

FOR LEASE
WAREHOUSE/OFFICE SPACE

3211 Martin Luther King Jr Way S, Suite B, Seattle, WA 98144

LEASE TERM
THRU
DECEMBER 10,
2025



For more information please contact:

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3211 MARTIN LUTHER KING JR WAY S, SUITE B, SEATTLE, WA 98144

JORVE BUILDING



HIGHLIGHTS

- Warehouse/office building in a highly visible corner location with strong vehicle traffic from Rainier Ave S and MLK Jr. Way
- 8,077 RSF comprised of 2,113 SF office, 4,852 SF warehouse and 1,112 SF storage
- Office portion is comprised of 3 private offices, kitchen, copy room, private bathroom, open work area, HVAC
- Warehouse features: two grade-level, 14' clearance doors, bathroom, 18'8" ceilings height to bottom of beam, gas heat
- Large secure lot with abundant parking
- Excellent signage opportunity
- 200amp 120/240v and 120/208v power
- Office and warehouse can be leased separately
- Lease term through December 10, 2025
- Available now
- Base Rental Rate \$9.00/SF plus NNN \$11.61/SF (2024 est.) = \$13,872.25 per month



JORVE BUILDING



<p>Gibraltar LLC 1525 4th Avenue Suite 400 Seattle, WA 98101</p> <p>Client</p>	<p>Jorve Roofing 3201 Martin Luther King Jr. Way S. Seattle, WA 98144</p> <p>Subject</p>	<p>Proposed Floor Plan</p> <p>Floor</p>	<p>Scale</p> <p>0 10 20</p>	<p>2DFLOORPLANS.COM 206-328-7410 Fax 206-328-4764 1700 21st Avenue South Suite 100 Seattle, WA 98144</p> <p>2-D AS-BUILT FLOOR PLANS</p> <p>Measured: May 2013 Project: C15-523</p>
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