

RETAIL  
LEASE



## U-District Retail Space

4733 University Way NE | Seattle, WA

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COMMERCIAL  
GROUP

# PROPERTY FEATURES

<b>YEAR BUILT/RENOVATED</b>	<b>1909/2005</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>WATER/SEWER</b>	<b>Paid Directly by Tenant</b>
<b>ELECTRICITY</b>	<b>Paid Directly by Tenant</b>
<b>GARBAGE</b>	<b>Included in NNN</b>
<b>PARKING</b>	<b>Street Parking</b>



# AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
2,123	\$5,131	\$920	\$6,051	Retail space in prime U-District location, adjacent to new Safeway. High traffic location, only blocks from the University of Washington, with a walk score of 99. Layout includes open area, 2 offices, break room, 2 restrooms, and storage.

