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JORVE BUILDING



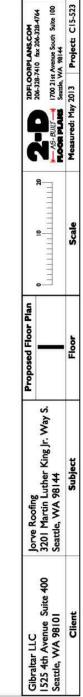


HIGHLIGHTS

- 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

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