

# DELRIDGE/WHITE CENTER

SMALL BUSINESS & CREATIVE SPACE

AVAILABLE JULY 2025



## FOR LEASE

9208 20th Ave SW,  
Seattle WA 98106

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## West Seattle's Newest Mixed-Use Community

The Keystone Apartments is five-story development by Housing Diversity Corporation that brings modern, attainably priced apartments and commercial space to the Delridge community of West Seattle.

The project features 74 residential units and 3,947 SF of of ground floor commercial space permitted for office/professional services and a small retail/cafe space.

Designed with accessibility and sustainability in mind, this project is set to be a dynamic addition to West Seattle's growing community. The exterior experience includes an engaging streetscape that enhances the surrounding neighborhood.

Developer: Housing Diversity Corporation  
Architect: Atelier Drome  
Contractor: STS Construction



# THE KEYSTONE APARTMENTS

9208 20th Way SW, Seattle WA 98106

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Location Delridge and White Center.  
1/4 Mile from Westwood Village

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Total Space 3947 rentable sq. ft  
space, divisible into 3

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Cafe/Retail: 582 sq. ft

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Parking Off Street Only

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Ceiling Height 12+ FT

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TIA Yes.

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NNN Approximately \$10.00 psf

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Base Rent \$37/SF/YR

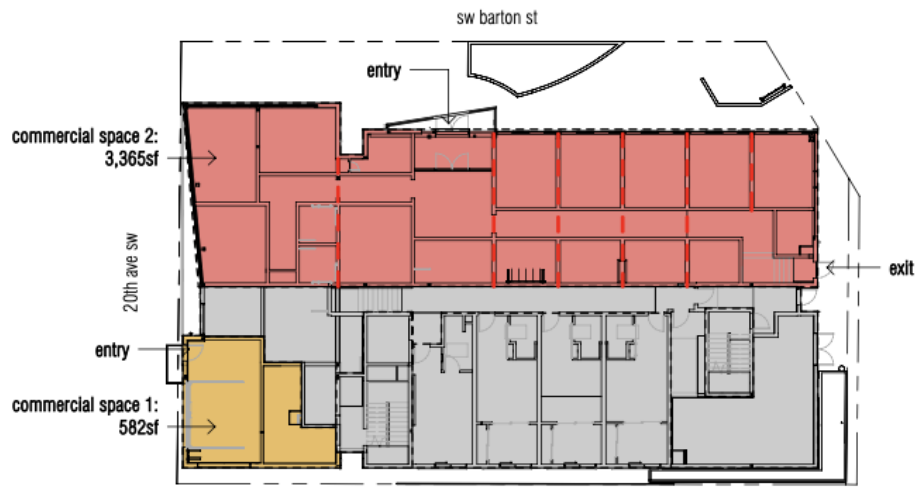
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Delivery July 2025

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# FLOORPLAN DEMISING PLAN



- assumes coffee shop or similar with 15sf net / occupant load
- assumes yoga studio or similar with 50sf gross / occupant load
- assumes dental office or similar with 150sf gross / occupant load
- assumes common vestibule (note: vestibule provides entry for both spaces & exit for commercial space 2)

# ELEVATIONS



color elevation -south



color elevation -east (alley)



color elevation -north (sw barton st)



color elevation -west (20th ave sw)

# Map & Neighbors

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## Nearby Eats & Merchants

- Burger Boss Drive-in
- Fresh Flours Cafe
- Salvadoran Bakery Restaurant
- Tim's Tavern
- Westwood Village Mall (Target, Ulta, Ross)
- Safeway & QFC
- Alpine Diner and Bar
- Moonshot Coffee
- Proletariat Pizza
- TOMO

LOCATION: WHITE CENTER



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