

OFFICE/RETAIL
LEASE



Wallingford Office/Retail Space

4427 Wallingford Ave N | Seattle, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

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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. |