### 4,825 SF WAREHOUSE / FLEX BUILDING **F**

#### FOR SUBLEASE IN BALLARD

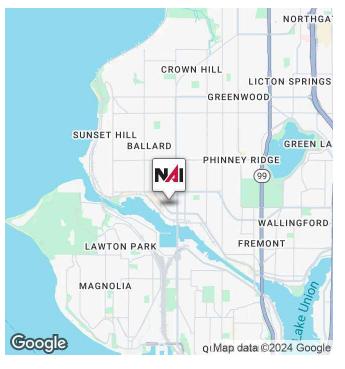


# 4918 Leary Avenue NW

Seattle, Washington 98107

#### **Property Highlights**

- 4,825 RSF (including approximately 1,000 SF of office)
- Sublease to 7/31/26 with longer-term possible
- 1 Grade Level Door
- Clear Span Warehouse
- Bathroom and Washer/Dryer •
- Security System .
- Includes 7 Dedicated Parking Stalls •
- 13.1 Feet Clear Height to Roof Beams
- Available Now .
- Sublease Rate: \$19.67 / RSF / YR / NNN (2024 Tax & Ins: \$4.00 / SF) .
- 3% Rent Bump on 8/1/25
- Next door to 4930 Leary Ave NW 4,352 SF Warehouse / Flex Available Now





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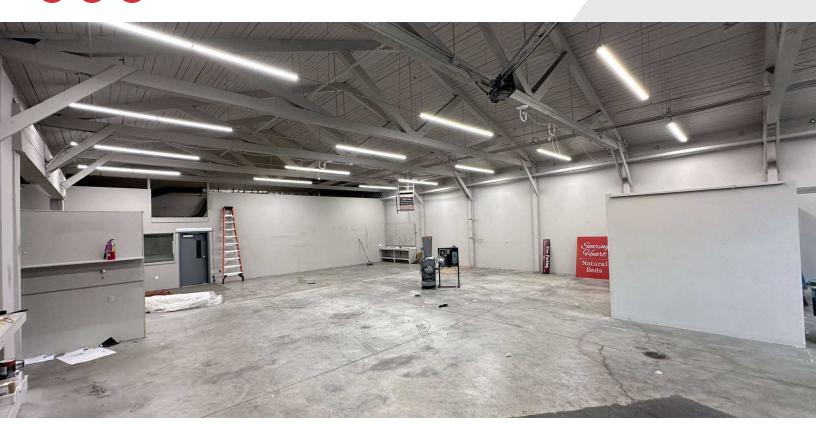
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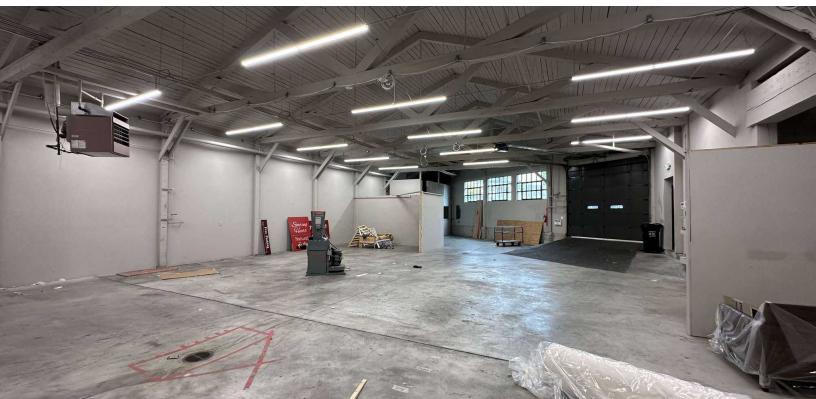
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