

# 3631 INTERLAKE BUILDING

3631 Interlake Avenue N, Seattle, WA

SITE

± 9,042 SF FLEX/INDUSTRIAL BUILDING

FOR SALE/FOR LEASE

 LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*





# PROPERTY OVERVIEW

PROPERTY INFORMATION

FLOOR PLANS

PROPERTY PHOTOS

ZONING INFORMATION

PROPERTY AERIAL

FREMONT CENTER OF THE UNIVERSE

AMENITIES MAP



# PROPERTY INFORMATION

3631 Interlake Avenue North is a masonry building with a mix of warehouse, office and one residential unit (can be converted to office). The building has two grade level rollup doors and one dock height door off the alley. The property is currently leased by a mix of warehouse/storage tenants and office space for a local construction project - all tenants with short term leases, making this a great property for an owner/user.



<b>ADDRESS:</b>	3631 Interlake Ave N, Seattle, WA
<b>PARCEL NUMBER:</b>	803270-0205
<b>LAND AREA:</b>	0.19 AC / 8,343 SF
<b>ZONING:</b>	Neighborhood Commercial 2 (NC2-40 (M))
<b>BUILDING SIZE:</b>	9,042* rsf (rentable square feet)
<b>SQUARE FOOTAGE BREAKDOWN:</b>	
<b>FLOOR ONE: (6,999 TOTAL)</b>	Warehouse: 4,722 SF Office: 2,277 SF
<b>FLOOR TWO: (2,043 TOTAL)</b>	Residential Unit: 1,474 SF Potential Office: 569 SF
<b>YEAR BUILT:</b>	1969
<b>CEILING HEIGHTS:</b>	14.5' clear height
<b>LOADING DOORS:</b>	2 grade-level doors 1 dock-height door off alley

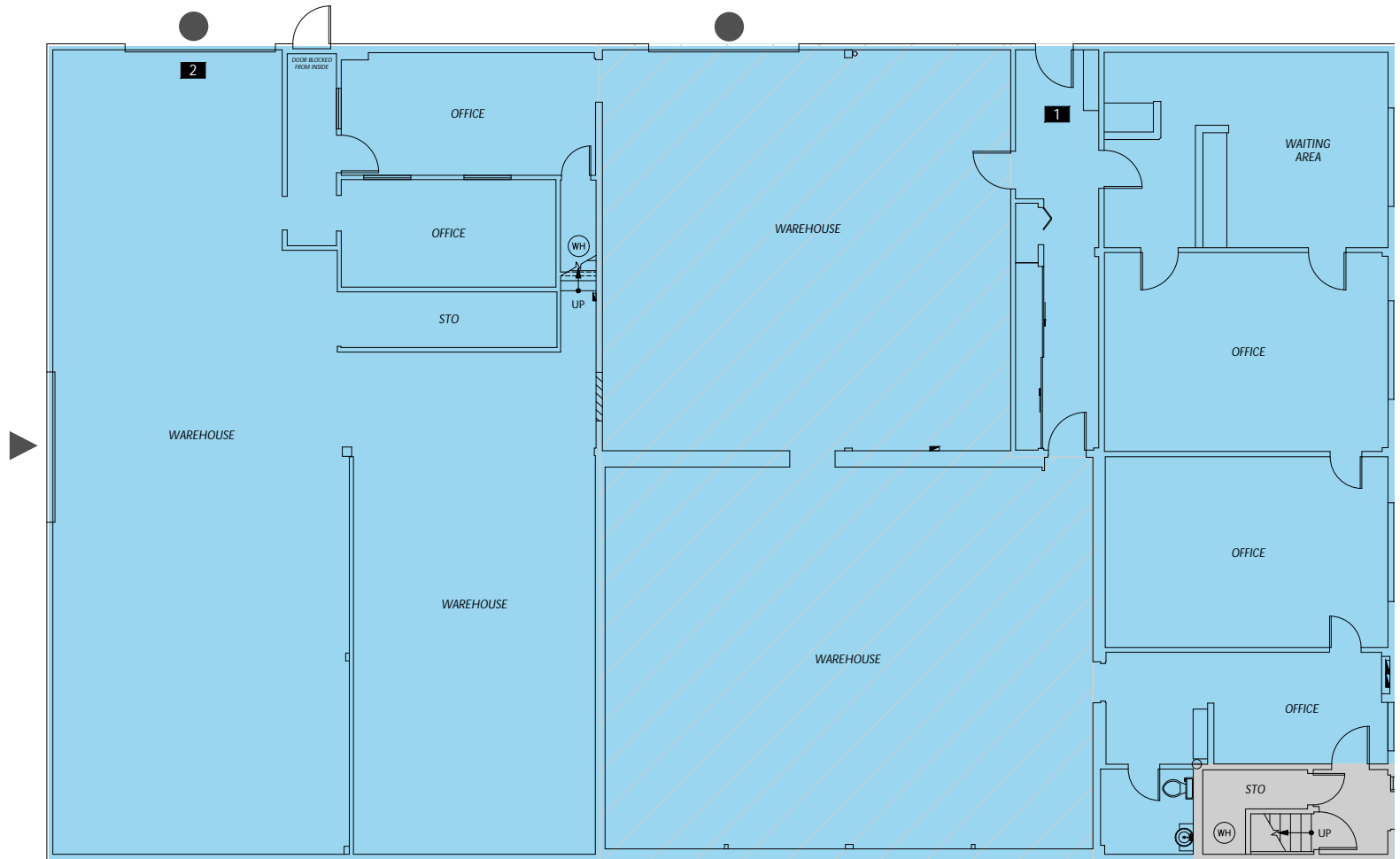
\*Square footage as per 2D Floor Plans in accordance with ANSI/BOMA

# FLOOR PLANS

## FLOOR ONE

Warehouse: 4,722 SF  
Office: 2,277 SF

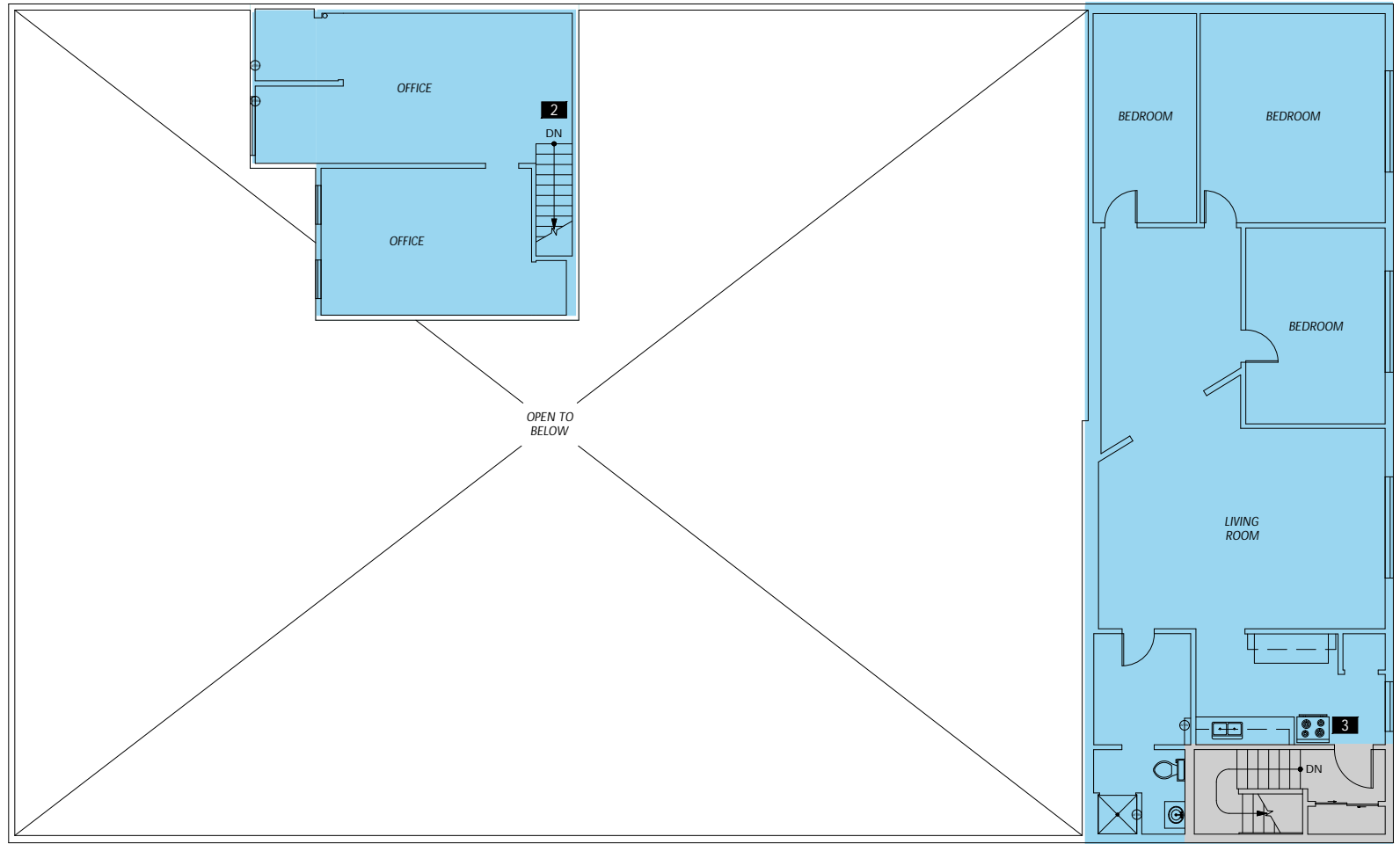
- ▶ Dock Height
- Grade Level



# FLOOR PLANS

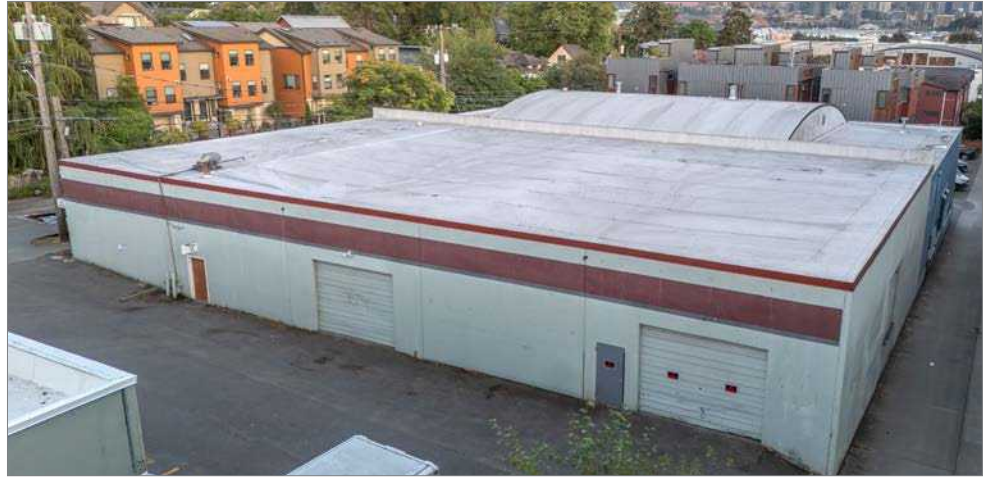
## FLOOR TWO

Residential Unit: 1,474 SF  
(Can convert to office)  
Potential Office: 569 SF





# PROPERTY PHOTOS









# PROPERTY AERIAL

3631 Interlake Avenue North is situated in the Fremont area just one block North of [Evolution Projects - Campus Seattle](#), which will deliver 230,000 + square feet of fun recreation, bustling retail and new office space. Sitting just north of Lake Union, the property offers close proximity to downtown Seattle and the South Lake Union biotech hub, in one of Seattle's fastest growing office and retail submarkets.





# FREMONT CENTER OF THE UNIVERSE

Fremont is one of Seattle's most eclectic and vibrant neighborhoods and a tech hotbed with a great mix of local artists, small businesses and major companies like Evo HQ, Brooks Sports HQ, Adobe, Tableau and Google. 3631 Interlake is located only one block away from the Stone Way Corridor where there are numerous restaurants, boutique shops and public art. The property is also only one block North of [Evolution Projects - Campus Seattle](#), which will deliver 230,000 + square feet of fun recreation, bustling retail and new office space.



- » Central courtyard accessible by multiple entry points around the block and through every building
- » Open space for events and gatherings
- » Sky bridge connecting buildings
- » Consolidated underground parking

19%



Population Growth  
(2010 - 2023)

71%



Professional  
Degrees

60%



Renter Occupied  
Housing

\$157K



Average Household  
Income

\$893K



Median  
Home Value

93



Walk Score  
Very Walkable

88



Bike Score  
Very Bikable

61



Transit Score  
Good Transit

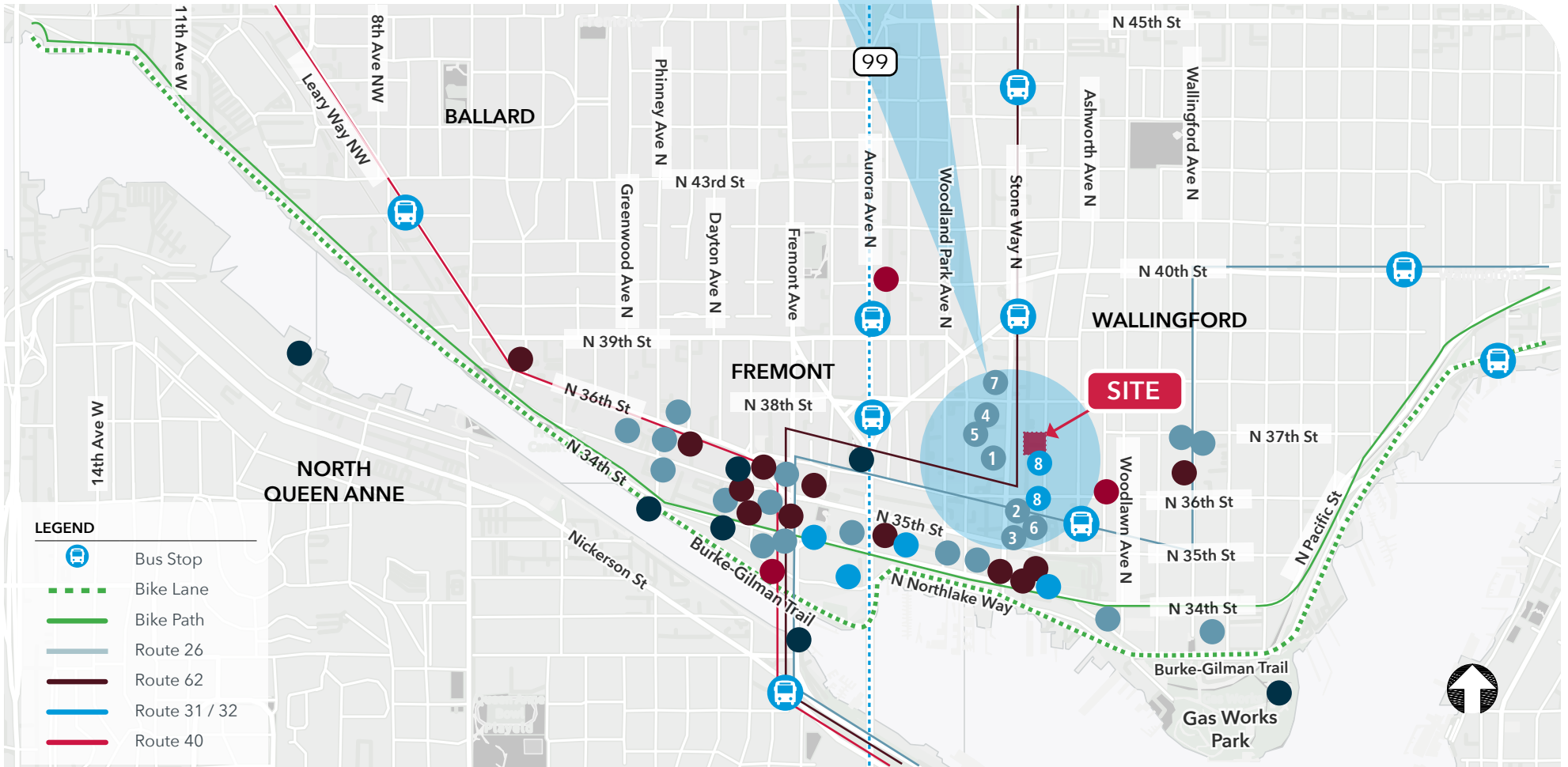


# AMENITIES MAP

- |              |                              |
|--------------|------------------------------|
| 1 Manolin    | 5 Sea Wolf Bakers            |
| 2 Joule      | 6 Evo                        |
| 3 Brook's HQ | 7 Aroom Coffee               |
| 4 Tavalàta   | 8 Seattle Bouldering Project |

## RETAIL LEGEND

- Restaurants, Eateries, Breweries, Coffee Shops
- Retail, Boutiques, Book Stores
- Popular Destinations
- Fitness / Wellness
- Hotels / Lodging







**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**AMANDA HAHNEMANN, CCIM**  
Senior Vice President  
M 206-852-1640  
ahahnemann@lee-associates.com

**ZANE SHIRAS, SIOR, CCIM**  
Principal  
M 206-724-7120  
zshiras@lee-associates.com

170 120th Ave NE | Suite 203 | Bellevue, WA 98005  
O 425 454 4242 | [lee-nw.com](http://lee-nw.com)

#### DISCLAIMER

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Broker Marketing\3631 Interlake (Evo)\~Creative\OM

170 120th Ave NE | Suite 203 | Bellevue, WA 98005 | 425 454 4242 | [lee-nw.com](http://lee-nw.com)