



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 ±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

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### BOB SWAIN, CCIM

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### JEFF FORSBERG, CCIM

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**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**

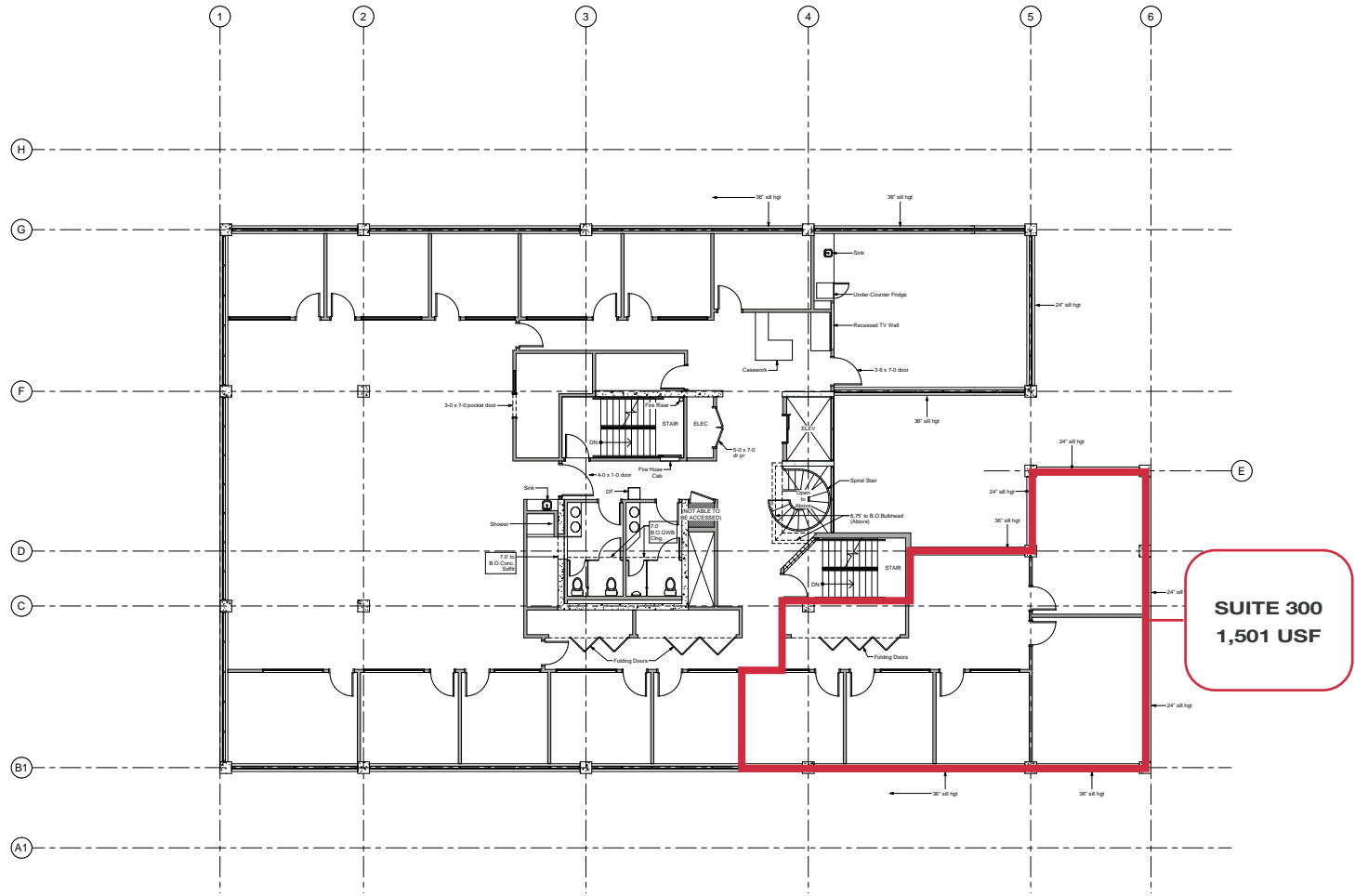
Suite 200 1,500 USF -  
(Full Floor, Divisible) 6,725 USF

**1ST FLOOR**

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



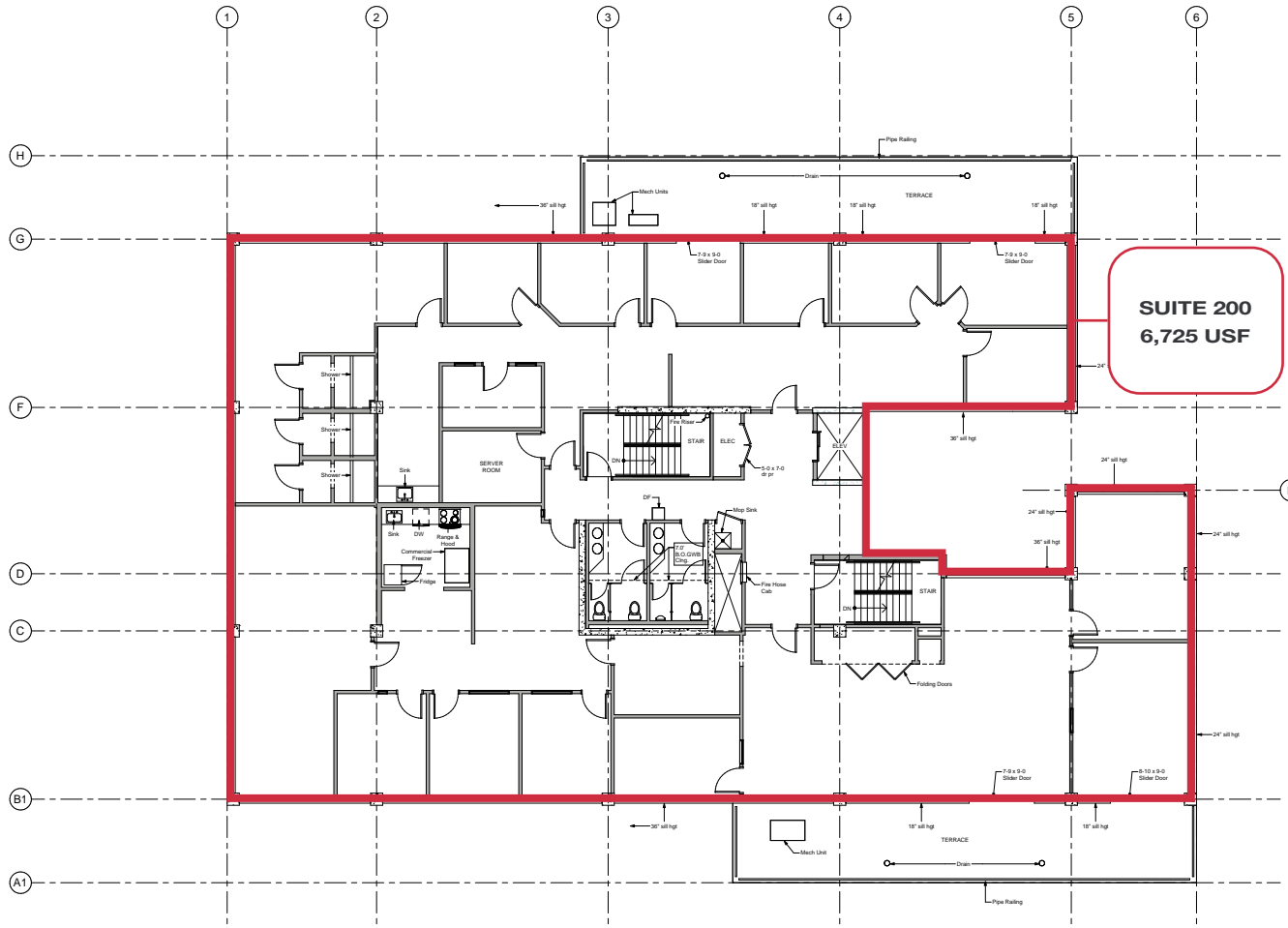
# FLOOR PLAN



**3RD  
FLOOR**

**SUITE 300**  
1,501 USF

# FLOOR PLAN

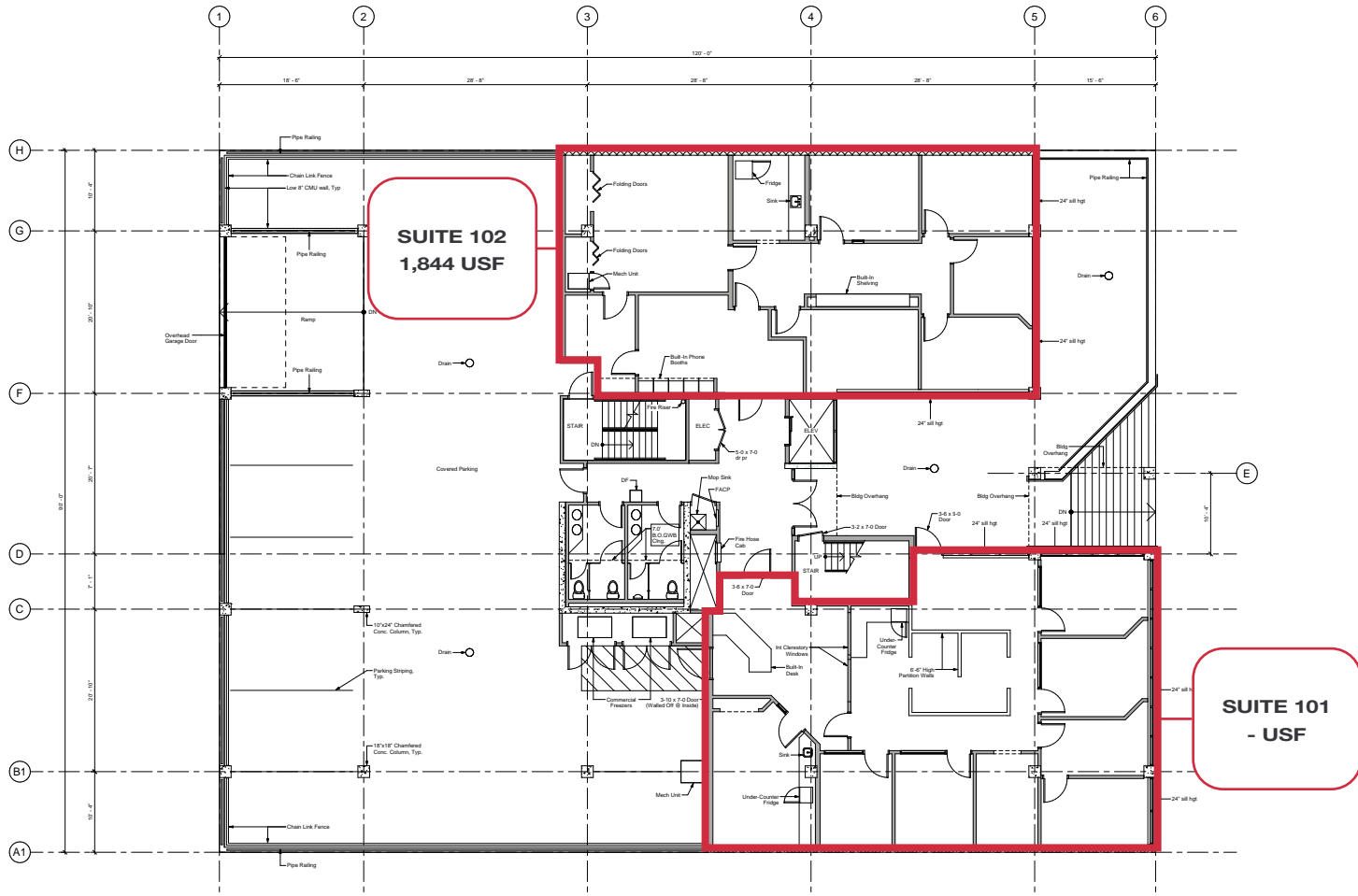


## 2ND FLOOR

### 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

