

RETAIL
LEASE



Wallingford Retail Space

1912 N 45th St | Seattle, WA

Jeff Ayers

Owner | Designated Broker

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Andrew Ayers

Broker

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PROPERTY FEATURES

YEAR BUILT	1923
LEASE TYPE	NNN
WATER/SEWER/GARBAGE	Included in NNN
ELECTRICITY	Paid by Tenant
PARKING	Street Parking



AVAILABLE SPACES

Suite	Square Feet	Base Rent	NNN Expenses	Total	Notes
1912 N 45th St	4,650	\$11,625	\$1,938	\$13,563	Rare retail/showroom space on 45th in Wallingford. Currently occupied by Harold's Lamps. Do not disturb tenant.