

# BALLARD BOOKCASE BUILDING

4611 11TH AVE NW  
BUILDING B  
SEATTLE, WA

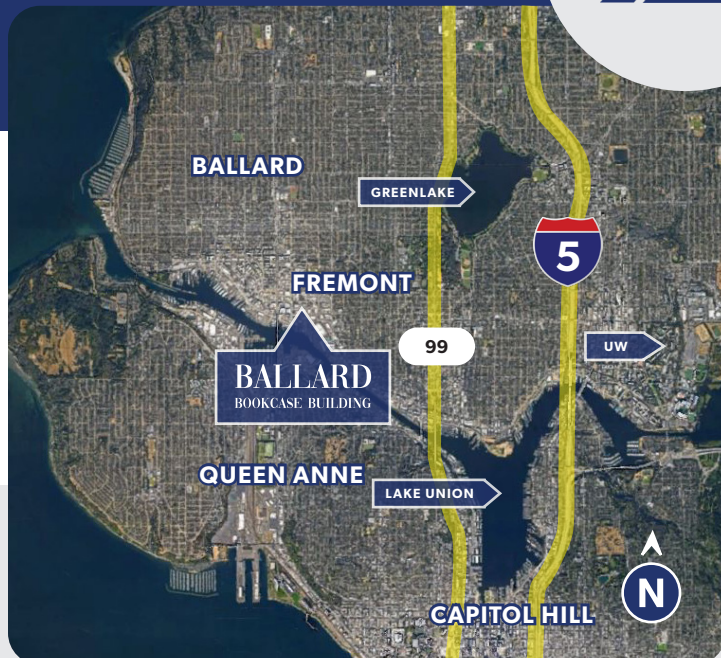
APPROX. 8,876 SF

FOR  
LEASE



## PROPERTY HIGHLIGHTS

- APPROX. 8,876 SF TOTAL, INCLUDING APPROX. 3,696 SF ON THE 2ND FLOOR (MOSTLY OFFICE + LIGHT STORAGE SPACE)
- FIRST FLOOR IS A MIX OF OFFICE/SHOWROOM SPACE AND WAREHOUSE AREA WITH 16' - 18' CEILING HEIGHT
- ONE OVERSIZED ROLL-UP DOOR
- 3-PHASE POWER
- CALL BROKERS FOR RATES



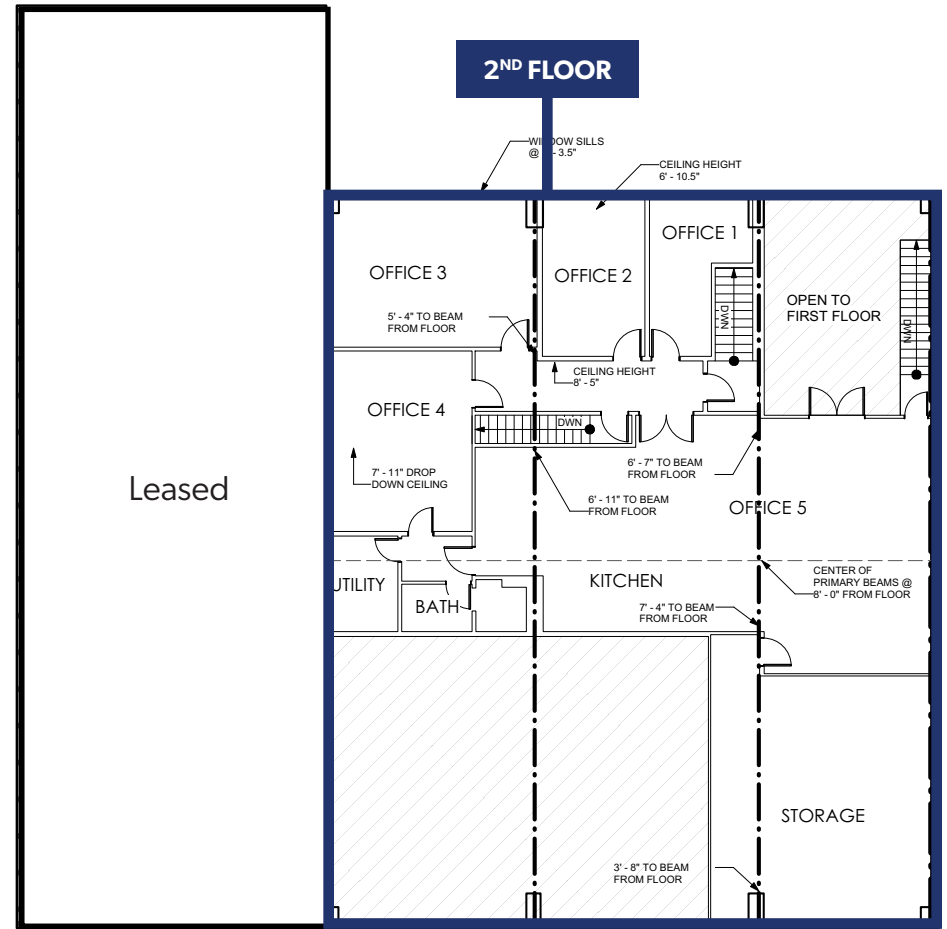
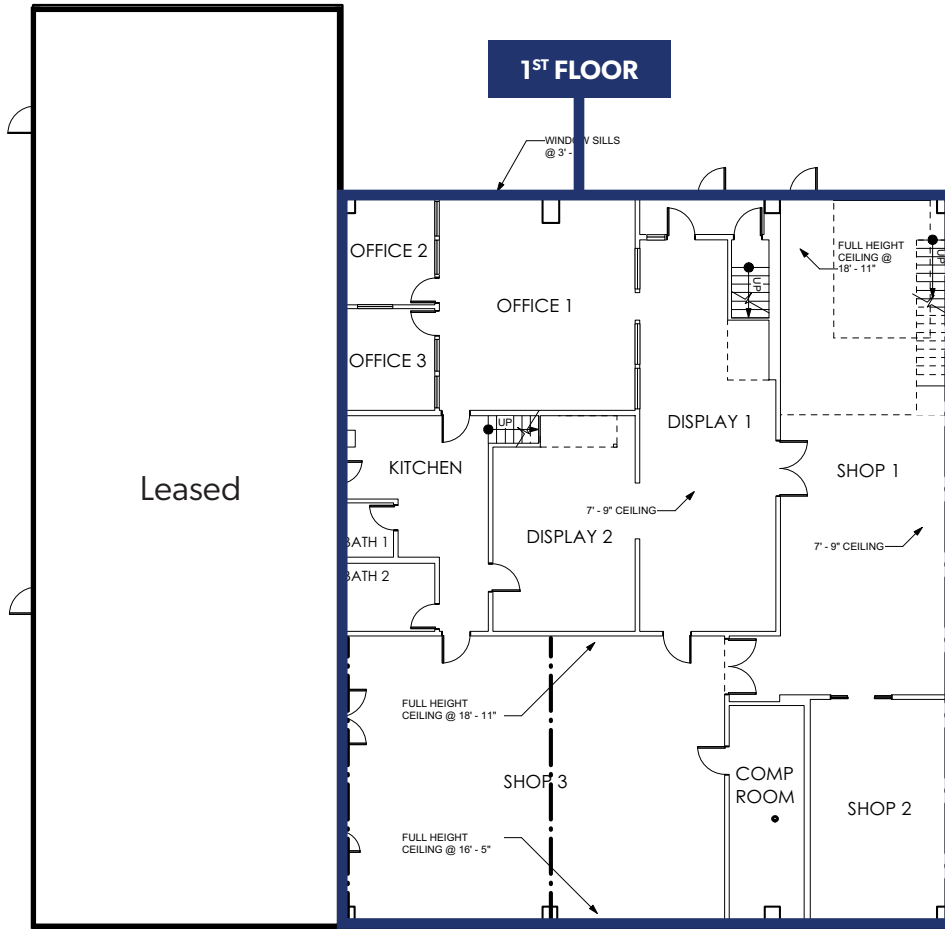
**BRIAN BRUININKS, CCIM**  
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 **THE ANDOVER  
COMPANY, INC.**  
CORFAC INTERNATIONAL

# 8,876 SF TOTAL

OFFICE & STORAGE: 3,696 SF



*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*

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# PHOTOS



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