

OFFICE/RETAIL  
**LEASE**



# Wallingford Office/Retail Space

4427 Wallingford Ave N | Seattle, WA

**Jeff Ayers**

Owner | Designated Broker

425.275.2406

[jeff@ayerscommercialgroup.com](mailto:jeff@ayerscommercialgroup.com)

**Andrew Ayers**

Broker

206.300.0459

[andrew@ayerscommercialgroup.com](mailto:andrew@ayerscommercialgroup.com)

**AYERS**  
COMMERCIAL  
GROUP

# PROPERTY FEATURES

YEAR BUILT	1926
LEASE TYPE	Modified Gross
WATER/SEWER	Included in Rent
ELECTRICITY	Paid Directly by Tenant
GARBAGE	Paid Directly by Tenant
PARKING	Street



# AVAILABLE SPACE

Suite	Square Feet	Base Rent	Notes
4427	636	\$3,050	2nd generation office/retail space formerly occupied by Edward Jones. The layout consists of a reception area / waiting room, one private office, a private restroom, and some space for equipment or supplies. This suite has a mini split system installed for both heating and cooling.