOTOS

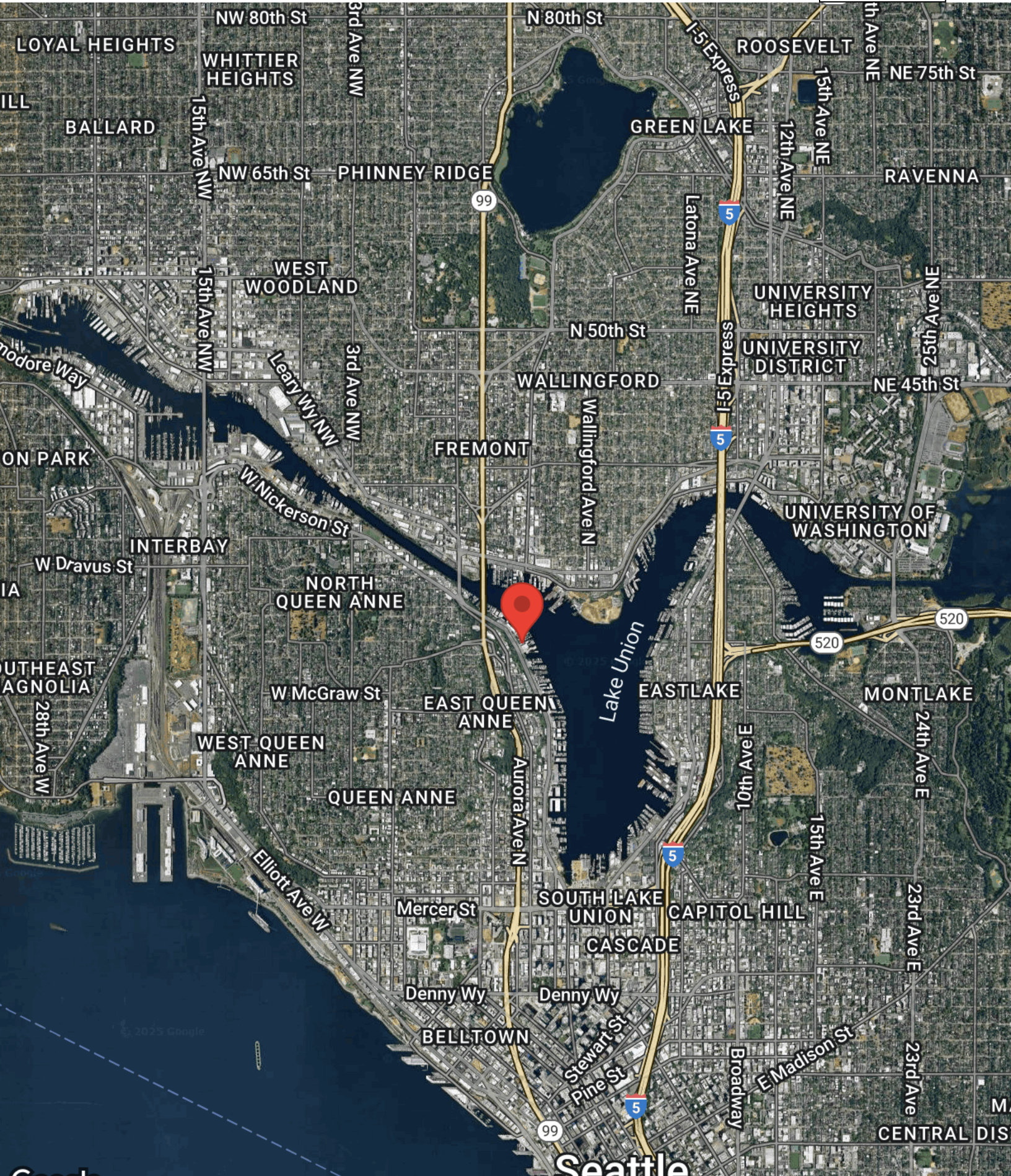
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# AERIAL MAP

2520 WESTLAKE AVENUE NORTH





## DISCLAIMER

2520 WESTLAKE AVENUE NORTH



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