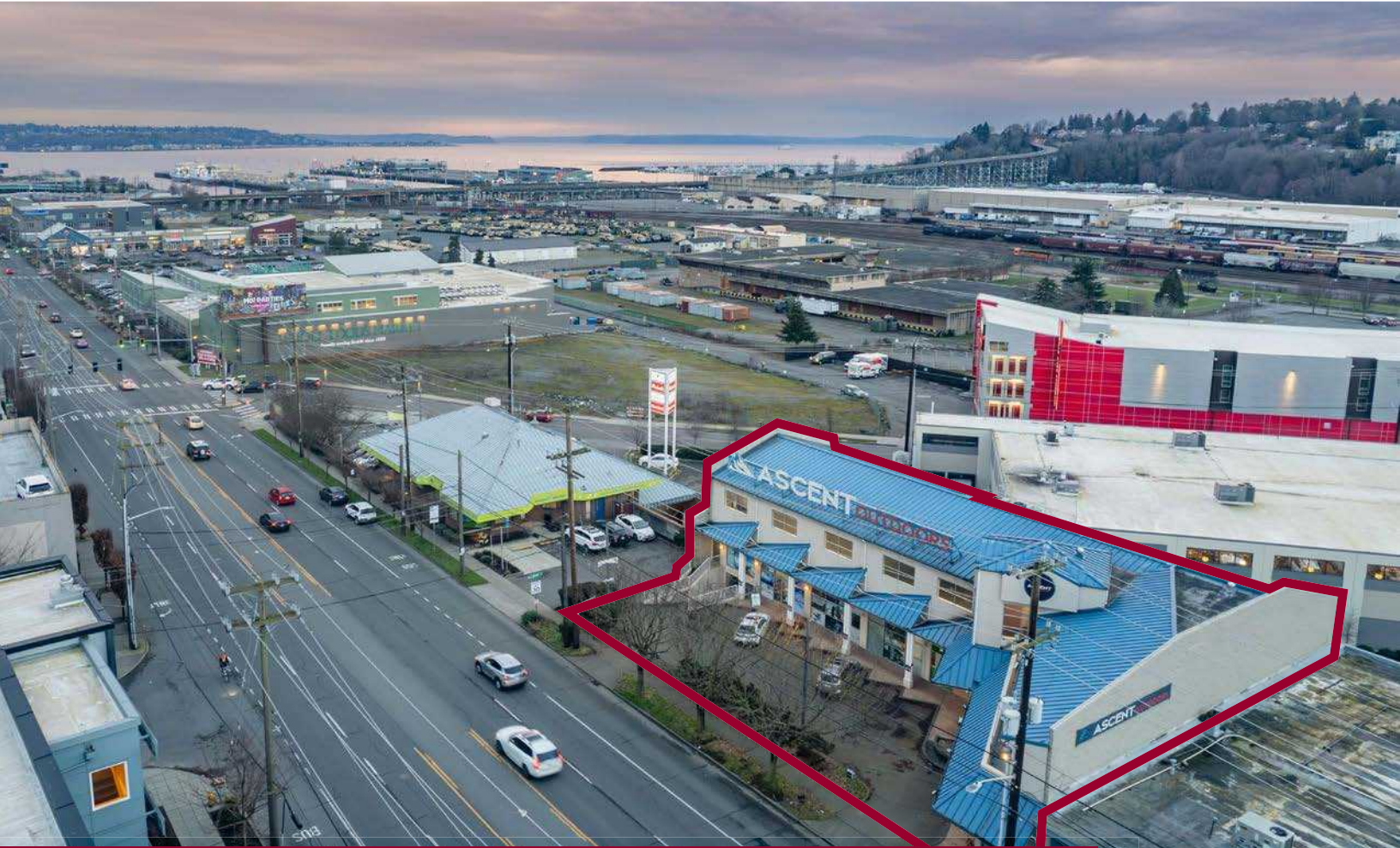


FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WA



INTERBAY OFFICE / RETAIL / INDUSTRIAL SPACE FOR LEASE

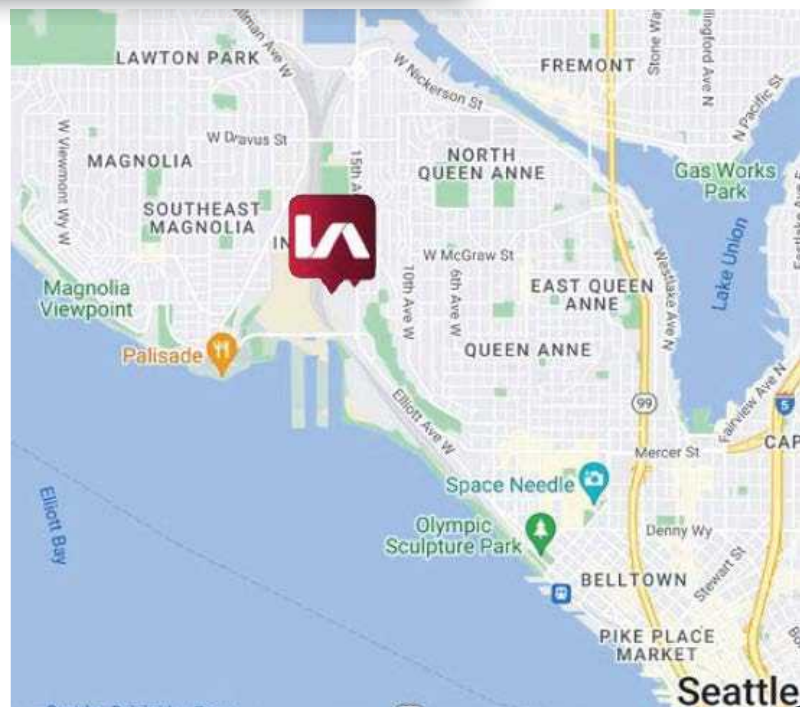
2,000 - 23,507 SF AVAILABLE

LISTING INFORMATION

UPPER LEVEL OFFICE:	6,552 SF
STREET LEVEL RETAIL:	6,552 SF
LOWER LEVEL WAREHOUSE:	10,403 SF
ZONING:	C1-40
AVAILABILITY:	IMMEDIATELY

COMMENTS

The former SuperGraphics building is located on 15th Avenue in Interbay with the lower level accessible via W Armory Way. Tenant, Ascent Outdoors, will drive lots of traffic to the building.

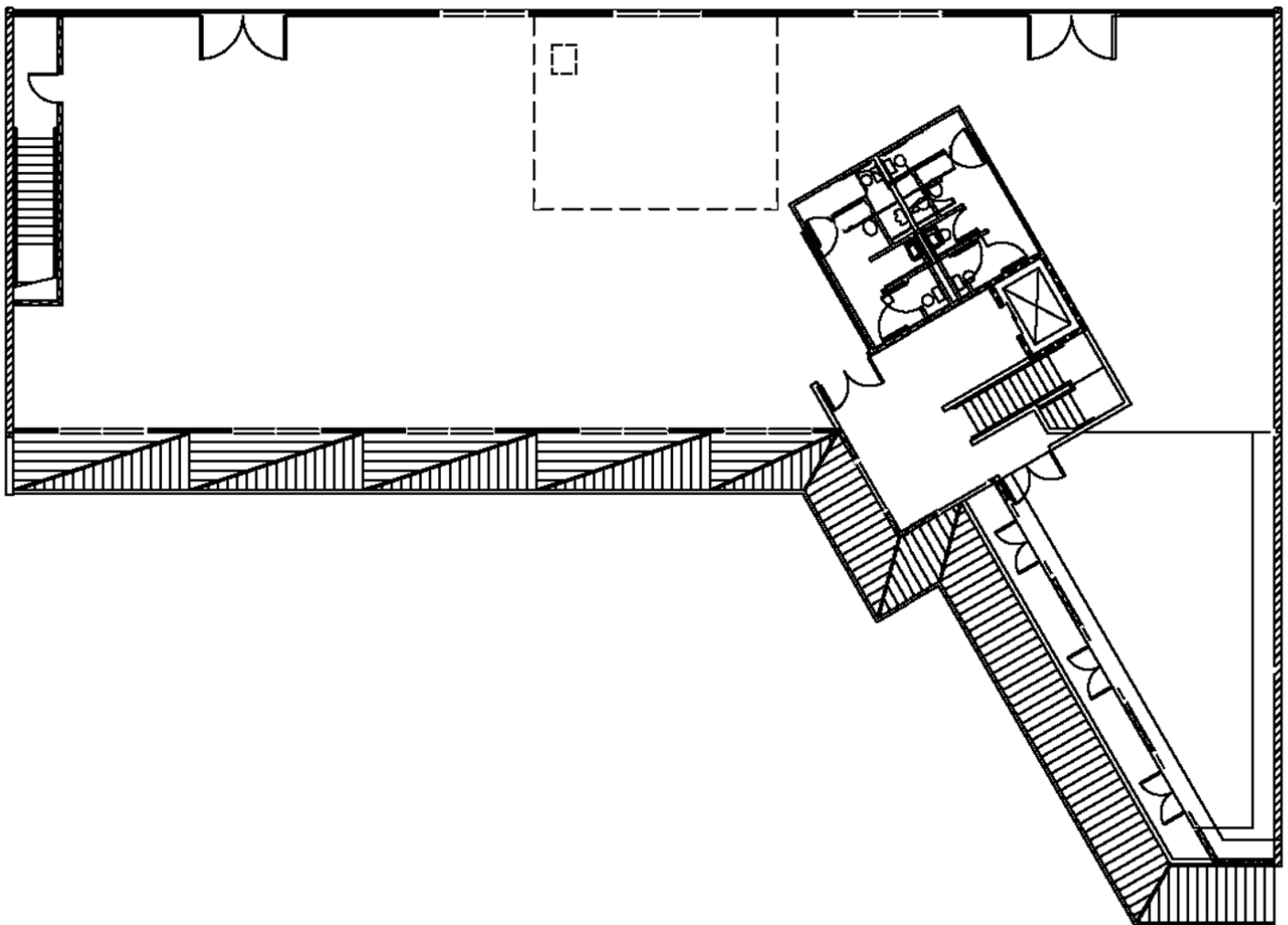


FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

UPPER LEVEL OFFICE

- Full Floor - 6,552 SF Available
- Can be demised as low as 2,000 SF
- \$20.00 PSF / Yr + \$5.00 NNN
- Pitched/cathedral ceiling
- Peek-a-boo view of Elliott Bay



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

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.

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

UPPER LEVEL OFFICE



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

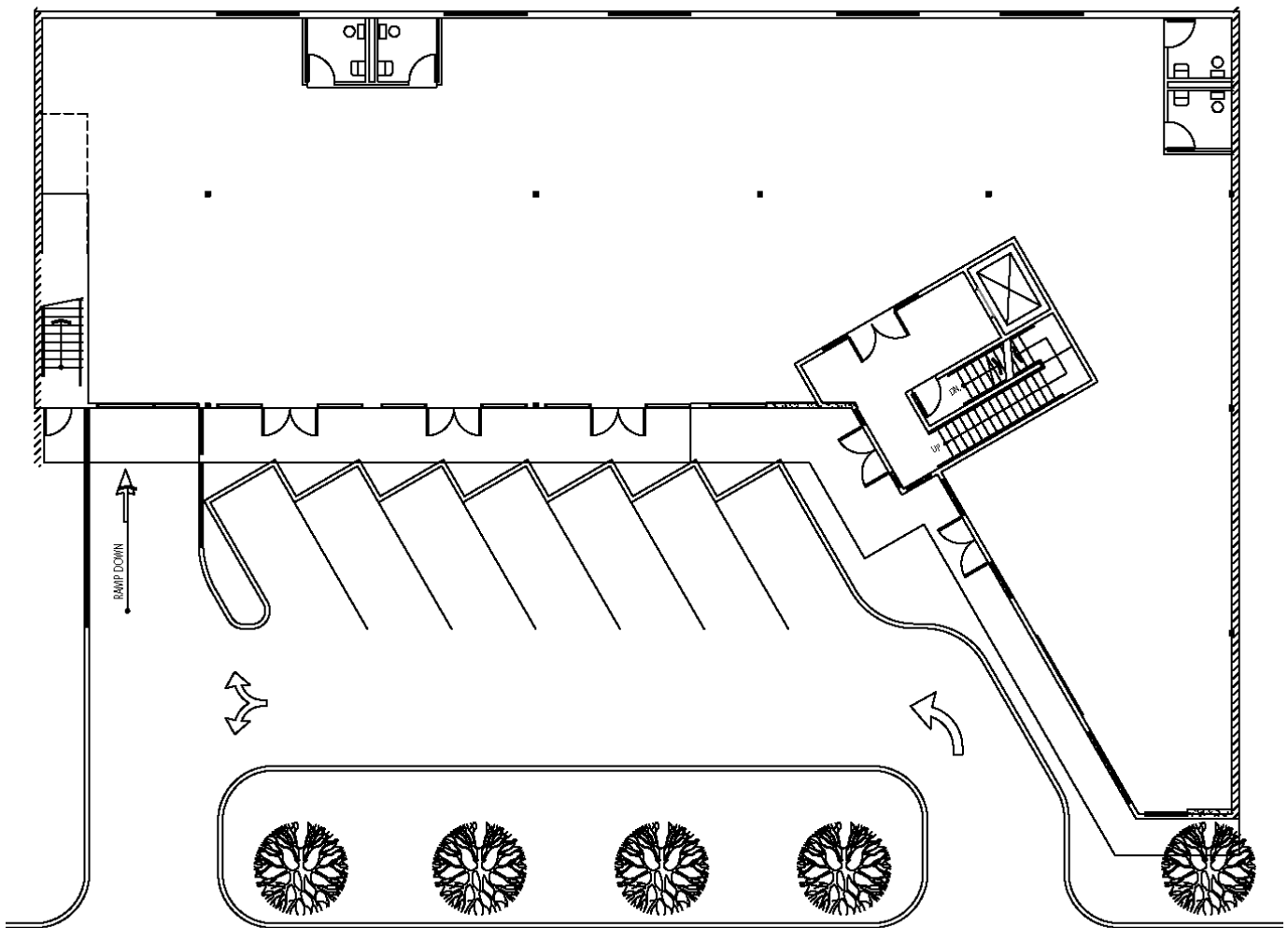
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

STREET LEVEL RETAIL

- Full Floor - 6,552 SF Available
- Can be demised to 2,500 or 4,052 SF
- \$25.00 PSF / Yr + \$5.00 NNN
- High ceilings, power drops and private restrooms
- Parking available



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

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.

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

STREET LEVEL RETAIL



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

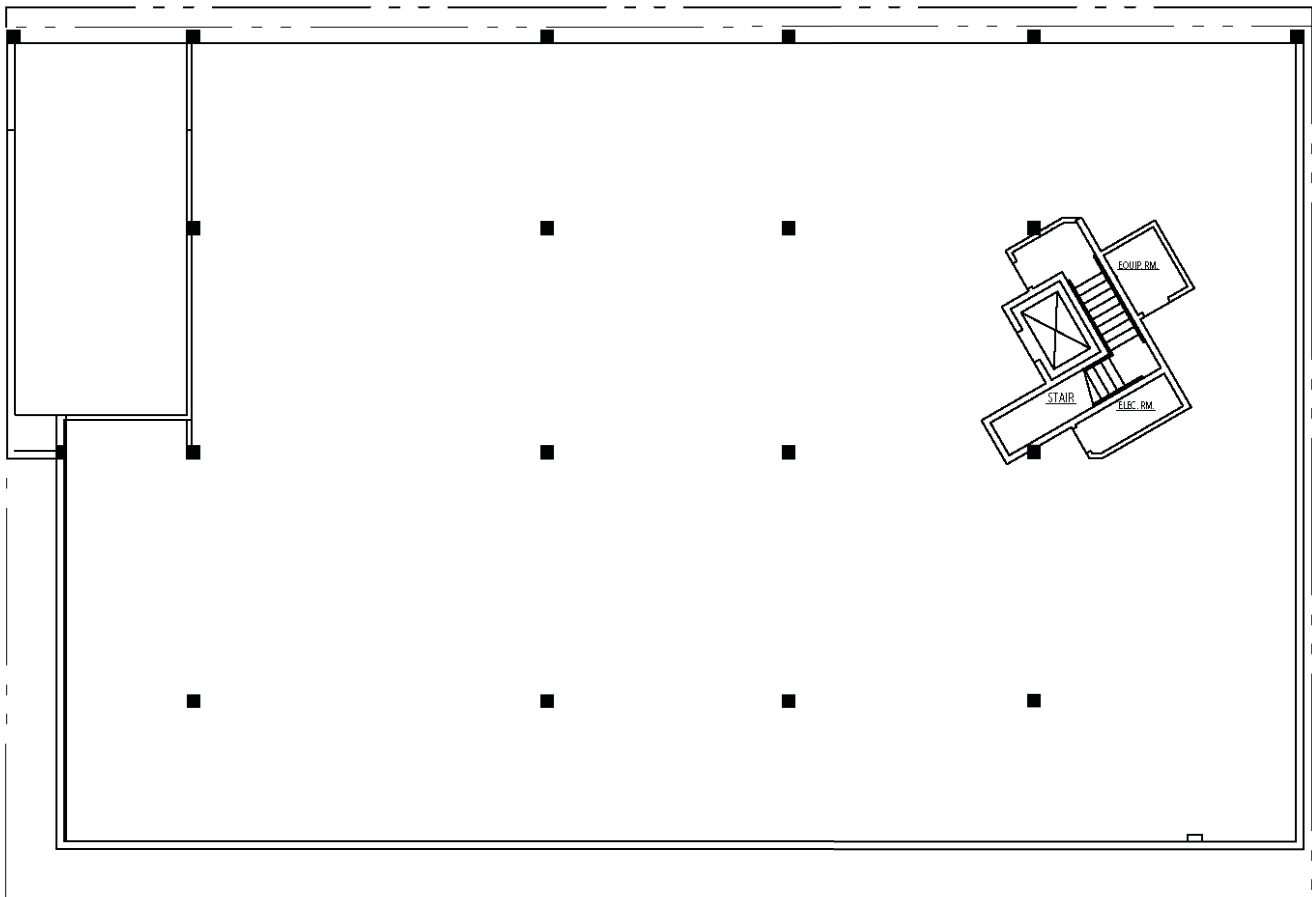
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

LOWER LEVEL WAREHOUSE

- Full Floor - 10,405 SF Available
- Can be demised to as low as 5,000 SF
- \$1.75 / PSF / Month + \$0.42 NNN
- Grade level roll-up doors 12' high
- 9.5' - 14' ceiling height
- Heavy power 3-phase, 600 amp
- Climate controlled, sprinklered and restrooms
- Low visibility, excellent for discreet and secure dead storage space



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

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.

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

LOWER LEVEL WAREHOUSE



CONTACT

Amanda Hahnemann, CCIM

ahahnemann@lee-associates.com

C 206.773.2691

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.

FORMER SUPERGRAPHICS BUILDING

2201 15TH AVENUE W, SEATTLE, WASHINGTON

ACCESS ROUTES



LOCAL AMENITIES



CONTACT

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
C 206.773.2691

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.