

OFFICE/RETAIL  
LEASE



# Office/Retail Space on 45th in Wallingford

2205 N 45th St | Seattle, WA

**Jeff Ayers**

Owner | Designated Broker

425.275.2406

[jeff@ayerscommercialgroup.com](mailto:jeff@ayerscommercialgroup.com)

**Andrew Ayers**

Broker

206.300.0459

[andrew@ayerscommercialgroup.com](mailto:andrew@ayerscommercialgroup.com)

**AYERS**  
COMMERCIAL  
GROUP

# PROPERTY FEATURES

<b>YEAR BUILT</b>	<b>2005</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>WATER/SEWER</b>	<b>Included in NNN</b>
<b>ELECTRICITY/GAS</b>	<b>Included in NNN</b>
<b>GARBAGE</b>	<b>Included in NNN</b>



# AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
2,034	\$4,746	\$1,541	\$6,287	Retail/office space located at the corner of N 45th St and Bagley Ave N in Wallingford, under a 41-unit condo building. Large storefront windows and tall ceilings. The current layout consists of a reception area, 7 private offices, 2 private restrooms, and storage area.

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