



**FOR
SUBLEASE**

Open House November 15th 11:30am-1:30 PM

THEO CHOCOLATE WAREHOUSE 124 N 35TH ST, SEATTLE, WA



PARTIALLY conditioned warehouse and office space

HIGH QUALITY Landlord + Sublandlord

SUBLEASE through 12/31/25 -Longer Lease Term available

28' clear height

3 DOCK high loading doors with levelers

EXTERIOR signage negotiable

ON-SITE loading and street parking

IG2U-65' zoning

27,000 SF

FULL BUILDING (DIVISIBLE)

* Available 30 days notice, divisible



**86 BIKE
SCORE**



**95 WALK
SCORE**

TODD BATTISON

206.296.9621

todd.battison@kidder.com

DAN MATHEWS

206.406.3003

dan.mathews@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Kidder
Mathews**

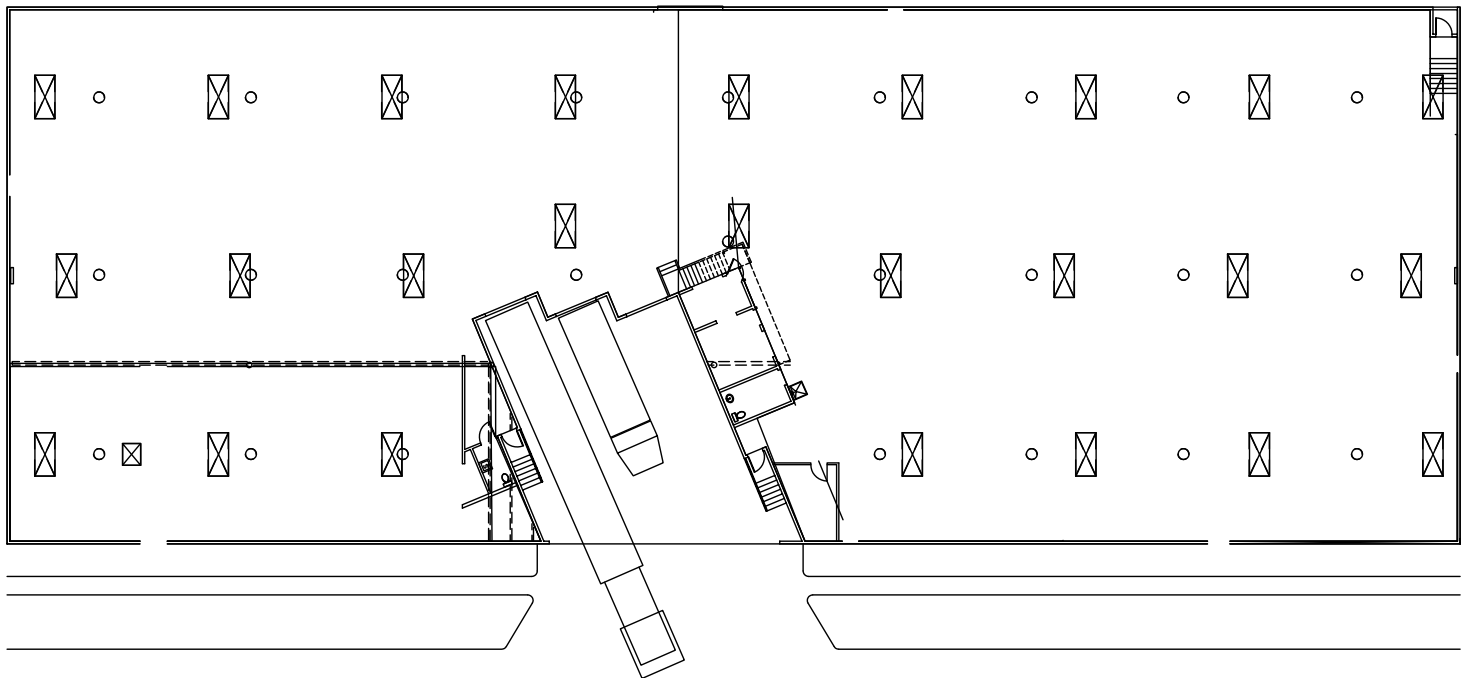
FOR SUBLEASE

Theo Chocolate Warehouse

124 N 35TH ST, SEATTLE, WA

Full Building

27,000 SF



NORTH 35TH STREET



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