

FOR LEASE  
PRIME ADMIRAL DISTRICT  
FREE-STANDING BUILDING

4323 SW Admiral Way, Seattle, WA 98116



For more information please contact:

LAURA MILLER  
laura@gibraltarusa.com  
206.351.3573

SAM BENTON  
samb@gibraltarusa.com  
312.550.8825



4323 SW ADMIRAL WAY, SEATTLE, WA 98116

## FREE-STANDING BUILDING FOR LEASE



### NEIGHBORHOOD OVERVIEW

The Admiral District lies on the northern bluff of West Seattle, rich in views and history. Specialty retail, coffee shops, great restaurants, and quality grocery stores, combined with parks and libraries make up a thriving commercial district. An active Neighborhood Association serves the community and organizes several events throughout the year. Neighborhood businesses include Freshy's, Mio Posto, Metropolitan Market, Ma'ono, Admiral Theater, and The Good Society Brewery & Public House.

### PROPERTY HIGHLIGHTS

- Prime frontage on SW Admiral Way in West Seattle
- Current buildout is Bank of America
- Ideal for financial institution, medical/dental/healthcare, childcare or restaurant use
- 18 stall parking lot
- 2,493 Sq Ft
- HVAC
- Available March 2025
- Rental Rate: \$58.00/SF plus 2025 NNN (TBD). Long term lease available.



44

TRANSIT SCORE



93

WALK SCORE



67

BIKE SCORE



99,086

TOTAL POPULATION



38,065

TOTAL HOUSEHOLDS



\$124,795

MEDIAN INCOME

\* Estimated 2024 Demographics based on a 5 mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

4323 SW ADMIRAL WAY, SEATTLE, WA 98116

# FREE-STANDING BUILDING FOR LEASE

