



**FOR  
SUBLEASE**

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

THEO CHOCOLATE MIXED-USE BUILDING 3400 PHINNEY AVE, SEATTLE, WA



**HIGH QUALITY** Landlord + Sublandlord

**16** parking stalls on site

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

**GOOD POWER** and distribution  
277/480 volt, 3 phase, 1200 amps

**PARTIAL** building HVAC and security system service

**22'** clear height

**2 GRADE** level loading doors

**EXTERIOR** signage negotiable

**SPACE INCLUDES:** warehouse, commercial kitchen, retail, office

**ADJACENT** to Burke Gilman trail

**THICK** concrete slab supports heavy floor loads

## 29,282 SF

**FULL BUILDING (DIVISIBLE)**

\* Available 30 days notice, divisible



**99 BIKE  
SCORE**



**92 WALK  
SCORE**

**TODD BATTISON**

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# Kidder Mathews

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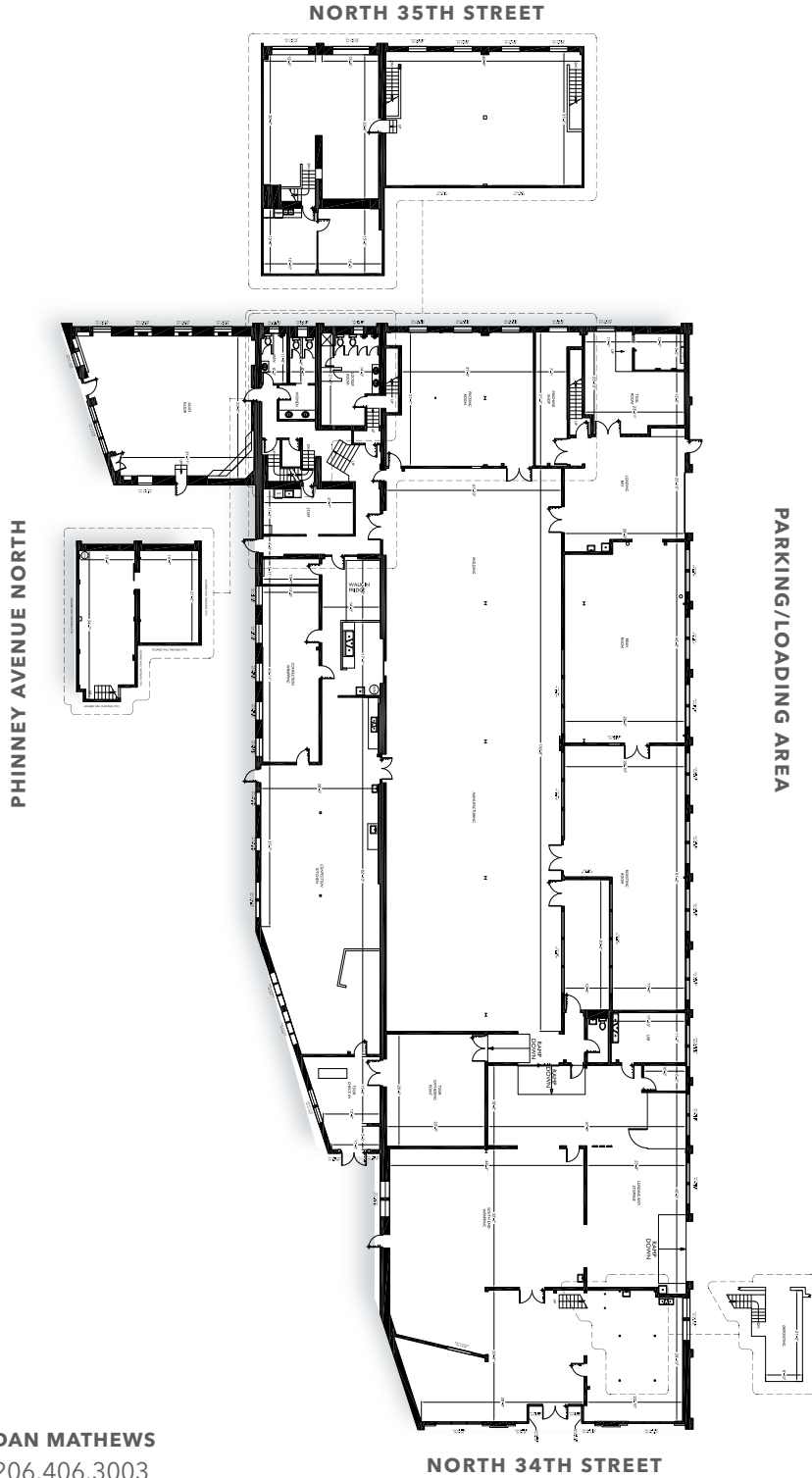
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# Theo Chocolate Mixed Use Building

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## Full Building

29,282 SF



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