



Linden Flats  
13280

13280

13280 Linden Ave N #100

Seattle WA 98107

Commercial Space For Lease

**cannon  
commercial**



# EXECUTIVE SUMMARY

Cannon Commercial is pleased to present the opportunity to lease a move-in ready commercial space in North Seattle. The location is steps away from Bitter Lake, convenient restaurants and amenities.

The space was formerly an office and features a waiting area, 2 phone rooms, open work space, private restroom and storage room. Open work area can accommodate up to approximately 15 work stations.

Walk Score  
Very Walkable

72

Transit Score  
Good Transit

50

Bike Score  
Very Bikeable

80

## Property Overview

Address:	13280 Linden Ave N #100 Seattle WA 98133
Lease Rate:	\$20/SF/YR Modified Gross
Expenses:	Approx. \$2.57/SF/YR (Taxes + W/S/G)
SF:	Approx. 1,300 SF
Zoning:	C1P-75 (M)
Construction Class:	Wood Frame
Year Built:	2017
Eff. Year:	2017
Ceiling Height:	10'

\*\*Tenant responsible for separately metered electricity



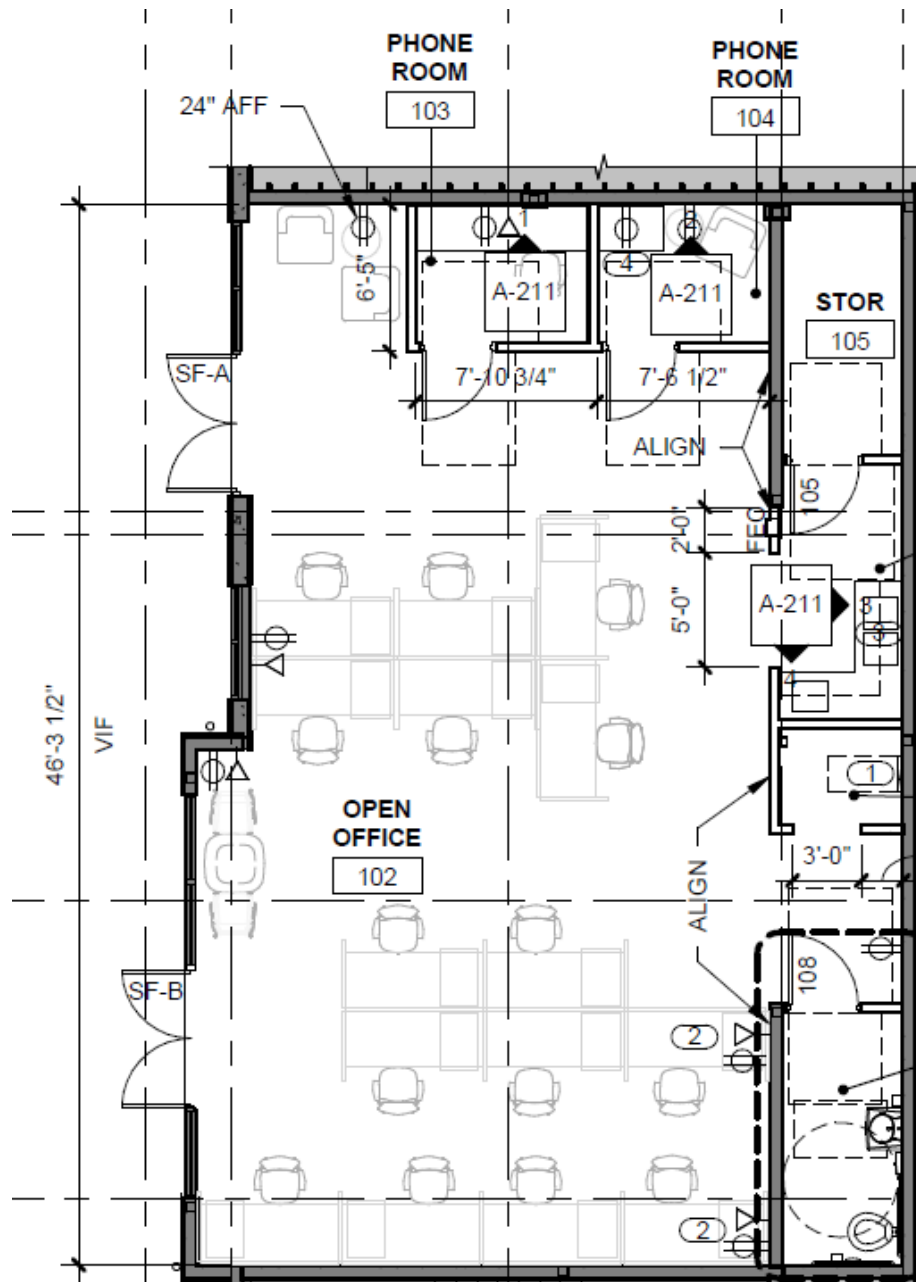


# PHOTO GALLERY





# FLOOR PLAN



## Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage. **Gloria Touch** is exclusively representing the Landlord of **13280 Linden Ave N #100 Seattle WA 98133**.

## Property Tours

All property tours will be conducted exclusively by Listing Broker and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Broker directly.

## Exclusive Listing Broker

Gloria Touch

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