

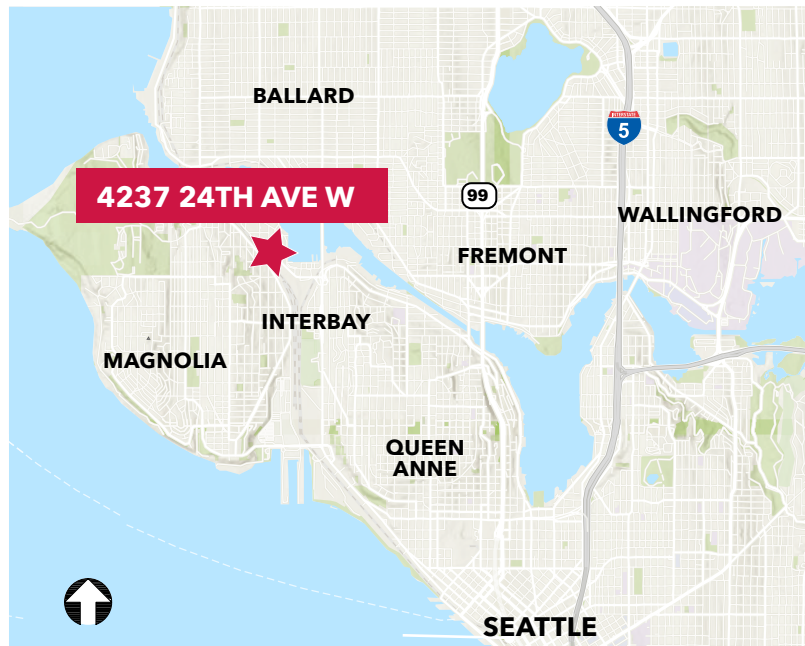
# OSTERMAN BUILDING

4237 24TH AVE W, SEATTLE, WA 98199



## LISTING INFORMATION

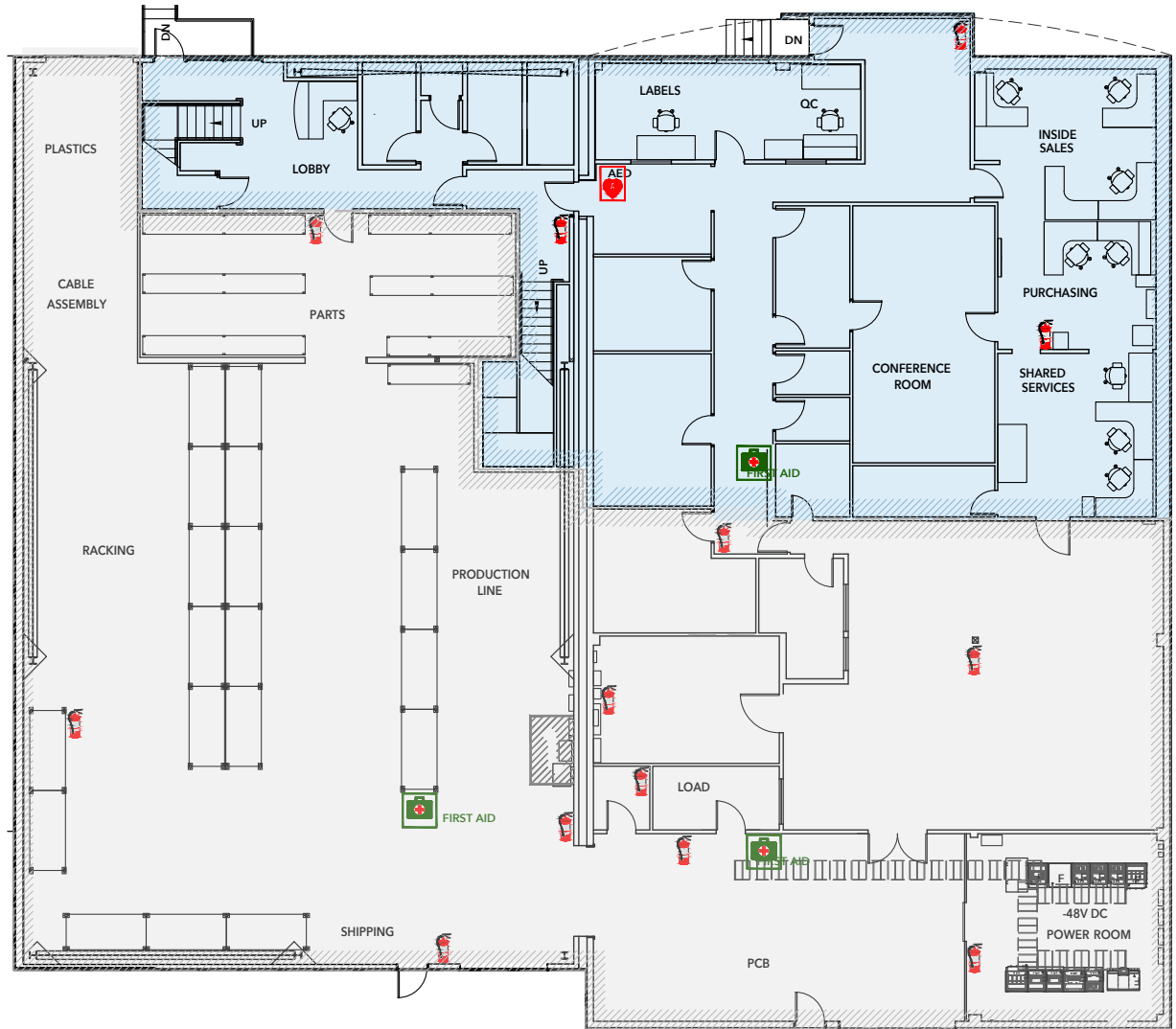
<b>ADDRESS:</b>	4237 24th Ave W, Seattle, WA 98199
<b>AVAILABLE SF:</b>	13,365 SF
<b>OFFICE SF:</b>	~5,000 SF (incl. 1,663 SF Mezz)
<b>SHOP SF:</b>	~3,000 SF
<b>ZONING:</b>	MML U/65
<b>CLEAR HEIGHT:</b>	Warehouse 24'
<b>HVAC:</b>	Yes
<b>POWER:</b>	3-Phase 208v
<b>LOADING:</b>	2 grade doors   1 dock door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



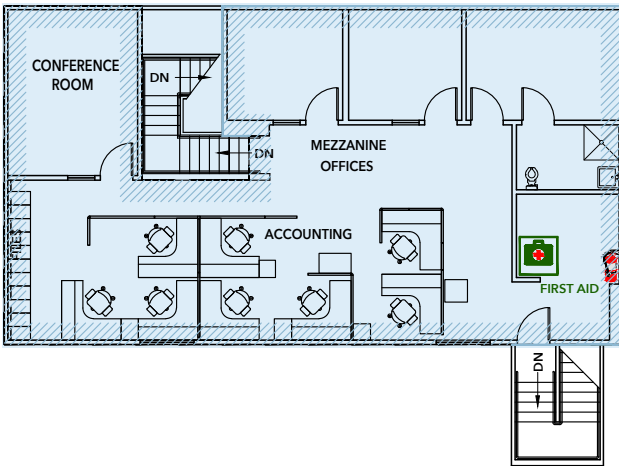
## COMMENTS

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.

## FLOOR PLAN



## MEZZANINE



■ WAREHOUSE ■ OFFICE

### BUILDING INFORMATION

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

## CONTACT

**JOHN BRUSSA**

jbrussa@lee-associates.com

C 425.891.1424

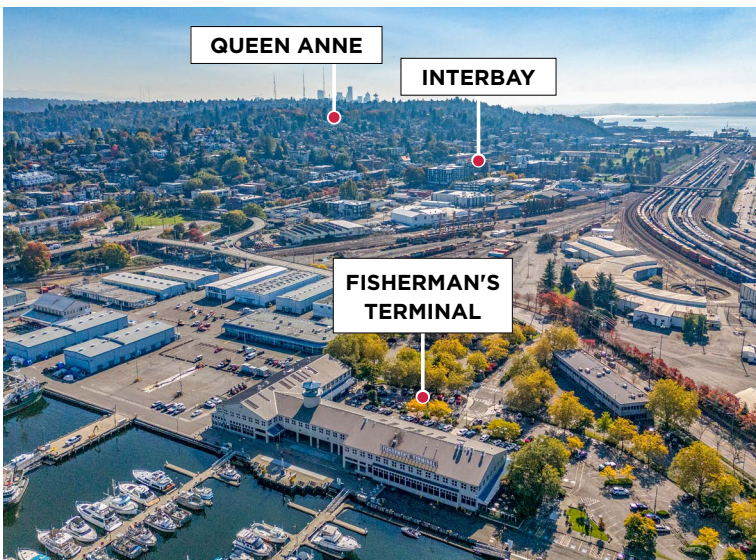
**SCOTTY ROWE**

srowe@lee-associates.com

C 253.303.1983

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.

## NEIGHBORHOOD AERIALS



## CONTACT

**JOHN BRUSSA**

[jbrussa@lee-associates.com](mailto:jbrussa@lee-associates.com)

C 425.891.1424

**SCOTTY ROWE**

[srowe@lee-associates.com](mailto:srowe@lee-associates.com)

C 253.303.1983

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.

# OSTERMAN BUILDING

4237 24TH AVE W, SEATTLE, WA 98199



## CONTACT

### JOHN BRUSSA

[jbrussa@lee-associates.com](mailto:jbrussa@lee-associates.com)

C 425.891.1424

### SCOTTY ROWE

[srowe@lee-associates.com](mailto:srowe@lee-associates.com)

C 253.303.1983

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.