



## Retail or Office Space on Busy North Seattle Intersection

### Building Details

- Rental Rate: \$1,600/mo. Gross Lease
- Term: 5-years w/ 5-year option to extend
- Total Building SQFT: 4,000 SFT
- Tenancy: Multiple
- Year Built: 1923
- Minimal Divisible SQFT: 360 SFT
- Max Contiguous SQFT: 360 SFT
- Vacant SQFT: 360 SFT
- Parking: 1 space dedicated + street parking
- Property Type: Retail
- Subtype: Office, Retail
- Tenant Rep Commission: 2.5% of 1st term

Small retail or office space available on high exposure North Seattle intersection at the corner of Lake City Way (HWY 522) and 80th St. NE. One block from I-5, great central location. ~35,000 cars per day drive by daily. Lots of natural light and large windows will support many small retail or office uses.

### Building Highlights

- ~35,000 CPD intersection
- Highway side exposure for signage or window graphics
- Great North Seattle Neighborhood
- High Walking and Transit Scores
- Dedicated parking space available
- One block from I-5



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# Great North Seattle Neighborhood



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# Natural Light and Large Windows Support Many Small Retail or Office Uses



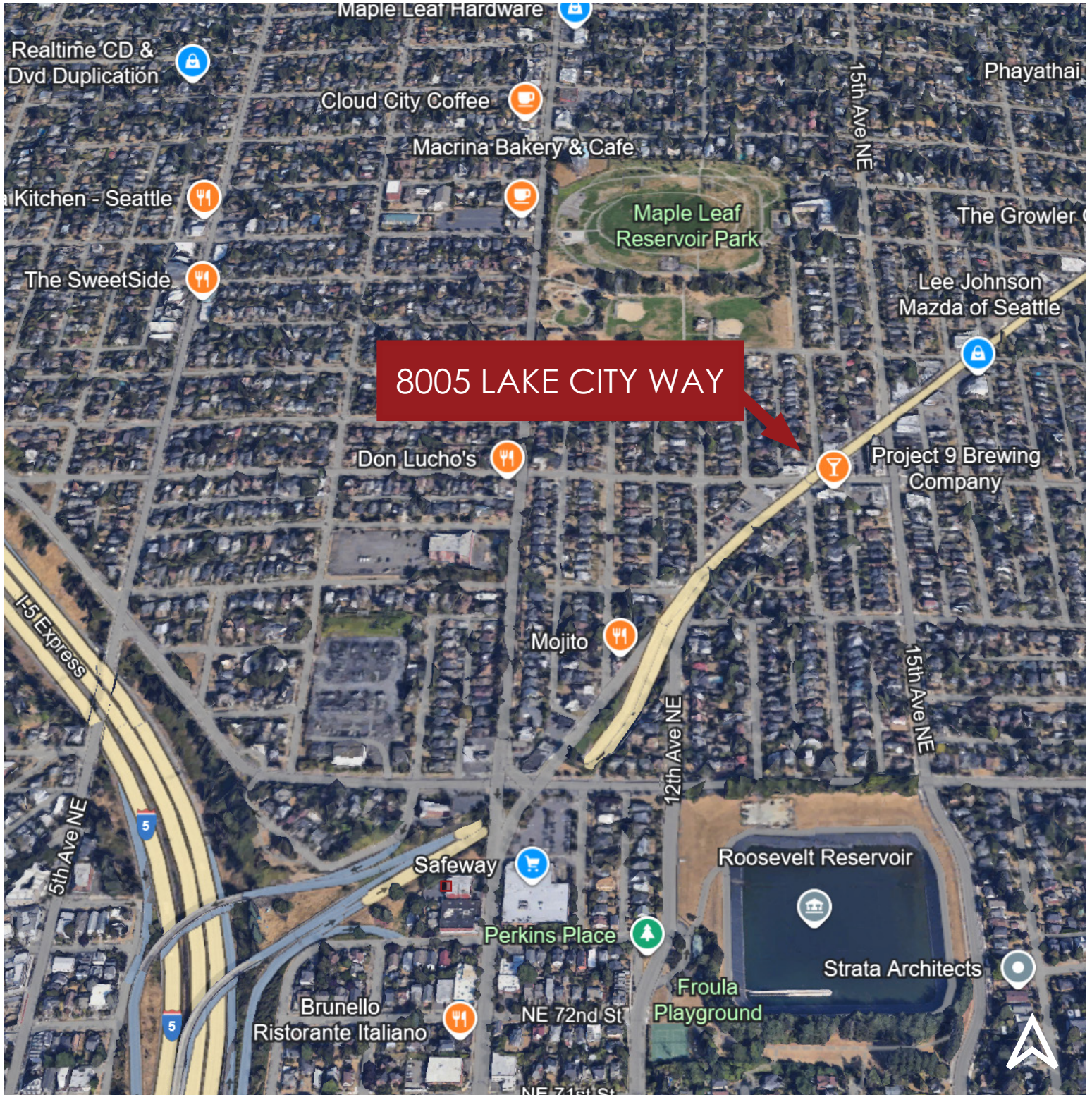
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# One Block From I-5, Great Central Location



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