

# South Seattle Retail/Office for Lease

4524 South Henderson Street

Seattle, WA 98118

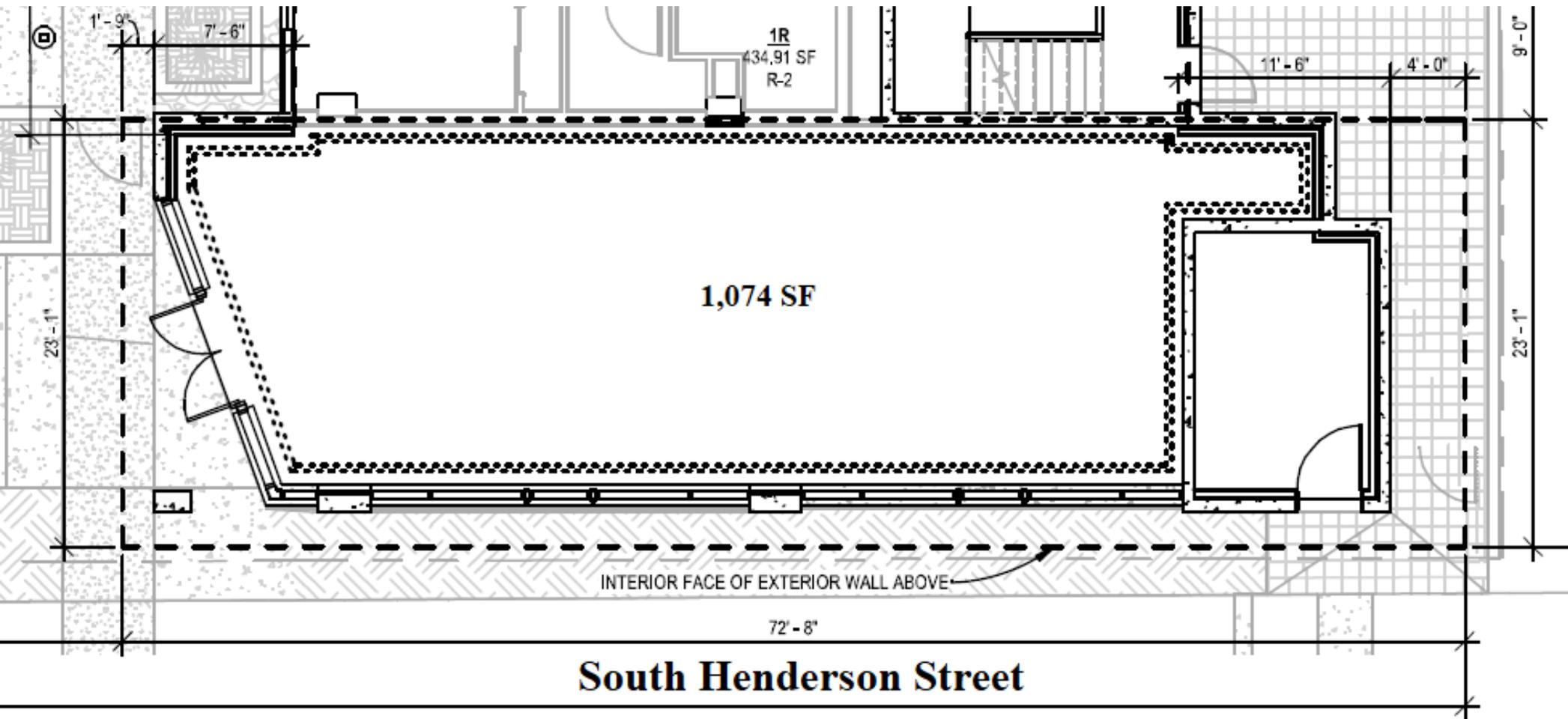


# HIGHLIGHTS

- ❖ **1,074 sq.ft. street level suite in multifamily building.**
- ❖ **Retail or Office use.**
- ❖ **\$25/sq.ft., Modified Gross. Tenant pays own electricity. \$2,237.50/month base rent.**
- ❖ **Shell space ready for tenant improvements.**
- ❖ **Two parking spaces included.**
- ❖ **3 phase, 225 amps of power.**
- ❖ **14' ceiling height and sprinklered.**
- ❖ **Located one block from the Rainier Beach Light Rail Station in South Seattle.**
- ❖ **Excellent natural light.**
- ❖ **Surrounding Tenants include Safeway, Planet Fitness and Starbucks.**
- ❖ **[Click for VIDEO TOUR](#)**



# FLOOR PLANS



Rainier Beach Light  
Rail Station



Martin Luther King Jr. Way S

South Henderson St.

**FOR LEASE**  
**Retail/Office**  
**1,074 SF**



Mark Temmel  
(206) 307-5726  
mark@temmelre.com  
www.temmelre.com