



OFFICE/RETAIL
LEASE

Office/Retail Space on 45th in Wallingford

2205 N 45th St | Seattle, WA

Jeff Ayers

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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	<p>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.</p> <p>Available now.</p>