



**4014 AURORA AVE N, #B
SEATTLE, WA 98103**

OFFICE CONDO FOR SALE IN WALLINGFORD



**JAMES TJOA
& ASSOCIATES**
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

OFFERING SUMMARY



**LARGE ROOFTOP
DECK WITH
STUNNING VIEWS!**



JAMES TJOA & ASSOCIATES is pleased to offer for sale, 4014 Aurora Ave N, #B, a 3,435 SF office condo located in the desirable Wallingford neighborhood.

Built in 2002, this commercial office suite features 8 large individual offices, 2 conference rooms/open office areas, reception area, kitchen/break room and individual men's and women's restrooms.

The 13' high ceilings and large windows throughout create a welcoming atmosphere with plenty of natural light. Additionally, the suite comes with 11 dedicated parking spots and 15 more first come-first served.

As an added bonus, the suite has easy access to an adjacent outdoor courtyard, and private access to a large rooftop deck with stunning views of Lake Union and Downtown Seattle, perfect for office happy hours.

OFFERING SUMMARY

OVERVIEW

SALE PRICE \$995,000

PRICE PER SF \$290

**PROFORMA
CAP RATE** 7.7%

ADDRESS 4014 Aurora Ave N, #B
Seattle, WA 98103

GROSS SF 3,435 SF

OCCUPANCY Owner/User

HOA DUES \$0.56/SF/Month

YEAR BUILT 2002

PARKING 11 Dedicated Stalls
(9 Secure Garage, 2 Outdoor)
15 First-Come Stalls



89
WALK SCORE

**VERY
WALKABLE**



87
BIKE SCORE

**VERY
BIKEABLE**



63
TRANSIT SCORE

**GOOD
TRANSIT**

PROPERTY PHOTOS



Frontage on Aurora Ave N



Entrance



Reception Area

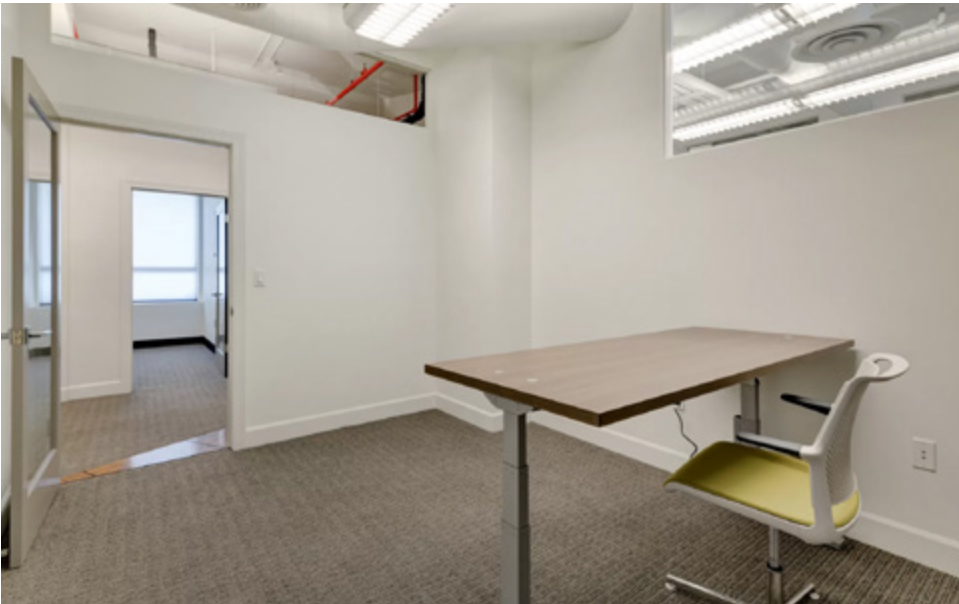


Main Hallway

PROPERTY PHOTOS



Office



Office



Open Office

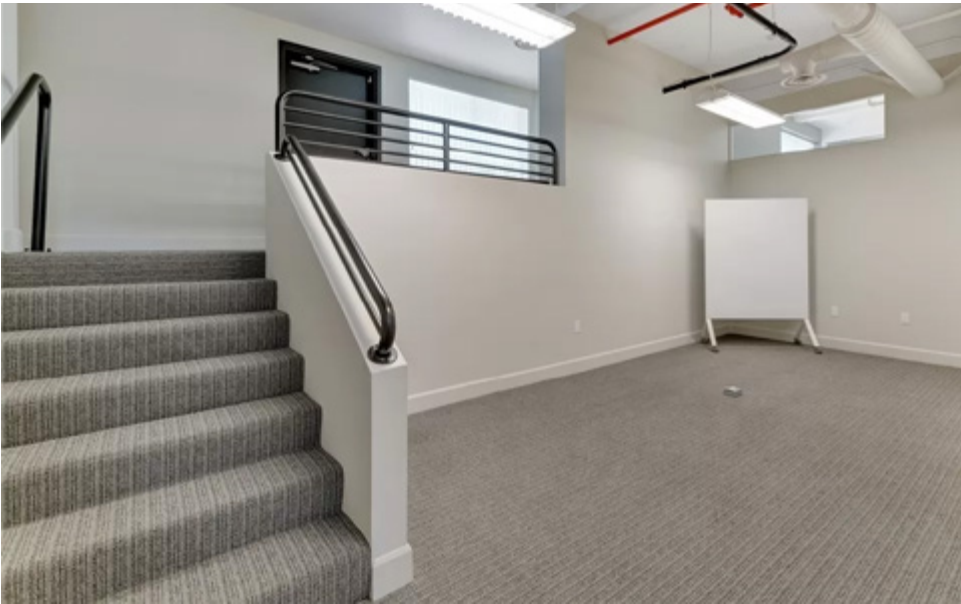


Women's Restroom

PROPERTY PHOTOS



Kitchen / Break Room



Conference Room



Roof Deck

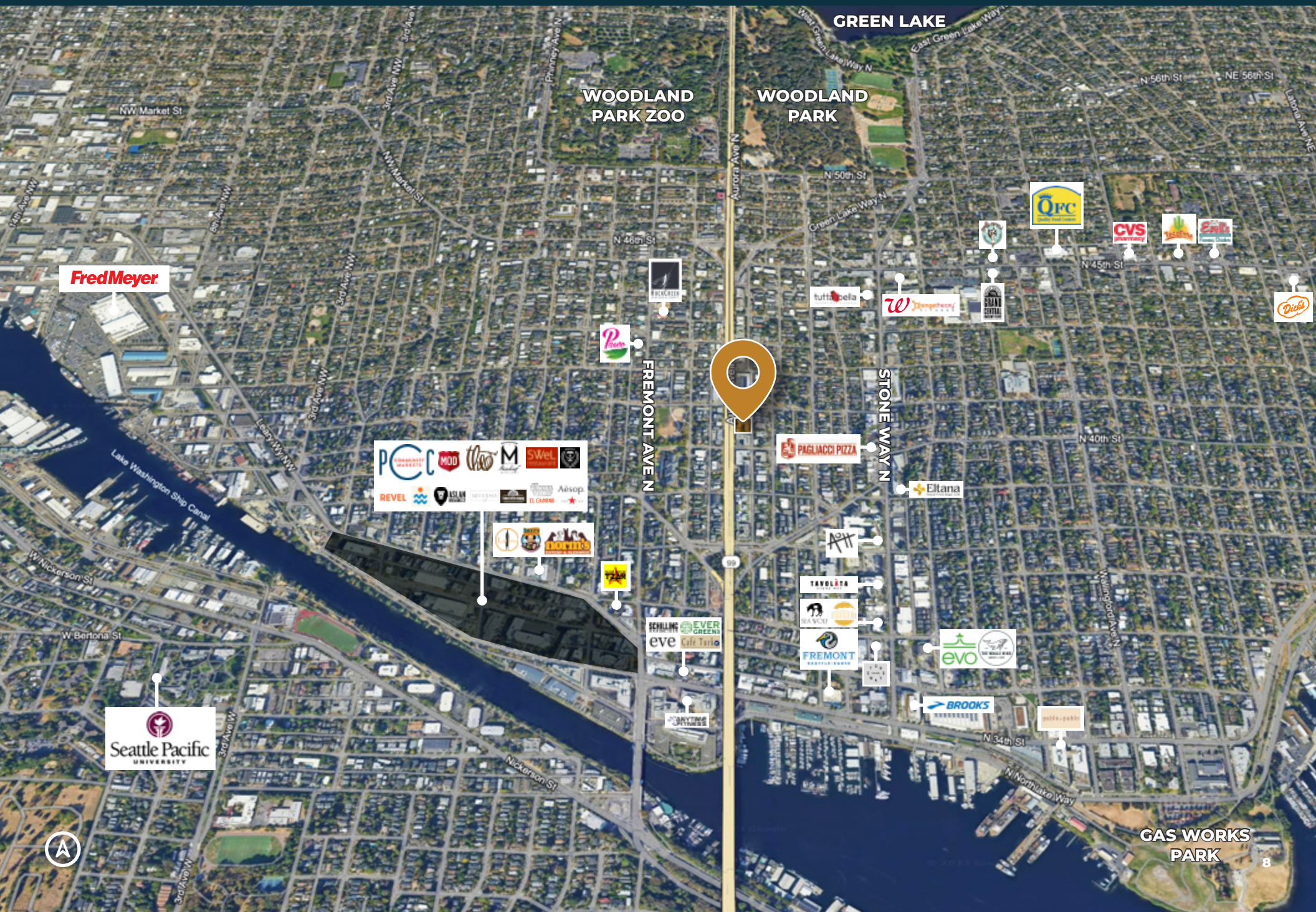


Reserved Parking

FLOOR PLAN



FEATURED AMENITIES



WOODLAND
PARK ZOO

WOODLAND
PARK

GREEN LAKE

GAS WORKS
PARK

Fred Meyer

Seattle Pacific
UNIVERSITY

FREMONT AVE N

STONE WAY N

PCC COMMUNITY MARKETS
REVEL
MOD PIZZA
The M
SWEt
AISOP
IL CAMINO
Aisop

MOD PIZZA
The M
SWEt

MOD PIZZA

EVER GREEN
eve
Cafe Tria

EVER GREEN

PAGLIACCI PIZZA

AVI

TAVOLATA

SEA VOTE

FREMONT
SCOTTISH SQUARE

evo

BROOKS

pubbly-publi

QFC

CVS pharmacy

WALGREENS

EMILY'S

tutti.bela

W
Wendy's

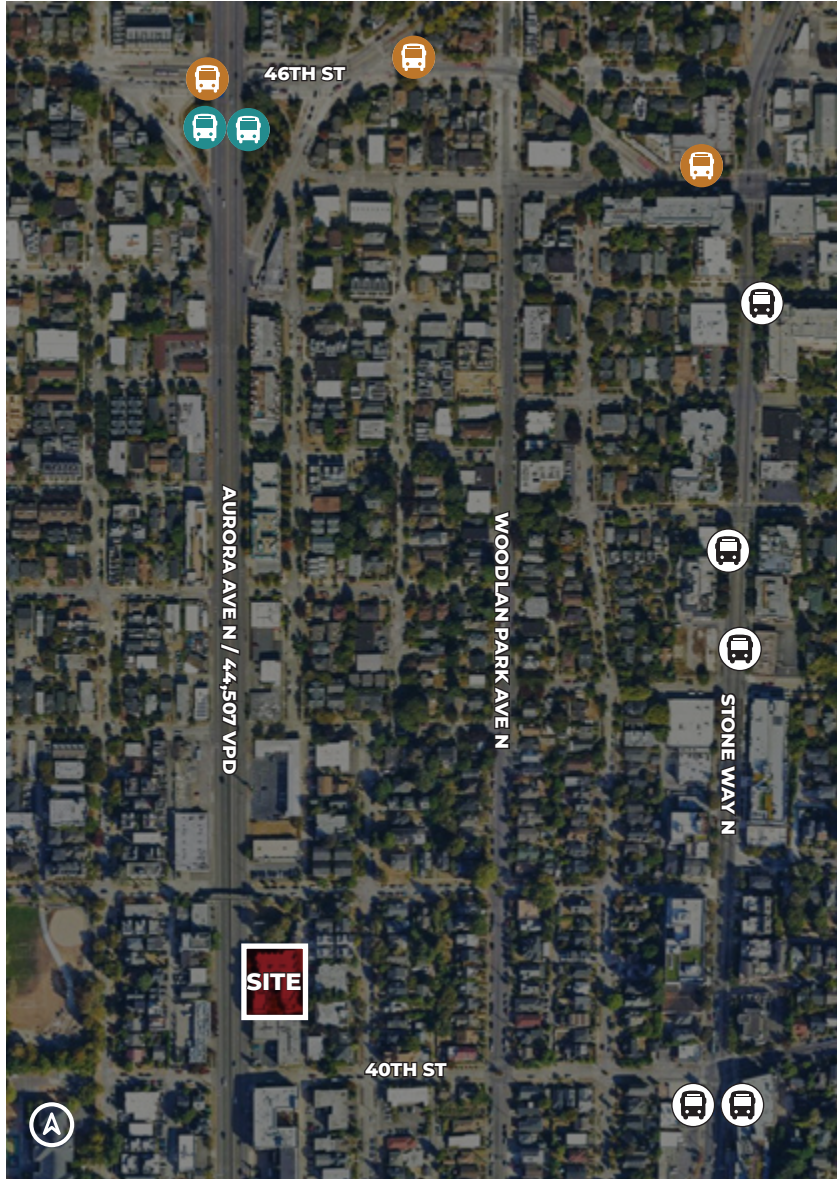
STAN'S

Dick's




TRANSPORTATION OVERVIEW

NEARBY BUS ROUTES



 BUS ROUTES
E

 BUS ROUTES
44

 BUS ROUTES
62



0.3 MI

TO PAGLIACCI PIZZA



0.6 MI

TO FREMONT BREWING



1.3 MI

GAS WORKS PARK



1.5 MI

TO SEATTLE PACIFIC
UNIVERSITY



2.4 MI

TO GREEN LAKE PARK



2.6 MI

TO UNIVERSITY OF
WASHINGTON



2.7 MI

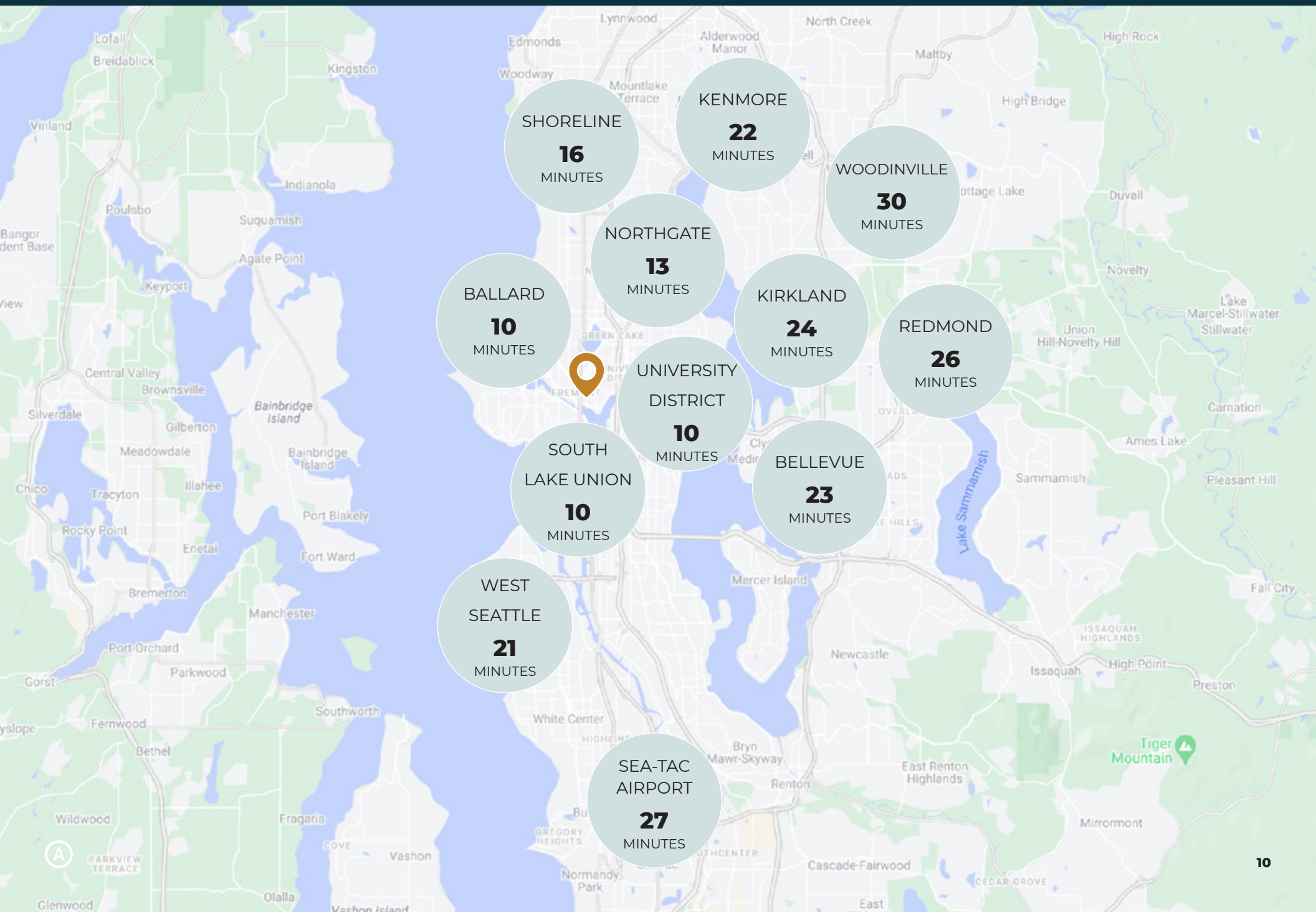
TO SOUTH LAKE UNION



4.1 MI

TO DOWNTOWN SEATTLE

LOCAL ACCESS MAP | DRIVE TIMES



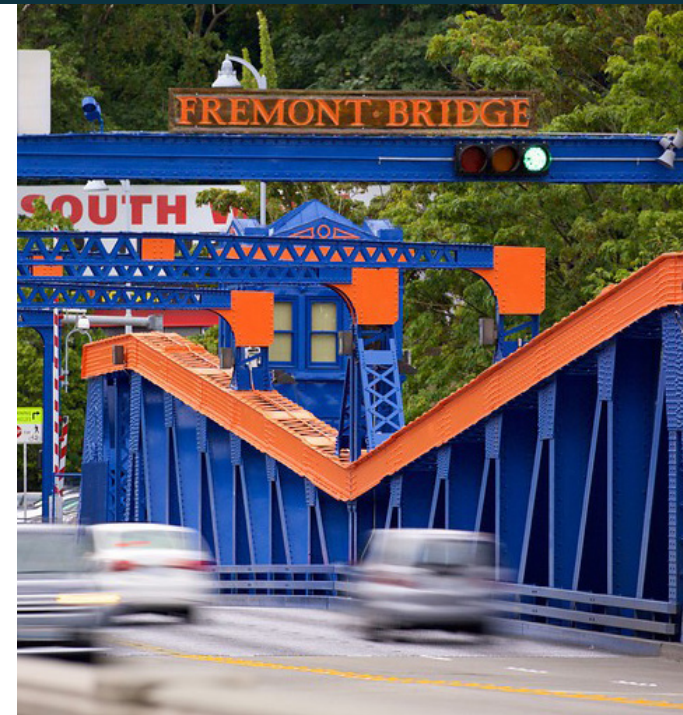
WALLINGFORD OVERVIEW

WALLINGFORD, situated along the southern shore of Green Lake in North Seattle, finds itself embraced by the vibrant University District to the east and the charming Fremont neighborhood to the west. With a view extending over Salmon Bay and Lake Union, Wallingford enjoys swift access to some of Seattle's most popular attractions and shopping areas.

Just to the north of Wallingford's border lies the expansive 90-acre Woodland Park, home to the renowned Woodland Zoo, a miniature golf course, inviting picnic spots, and meandering trails.

Meanwhile, down in South Wallingford, Gas Works Park showcases the area's environmental enthusiasm. This

19-acre park offers a unique perspective on Lake Union, with the remains of a former gas manufacturing plant, which ceased operations in 1956, now preserved as part of the recreational space. The old compressor building and its accompanying chimneys stand as an intriguing testament to the past.



EXCLUSIVELY LISTED BY



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