

**WAREHOUSE
LEASE**

BROKER BONUS: 7% COMMISSION*

FOR YEARS 1-5 BASED ON A NEW LEASE COMPLETED BY 7/31/26



STONE AVENUE BUILDING

1310 - 1334 N 131st Street | Seattle, WA 98133

Grant Rubenstein

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Bellevue, WA 98009 - 5003



RARE NORTH SEATTLE INDUSTRIAL SPACE

10,923 SF - 27,488 SF Available

BUILDING FEATURES:

- Prominent Signage Available
- Quick Access to I-5
- One Block from Aurora Avenue, Retail, and Restaurant Amenities
- Across the Street from Sprouts, LA Fitness, and PetSmart



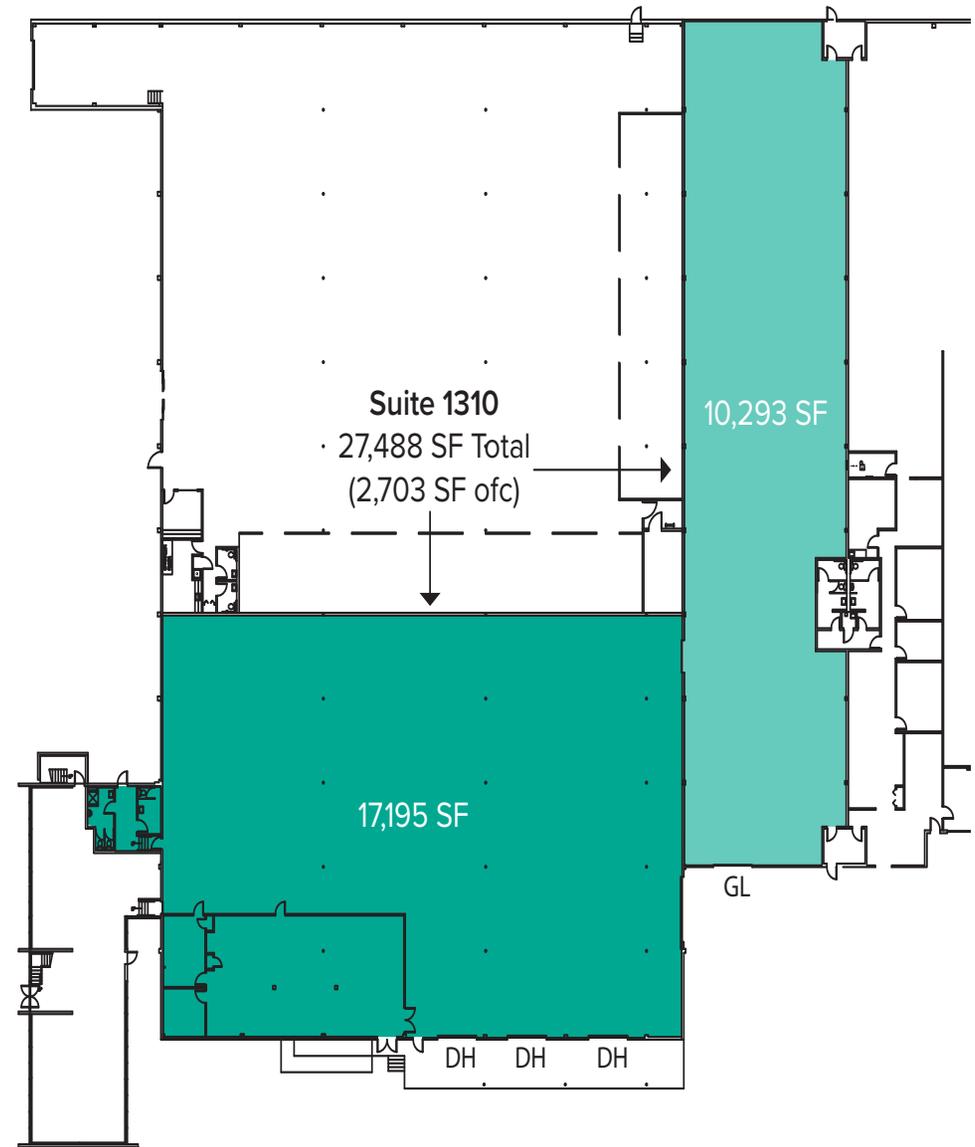
** Broker Bonus are for deals completed by 7/31/2026; 5 year term or longer, and paid for years 1-5.*

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SUITE 1310 FLOOR PLAN

FEATURES

- **Warehouse/Office Space**
- **Available 1/1/2026**
- **27,488 SF (2,703 SF Showroom/Office)**
- **Divisible to 17,195 SF and 10,293 SF**
- **Call Agent for Rates**
- Office and Showroom Area
- 20' Clear Height
- Signage Available
- Sprinkled Building
- Covered Dock Area
- 3 Covered Dock-High Doors
- 1 Grade-Level Door



LOCATION MAP

