

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

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



# AVAILABLE SPACE

Square Feet	Base Rent	NNN Expenses	Total	Notes
2,034	\$4,746	\$1,238	\$5,984	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. Available now.

---