



UNIQUE OFFICE WITH VIEWS FOR LEASE

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

NAI Puget Sound
Properties

PROPERTY OVERVIEW

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

- Total Building: 26,430 RSF
- 11,783 RSF Available
- Divisible down to $\pm 1,500$ RSF suites
- Amazing water views
- Onsite parking ratio 2.69/1,000 SF
- 2nd floor has an exercise room and showers
- Lease rate negotiable
- Also for sale. Unpriced. 51.56% leased.

ARIE SALOMON, SIOR, CCIM

Principal
+1 425 586 5636
asalomon@nai-psp.com

BOB SWAIN, CCIM

Partner
+1 425 586 5622
bswain@nai-psp.com

JEFF FORSBERG, CCIM

Principal
+1 425 586 5610
jforsberg@nai-psp.com



AVAILABILITY

4TH FLOOR

Tenant Silver Bay Seafoods

BUILDING AVAILABLE

26,430 USF
11,783 USF

3RD FLOOR

Suite 300 1,501 USF
Last remaining 3rd floor space!
(Silver Bay Seafoods leases remainder of floor)

2ND FLOOR

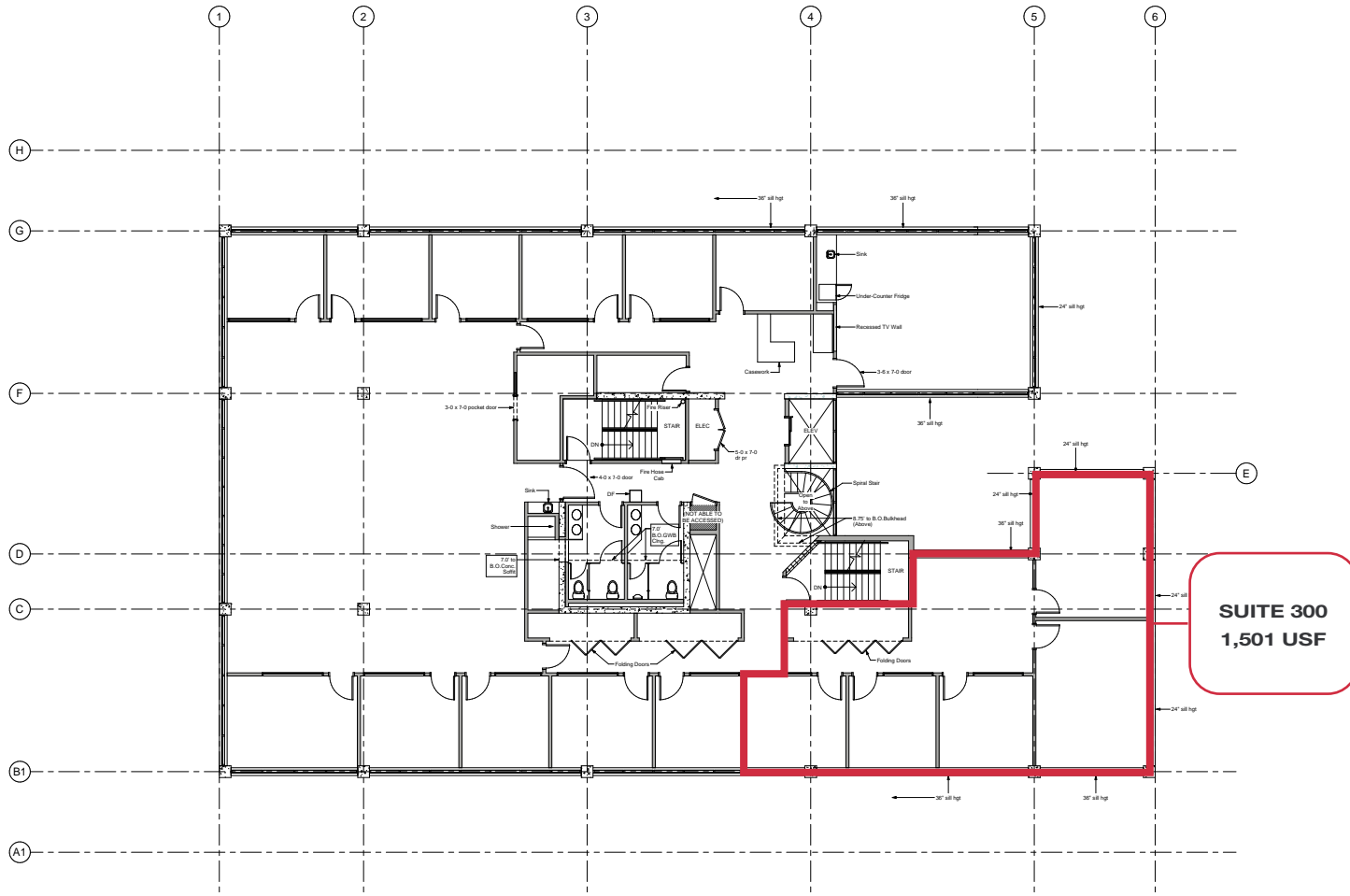
Suite 200 1,500 USF -
(Full Floor, Divisible) 6,725 USF

1ST FLOOR

Suite 101 1,844 USF
Suite 102 3,557 USF



FLOOR PLAN

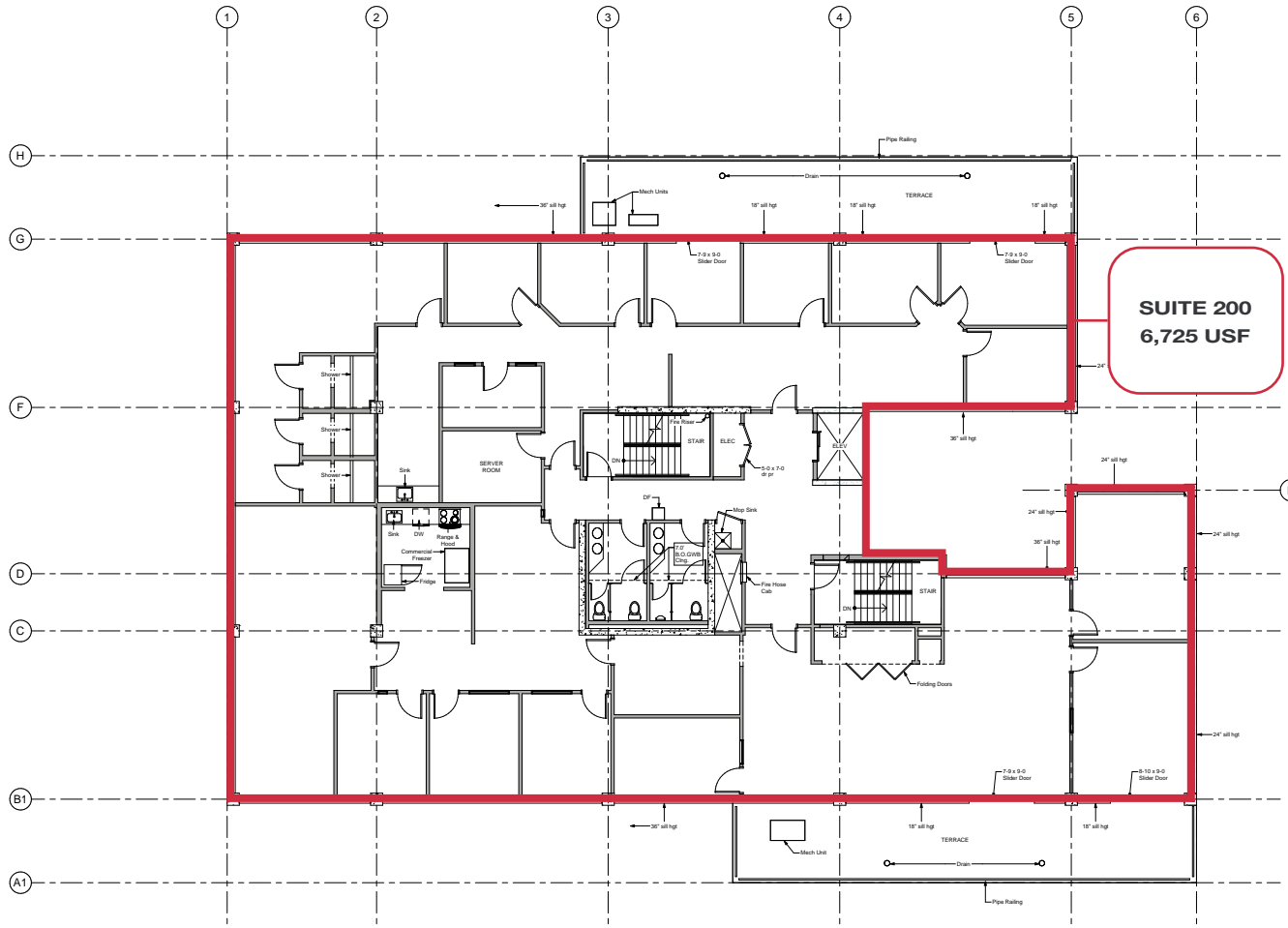


**3RD
FLOOR**

SUITE 300

1,501 USF

FLOOR PLAN

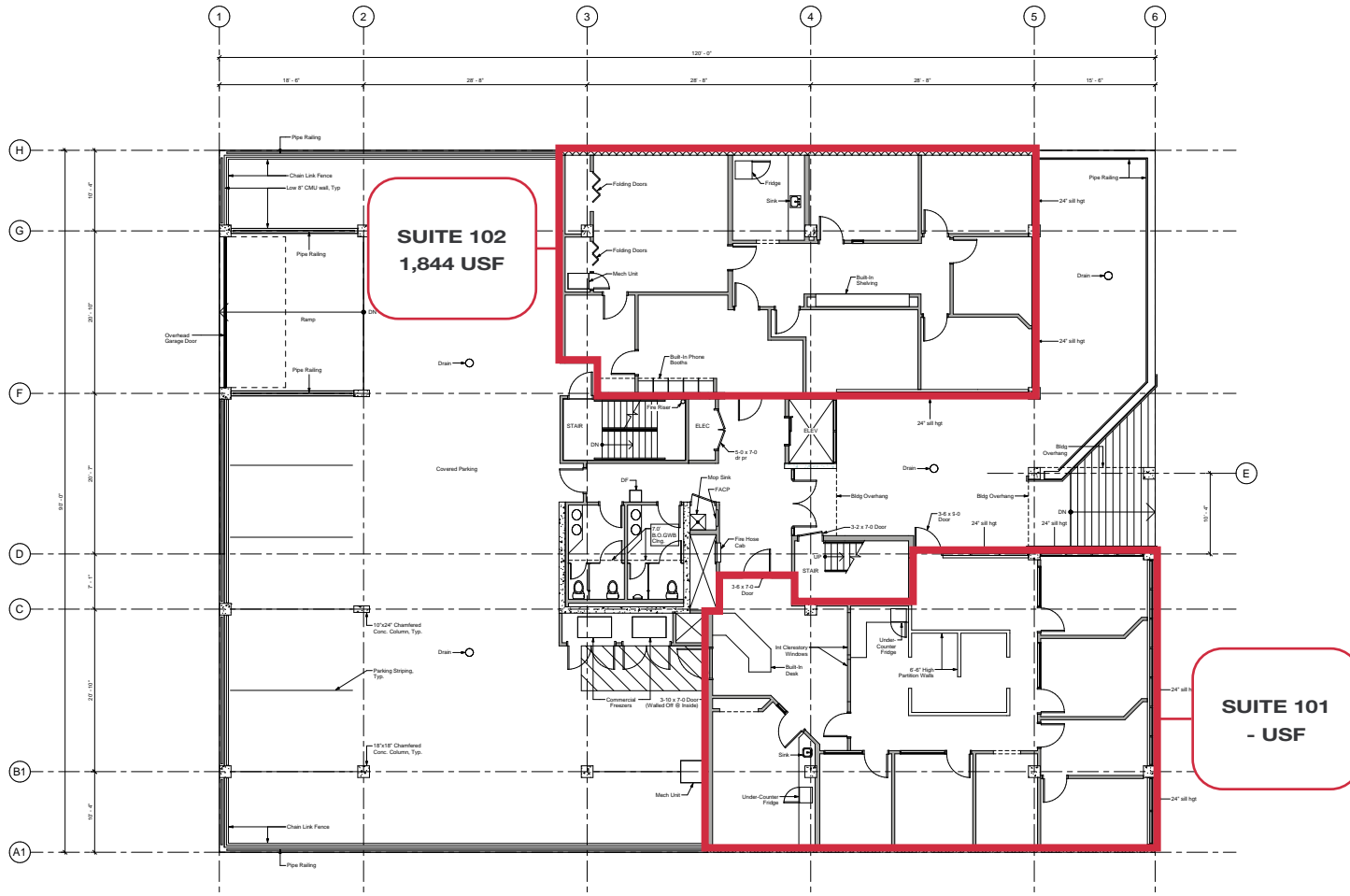


2ND FLOOR

SUITE 200

FULL FLOOR: 6,725 USF
DIVISIBLE TO $\pm 1,500$ USF

FLOOR PLAN



**1ST
FLOOR**

SUITE 101
3,557 USF

SUITE 102
1,844 USF

BALLARD FROM ABOVE

