

K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

MULTIPLE SMALLER
OFFICE SUITES FOR LEASE



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

JACK CRANE
(206) 446-6699
jacklc@andoverco.com

JEFF CRANE
(206) 336-5336
jcrane@andoverco.com



T.R. TRIGGER BUILDING | SEATTLE, WA

PROPERTY HIGHLIGHTS



MULTIPLE SMALLER SUITES AVAILABLE



GREAT SODO LOCATION WITH QUICK ACCESS TO I-5, I-90 & WEST SEATTLE



INSPIRING HISTORIC BUILDING FULLY RENOVATED IN 2020



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND OTHER RETAIL SERVICES



CLEAN AND FULLY FUNCTIONAL/SECURED BASEMENT STORAGE UNITS AVAILABLE ON-SITE



AMENITIES INCLUDE SECURED/CONTROLLED ACCESS, AC, BICYCLE STORAGE, COMMON AREAS WITH MEETING SPACE AND KITCHENETTE, AND FREE SURFACE PARKING ADJACENT TO THE BUILDING



FLEXIBLE LEASE TERM, CALL BROKERS FOR RATES

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

Available Office Spaces

SUITE	RENTABLE SF	TYPE	MODIFIED GROSS PRICING	COMMENTS
109/111	1,161	Office	\$3,290	• Available 3/01/2026



Basement Storage/Dead Storage Spaces

- Multiple storage spaces available ranging from 50-375 SF
- Restroom facilities also available for the basement storage units.
- Separate building entrance for storage tenants with loading platform.
- Fully functional/secured and improved basement storage area.





AERIAL MAP



LUMEN FEILD

HOTBACK
— BAR & GRILLE —

T-MOBILE PARK

Krispy Kreme
DOUGHNUTS

TOYOTA

BLAZING
BAGELS

Pep Boys

MACRINA
BAKERY

Starbucks

Mercedes-Benz

Starbucks

McDonald's

Shell

THE HOME
DEPOT

MOMENTUM

SWIRL

Denny's

SEAPINE
BREWING COMPANY

WESTLAND
DISTILLERY

GHOSTFISH
BREWING COMPANY

K.R. TRIGGER
BUILDING

DRIVE TIMES

DOWNTOWN SEATTLE	2.5 MILES
SEATAC AIRPORT	11.5 MILES



K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

JACK CRANE

(206) 446-6699

jacklc@andoverco.com

JEFF CRANE

(206) 336-5336

jcrane@andoverco.com