

4,825 SF

WAREHOUSE / FLEX BUILDING



FOR SUBLEASE IN BALLARD

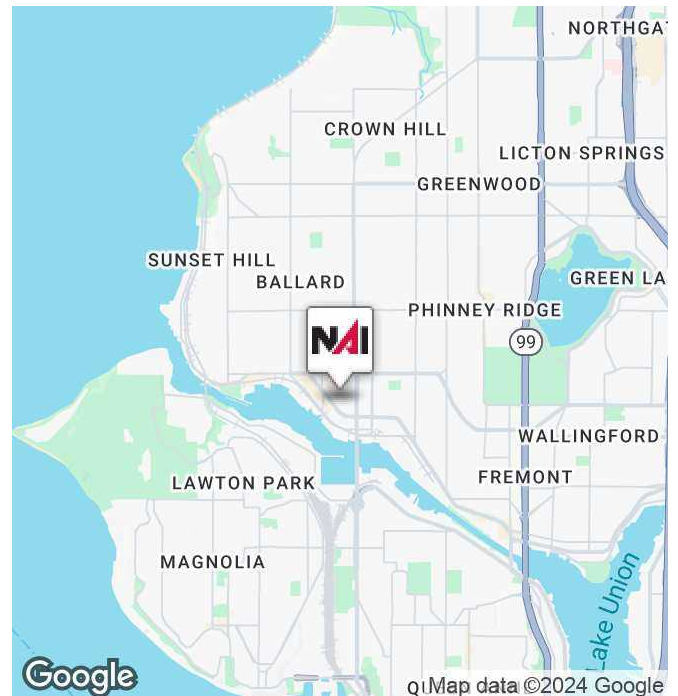


4918 Leary Avenue NW

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



<https://www.nai-psp.com>

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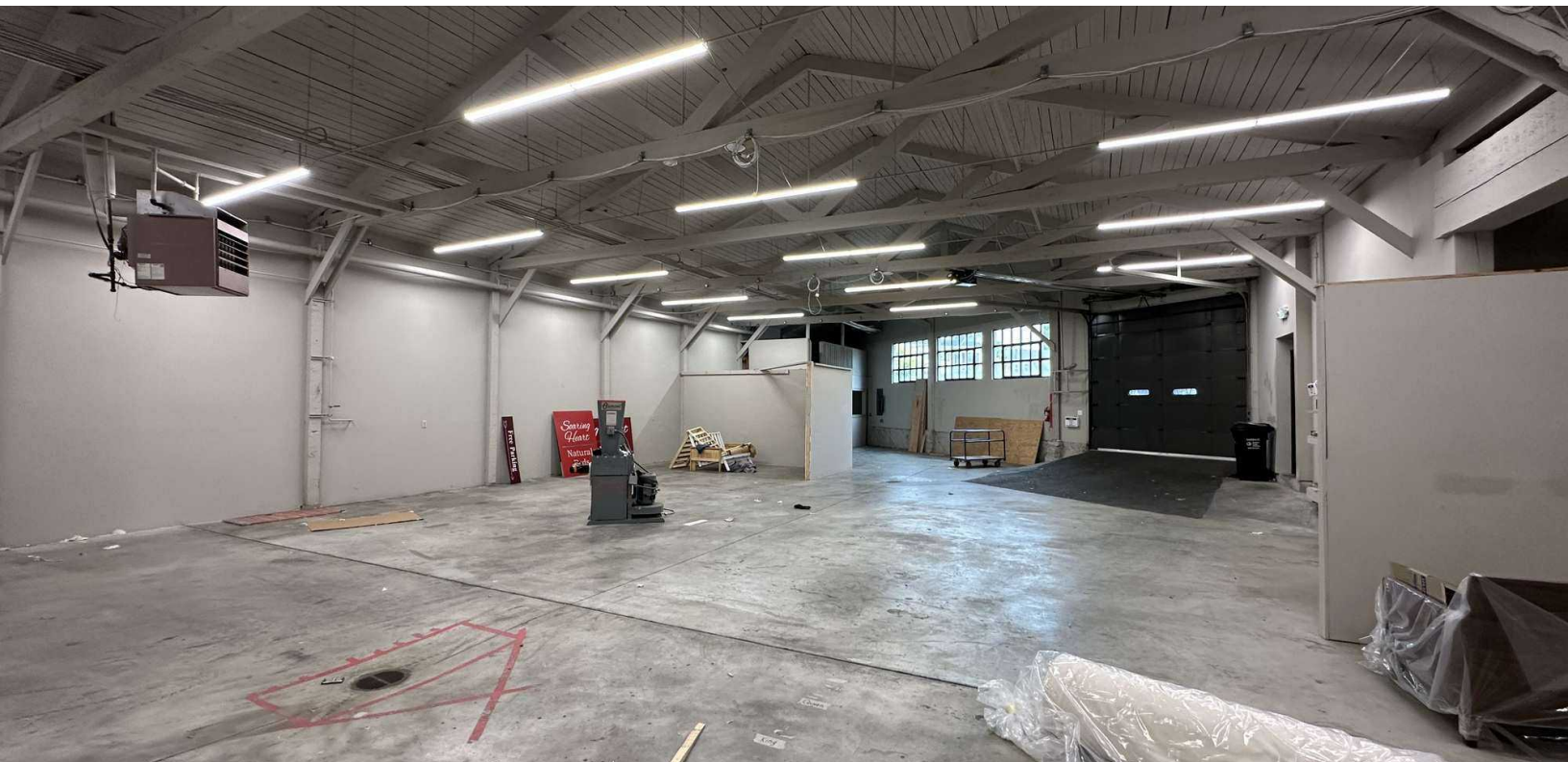
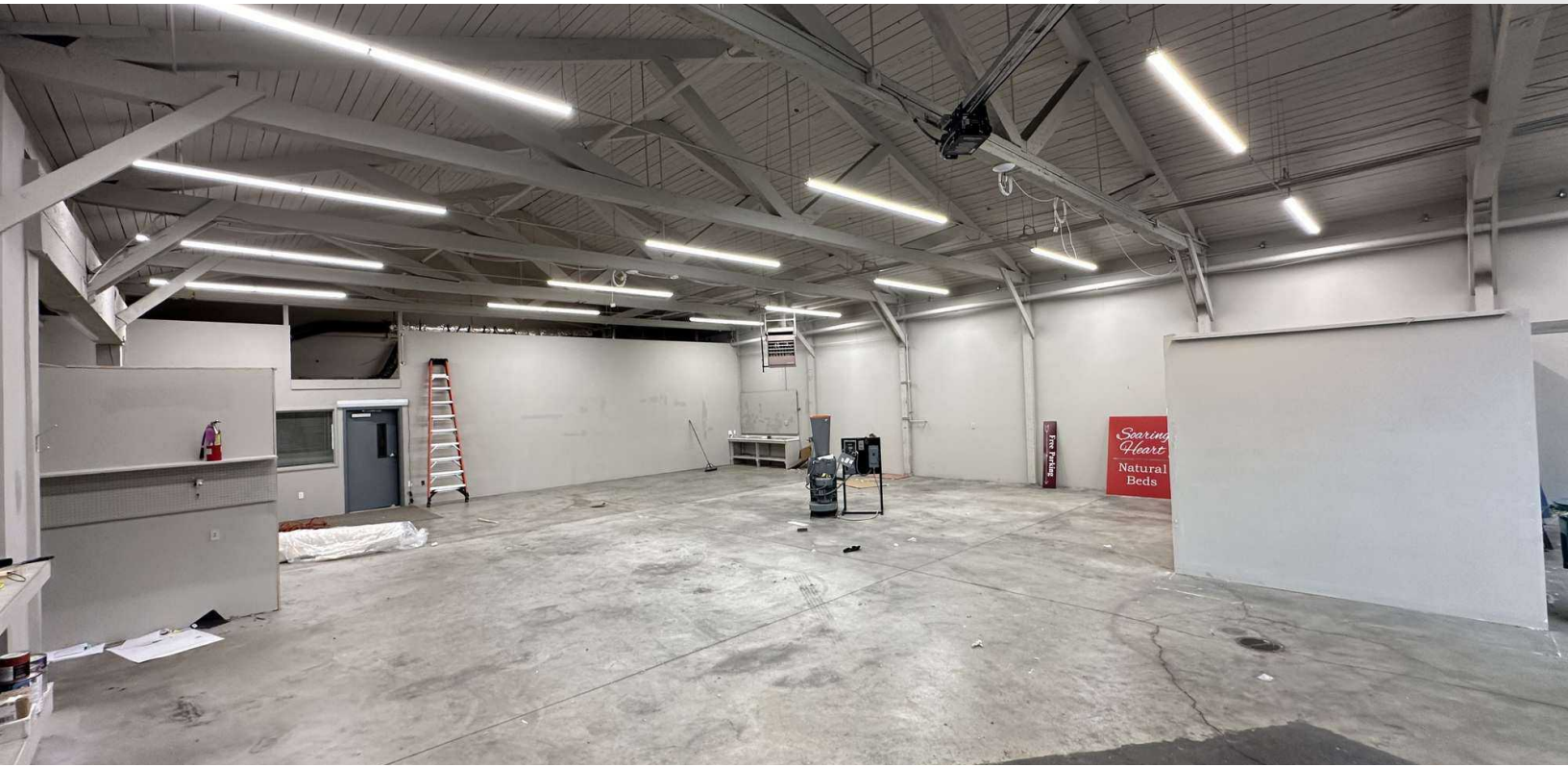
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