

RETAIL
LEASE



U-District Retail Space

4733 University Way NE | Seattle, WA

Jeff Ayers

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AYERS
COMMERCIAL
GROUP

PROPERTY FEATURES

YEAR BUILT/RENOVATED	1909/2005
LEASE TYPE	NNN
WATER/SEWER	Paid Directly by Tenant
ELECTRICITY	Paid Directly by Tenant
GARBAGE	Included in NNN
PARKING	Street Parking



AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
2,123	\$5,662	\$920	\$6,582	Retail space in prime U-District location, adjacent to new Safeway. High traffic location, only blocks from the University of Washington, with a walk score of 99. Layout includes open area, 2 offices, break room, 2 restrooms, and storage.

