

# 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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## 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

# Available Office Spaces

SUITE	RENTABLE SF	TYPE	COMMENTS
103	705	Office	<ul style="list-style-type: none"><li>Available Now</li></ul>
105	290	Office	<ul style="list-style-type: none"><li>Available 45 days' notice</li></ul>
109/111	1,161	Office	<ul style="list-style-type: none"><li>Available 60 days' notice</li></ul>
110	140	Office	<ul style="list-style-type: none"><li>Available 45 days' notice</li></ul>
200/202	645	Office	<ul style="list-style-type: none"><li>Available 3/01/25</li></ul>
209	187	Kitchen Prep	<ul style="list-style-type: none"><li>Available 3/01/25</li></ul>
214	638	Office	<ul style="list-style-type: none"><li>Available Now</li></ul>
300	775	Office/Event Space	<ul style="list-style-type: none"><li>Available Now</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.





# AERIAL MAP

LUMEN FEILD

HOTBACK  
— BAR & GRILLE —

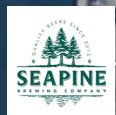
T-MOBILE PARK



MACRINA  
- BAKERY -



Pep Boys



WESTLAND  
DISTILLERY



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## DRIVE TIMES

DOWNTOWN SEATTLE

2.5 MILES

SEATAC AIRPORT

11.5 MILES



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