

FOR LEASE

OFFICE/SPECIALTY RETAIL

432 NE Ravenna Blvd, Unit 101, Seattle, WA 98115



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GIBRALTAR  
INVESTMENT PROPERTY SOLUTIONS

432 NE RAVENNA BLVD, UNIT 101, SEATTLE, WA 98115

## OFFICE/SPECIALTY RETAIL SPACE FOR LEASE



### NEIGHBORHOOD

Located at the center of a dense urban neighborhood, just two blocks from Green Lake recreation area which attracts more than one million visitors per year. Greenlake is a beautiful and highly sought after neighborhood - a vibrant, pedestrian oriented environment with tree lined streets and many local shops within walking distance of vintage style craftsmen homes. The community thrives on outdoor enthusiasts who enjoy running, walking, skating and biking around the neighborhood.

### PROPERTY HIGHLIGHTS

- Rare retail/office space located steps from Greenlake! Newly remodeled street-level commercial condominium at the base of a 12 unit condominium building on highly trafficked Ravenna Blvd
- 1,026 SF
- CAT wiring and sprinklers
- Private in-suite bathroom
- Ideal for physical therapy, skin care, salon or other service-oriented office use
- One secure garage parking stall included in rent
- Walk Score of 92 making it a Walker's Paradise with close proximity to public transit, shopping, parks, dining and drinking establishments
- Available with 30 days' notice
- Rental rate \$27/SF/YR + \$10.02/SF/YR NNN = Total \$3,165 per month. NNN includes water, sewer and trash.
- Tenant pays electric
- New 5-year term available

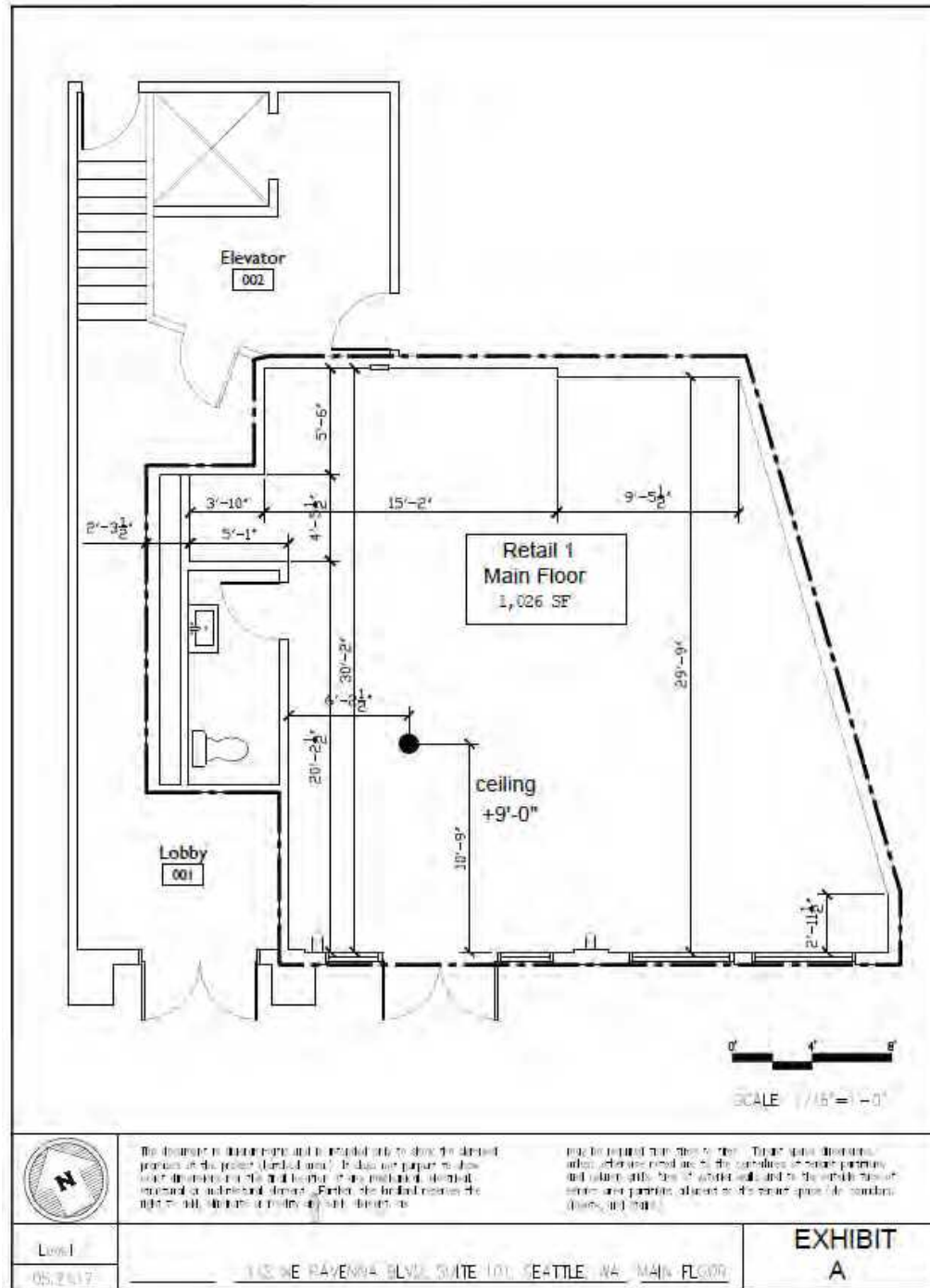


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This document is preliminary and is intended only to show the proposed program of the project (sketch plan). It does not purport to show exact dimensions or the final location of any individual element, structural or mechanical element. Further, the landlord reserves the right to add, eliminate or modify any such elements as

may be required in connection with the design and construction, which alterations may include the construction of tenant partitions and other utility lines or other work and to the outside lines of service area partitions adjacent to the tenant space (i.e. corridors, doors, and stairs).

Level 1  
05.26.17

432 NE RAVENNA BLVD, SUITE 101, SEATTLE, WA - MAIN FLOOR

**EXHIBIT**  
**A**

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