

**OFFICE &  
OFFICE/ WAREHOUSE**

# MARINE BUSINESS CENTER

801 NW 42nd St  
Seattle, WA

**FOR  
LEASE**

- Ste 203 - 2,301 sf (Office)
- Ste 206 - 3,286 sf (Office)
- Ste 215 - 5,644 sf (3,160sf Office / 2,484 sf Warehouse)



**MADISONBAYCOMMERCIAL**

9 Lake Bellevue, Suite 120  
Bellevue, WA 98005

TED WINSKILL

☎ 425.681.9006

✉ [twinskill@MadisonBayCRE.com](mailto:twinskill@MadisonBayCRE.com)

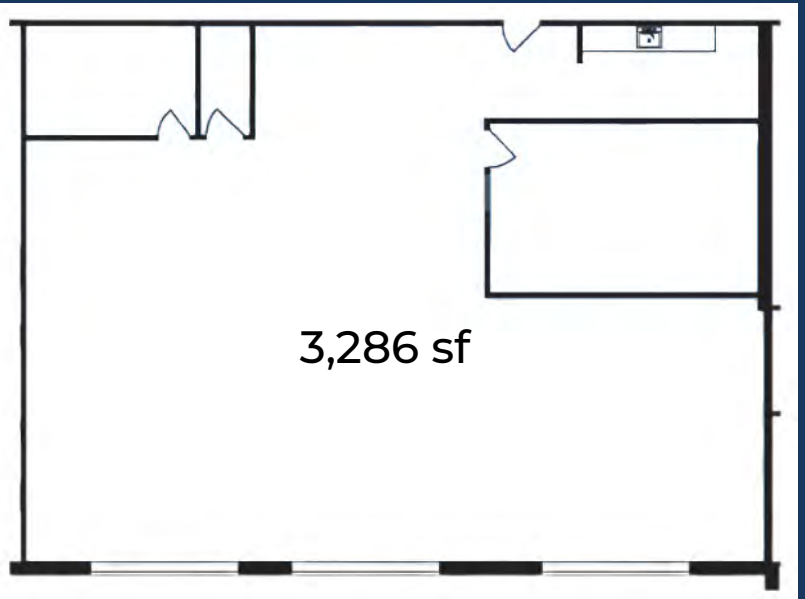
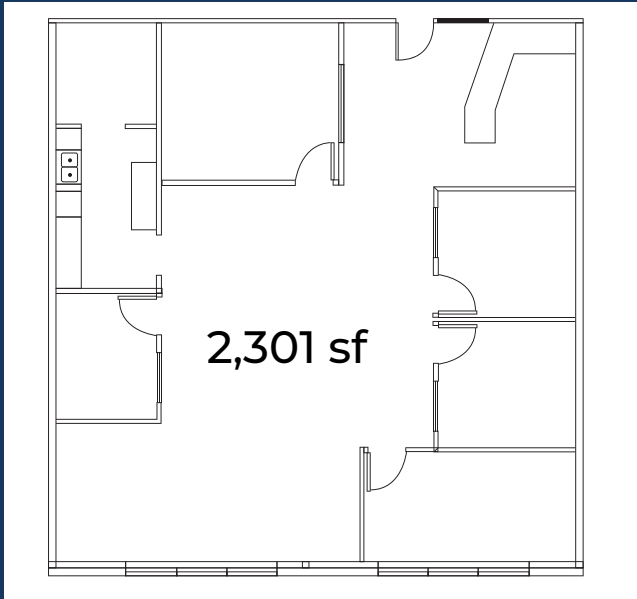
ERWIN PARK

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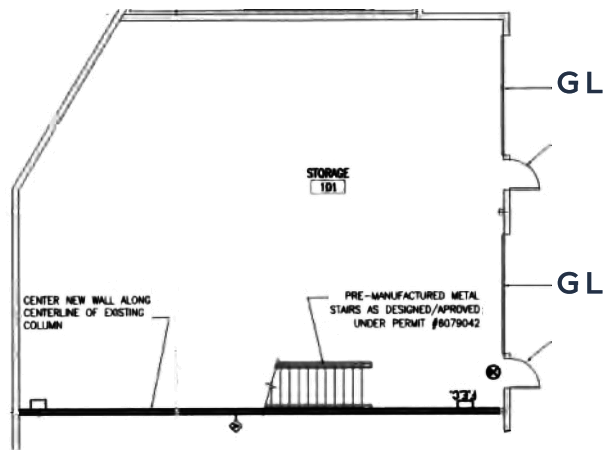
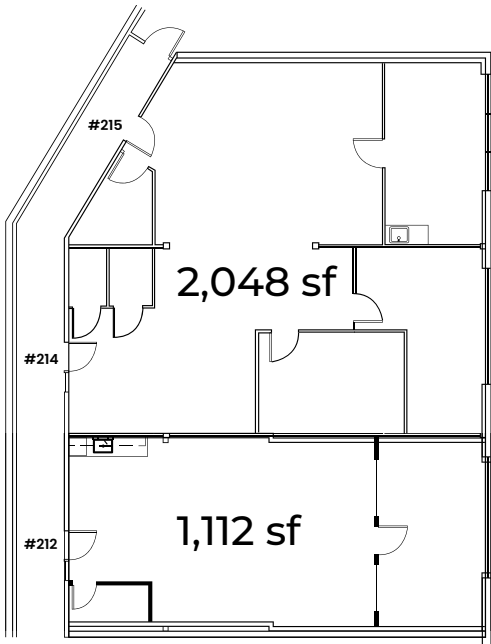
# Suite 203

# Suite 206



(5,644 sf total)

## Suite 215 (Office Divisible)



## Suite 215 WAREHOUSE (2,484 sf)

## Suite 215 OFFICE (3,160 sf total)

## MADISON**BAY**COMMERCIAL

- Office Rate: \$25/sf/yr NNN
- Industrial Rate: \$18/sf/yr NNN  
Estimated NNN: \$4.85/sf/yr
- Nearby multiple marine related industries
- Office Water views
- Office space has lots of light
- 21' warehouse ceiling height
- 2 grade level roll up doors in warehouse
- Easy access to both Ballard and Fremont neighborhoods



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