

## FOR LEASE: DRAVUS ST RETAIL SPACE

41 DRAVUS ST, SEATTLE, WA 98109 | \$30.00/SQFT NNN | 3,941 SQFT

Prime streetfront retail space along Dravus St just inside of the Nickerson thoroughfare. 1,441 Square Feet of space with an additional 2,500 Square Feet of BoH and office that could be converted to additional retail space. Walk score of 82 with traffic counts exceeding 22,000 daily. Opportunity for Salon, Spa, Retail, or any other light use type. NNN Lease. Please reach out to broker for more information.



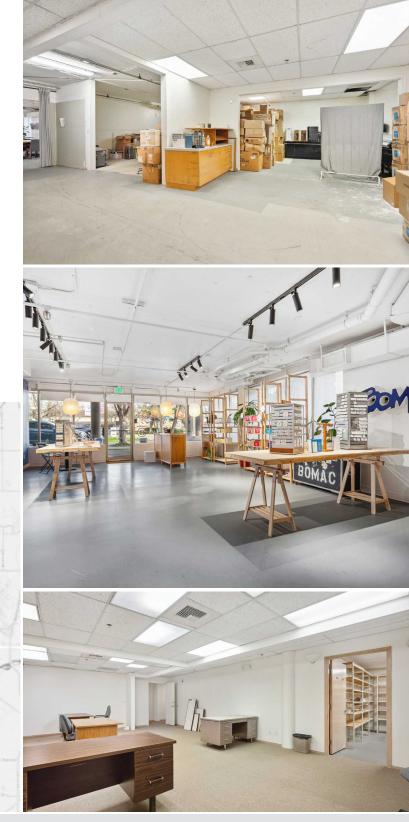
PARAGON REAL ESTATE ADVISORS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

NAME	Dravus St Retail Space
ADDRESS	41 Dravus St Seattle, WA 98109
RENT	\$30.00/SqFt + NNN
SQUARE FEET	3,941 Net Rentable
HEATING	Electric
PARKING	Garage Parking
BATHROOMS	2 Shared Bathrooms
BUILT	1991

PARAGON REALESTATE ADVISORS



MITCH BATTISON 206.812.9137 Mitch@paragonREA.com

Q

UEEN

AN



PARAGON REALESTATE ADVISORS

600 University St, Suite 2018 secured from sources we believe to be reliable, but we m eattle, WA 98101 prepresentations or warranties must verify all information and