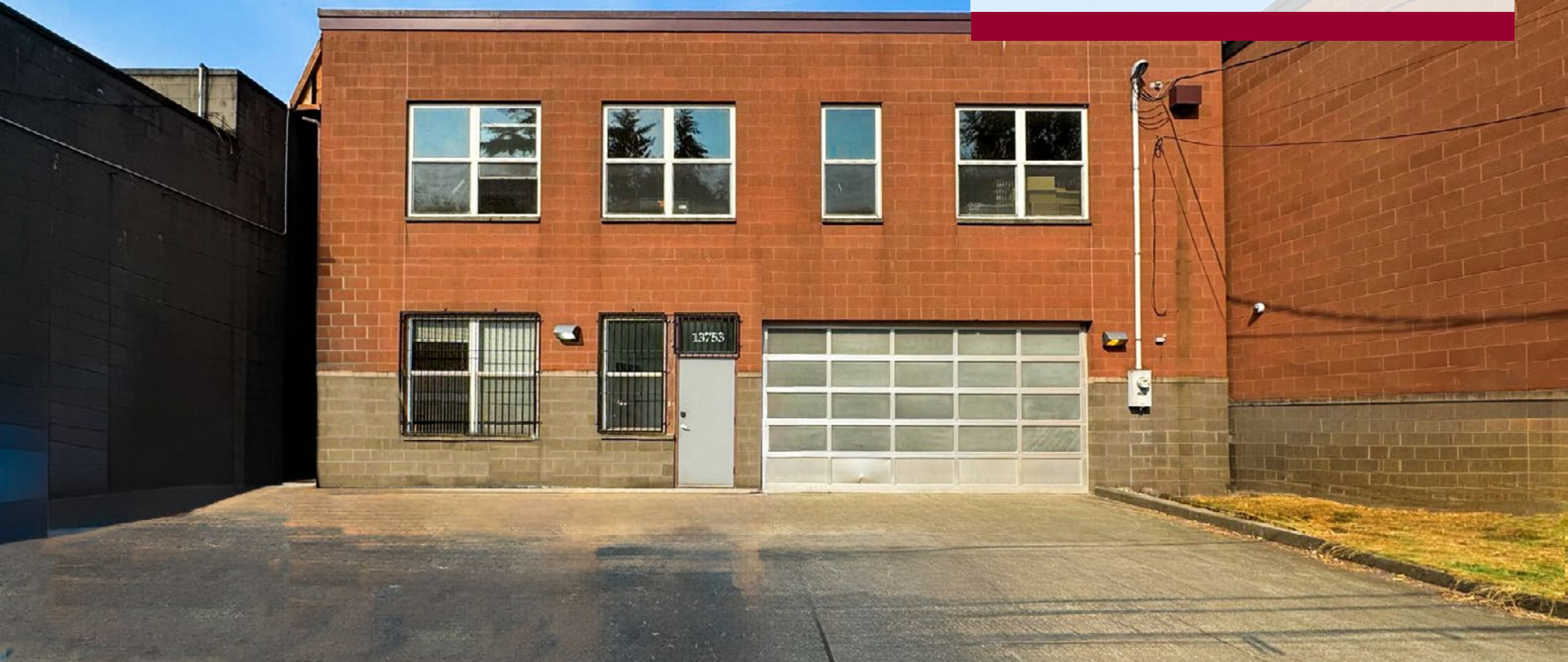


# MIDVALE BUILDING

13753 Midvale Ave N, Seattle, WA 98133



**OWNER USER OPPORTUNITY**

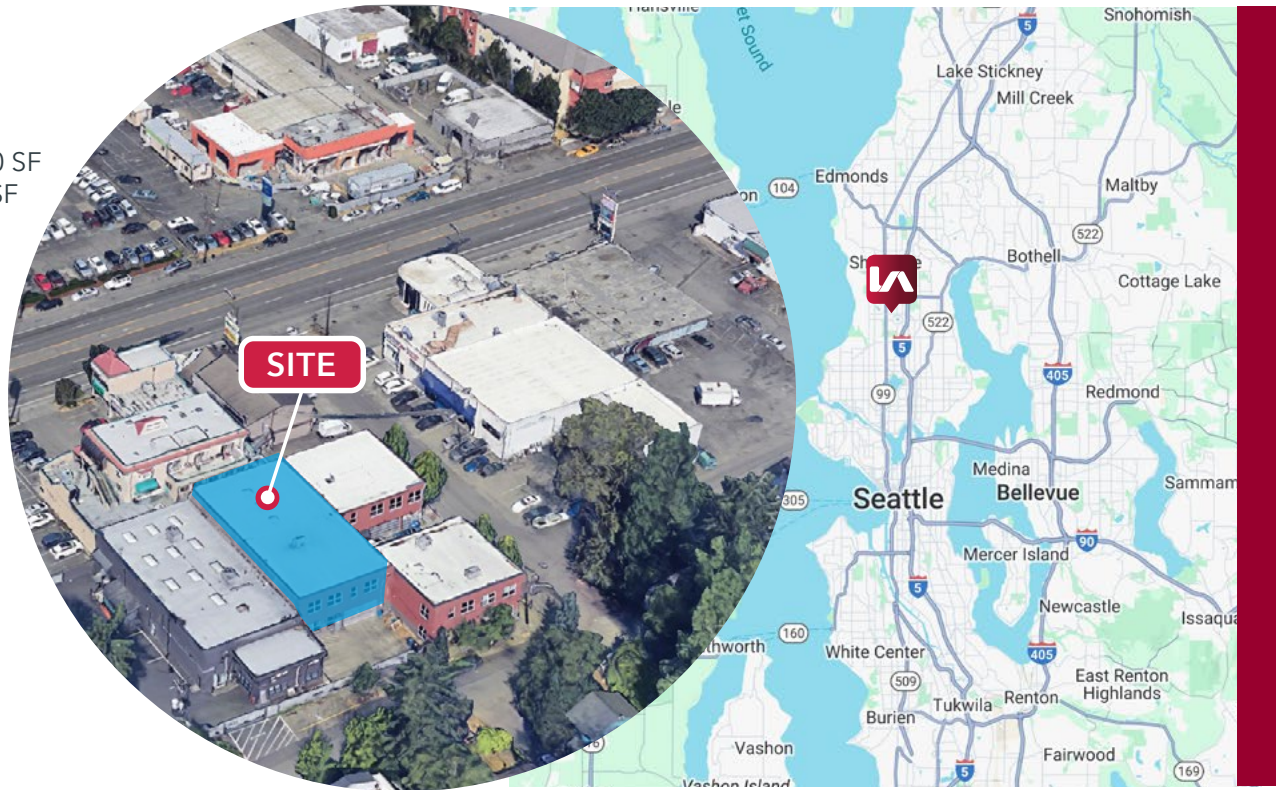
**PURCHASE PRICE: \$2,400,000**

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

# EXECUTIVE SUMMARY

The 7,250 square foot, two story property features 4,850 square feet of warehouse space and approximately 2,400 square feet of office space, with high ceilings, clear span layout, and opportunity to either expand the warehouse or office square footage depending on requirements. The flexible C1-75 (M) zoning allows for a variety of uses like office, retail, distribution, and limited light industrial uses. With dedicated parking and secure access, it caters to both operational efficiency, security, and convenience.







<b>ADDRESS:</b>	13753 Midvale Ave N, Seattle, WA 98133
<b>BUILDING SF:</b>	7,250 SF Total First Floor Warehouse: 4,850 SF Second Floor Office: 2,400 SF
<b>LOT SF:</b>	6,445 SF
<b>PARCEL NUMBER(S):</b>	614970-0010
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	C1-75 (M)
<b>PURCHASE PRICE:</b>	\$2,400,000
<b>AVAILABILITY:</b>	30 Days Notice



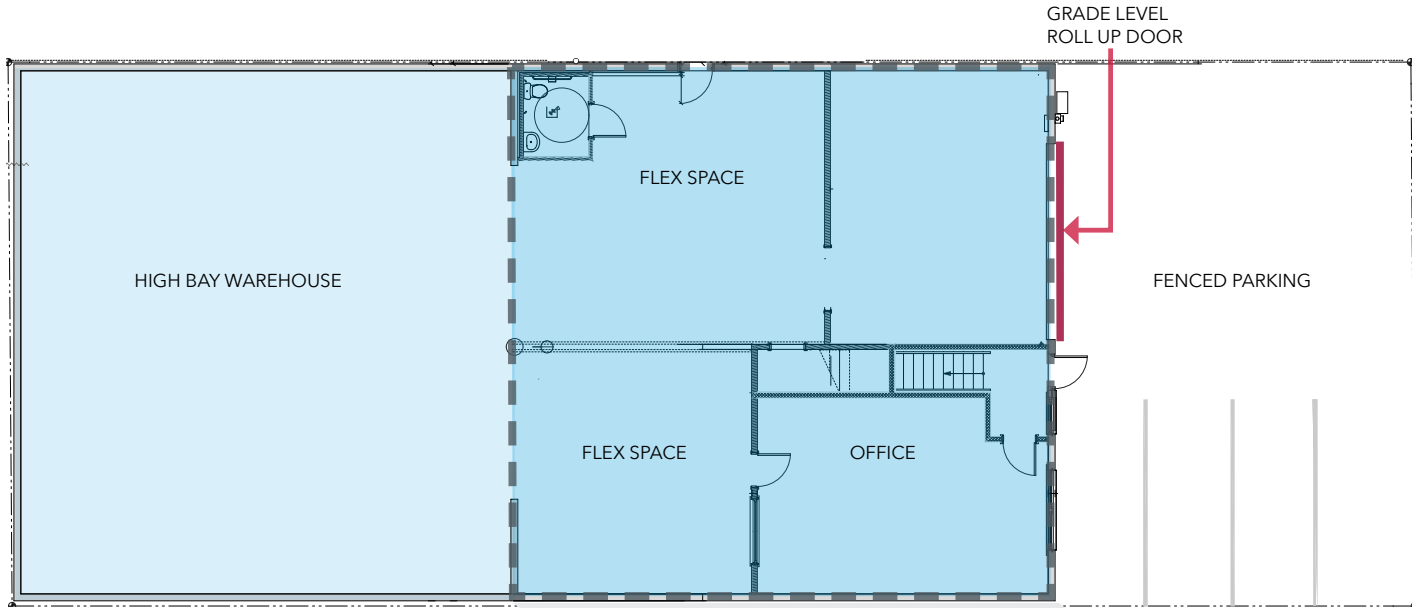
# PROPERTY PHOTOS



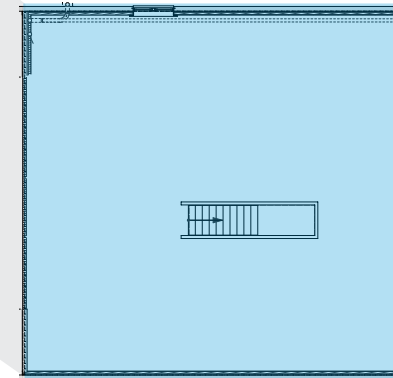
## Property Highlights

-  Ideal Owner/User opportunity.
-  Prime Location - Situated in the heart of North Seattle with easy access to Aurora and I5.
-  Versatile Space - Ideal for a variety of uses, including office, retail, or light industrial. Existing floor drains installed in space.
-  Roll Up Door - One (1) grade level roll up door, 9' 5" door height.
-  High Ceilings - 24' in warehouse and up to 10' 8" in the office/retail area, offers ample vertical space for storage and creative configurations.
-  Secure Property - Features a fenced perimeter, secure doors and windows and parking.

# FLOOR PLANS



**Lower Floor:**  
**± 4,850 SF**



**Upper Floor:**  
**± 2,400 SF**

# AMENITIES MAP



\*Demographic data derived from 2020 ACS - US Census, within a 5-mile radius from property

## NORTH SEATTLE DEMOGRAPHICS

Located at 13753 Midvale Ave N, Seattle, this property offers exceptional accessibility with nearby transit options including bus routes along Aurora Ave and easy access to I-5.

The neighborhood is central North Seattle, with nearby amenities such as Northgate Mall, Northgate Transit Station, and convenient food, shopping and service-related businesses.

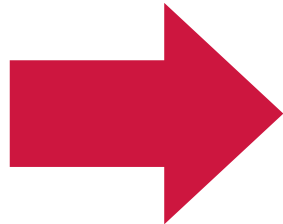


# PUGET SOUND REGION

The Puget Sound Region, located on the western side of Washington State, is considered one of the most vibrant and desirable areas in the United States for real estate investment. Natural geographical constraints that place limits on supply, and employment growth that consistently rank above the national average have attracted the investment community worldwide. The area possesses a critical mass of well-capitalized and innovative companies that are global leaders in industries such as technology, aerospace, distribution, manufacturing, global health, biotechnology, research, and retail.

Many growth-oriented, internationally recognized companies were founded in the Puget Sound and continue to remain in the area, such as **Microsoft, Amazon, Starbucks, Nordstrom, Boeing, Nintendo, UPS, PACCAR, Expedia, REI** and **Costco**, which along with the Ports of Seattle, Tacoma and Everett, help provide a stable and growing economic base, further demonstrating the Puget Sound's appeal and economic strength.

The region has remained one of the top markets for institutional real estate investment, due to its large and highly educated employment base, technology industry job growth, increasing levels of foreign investment, and the expansion of commercial aerospace and other manufacturing. The strength of the region's economy has resulted in comparatively lower unemployment rates than most other areas of the United States. According to the Bureau of Labor Statistics, the Seattle-Bellevue-Everett unemployment rate as of February 2024 is 4.2% and a total labor force of nearly 1.8 million.



**DOWNTOWN SEATTLE**

**FREMONT**

**REDMOND**

**DOWNTOWN BELLEVUE**

**EVERETT**

**U DISTRICT**

**AMANDA HAHNEMANN, CCIM**

Senior Vice President

**D** 206-773-2691

ahahnemann@lee-associates.com

170 120th Ave NE Suite 203, Bellevue WA

**O** 425-454-4242 | [lee-nw.com](http://lee-nw.com)

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Broker Marketing\13753 Midvale Ave N (Midvale Building)\Lease & Sale 2024