

# K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

MULTIPLE SMALLER  
OFFICE SUITES FOR LEASE



THE ANDOVER  
COMPANY, INC.  
CORFAC INTERNATIONAL

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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

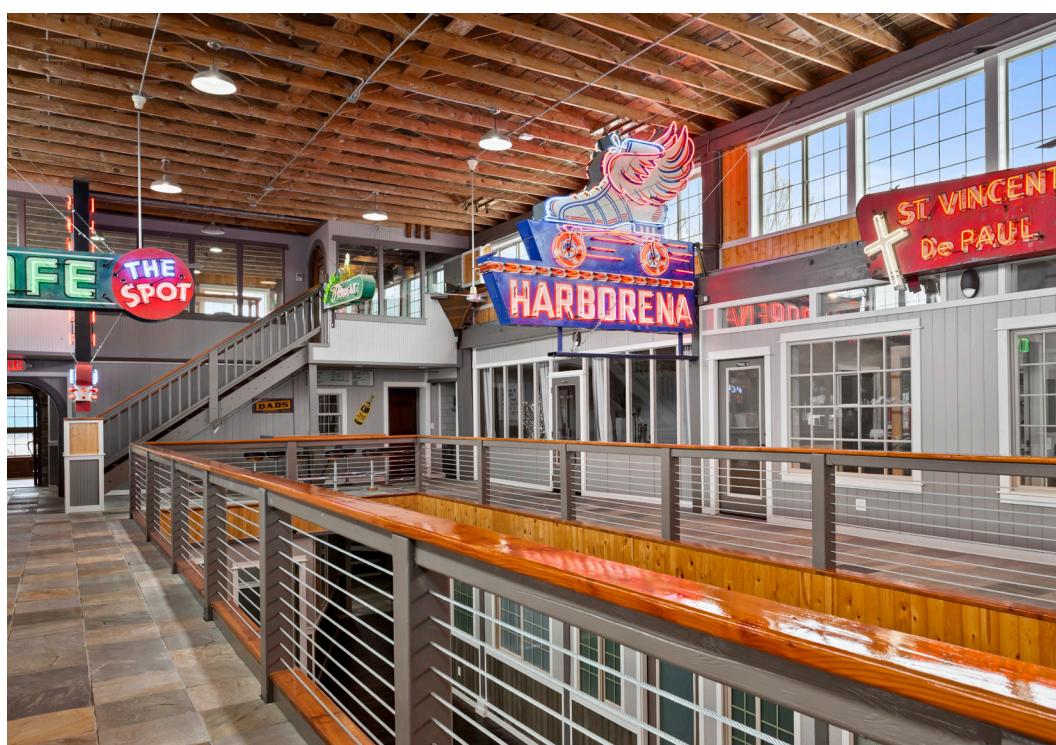
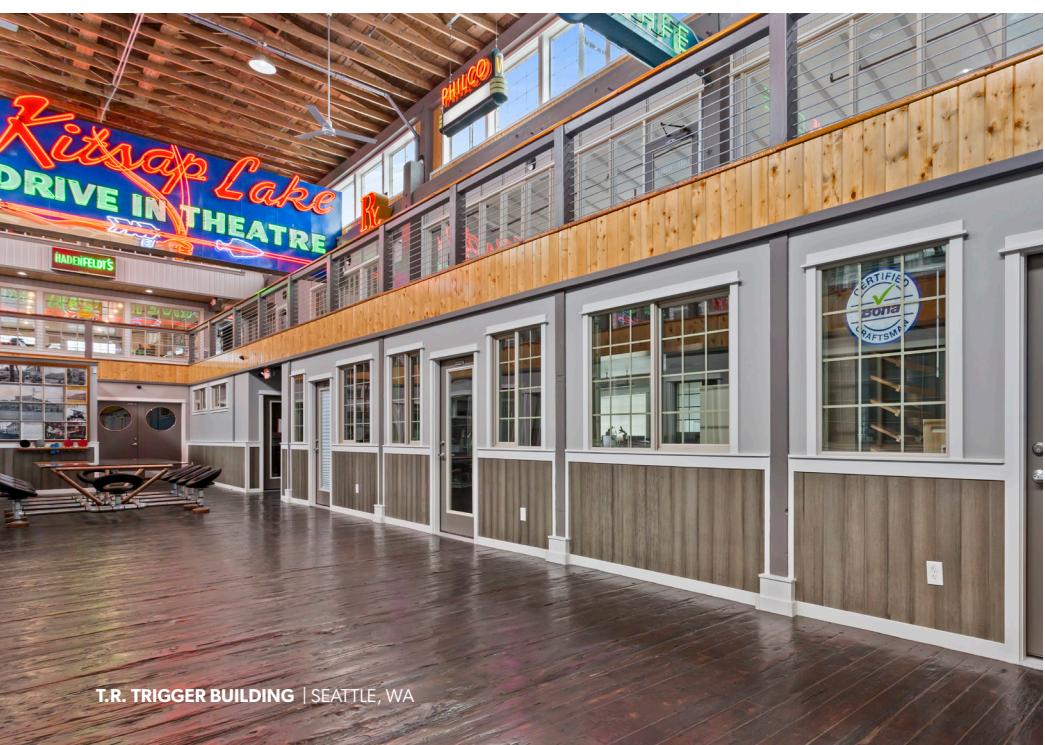
| SUITE   | RENTABLE SF | TYPE   | MODIFIED GROSS PRICING | COMMENTS  |
|---------|-------------|--------|------------------------|---|
| 109/111 | 1,161       | Office | \$3,290                | <ul style="list-style-type: none"><li>• Available 3/01/2026</li></ul> |



## 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.





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# AERIAL MAP



## DRIVE TIMES

DOWNTOWN SEATTLE

2.5 MILES

SEATAC AIRPORT

11.5 MILES



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