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.<u>3573</u> SAM BENTON samb@gibraltarusa.com 312.550.8825 Bank of America



4323 SW ADMIRAL WAY, SEATTLE, WA 98116

FREE-STANDING BUILDING FOR LEASE





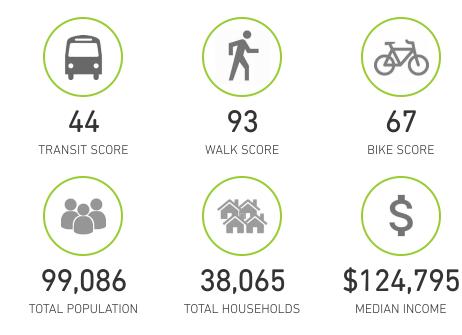
NEIGHBORHOOD OVERVIEW

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.

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
- 18 stall parking lot
- 2,493 Sq Ft
- HVAC
- Available now
- Rental Rate: \$58.00/SF plus 2024 NNN (\$2,300/month) = \$14,349.50 per month. Tenant responsible for all utilities, building and parking lot maintenance expenses. Long term lease available.

67

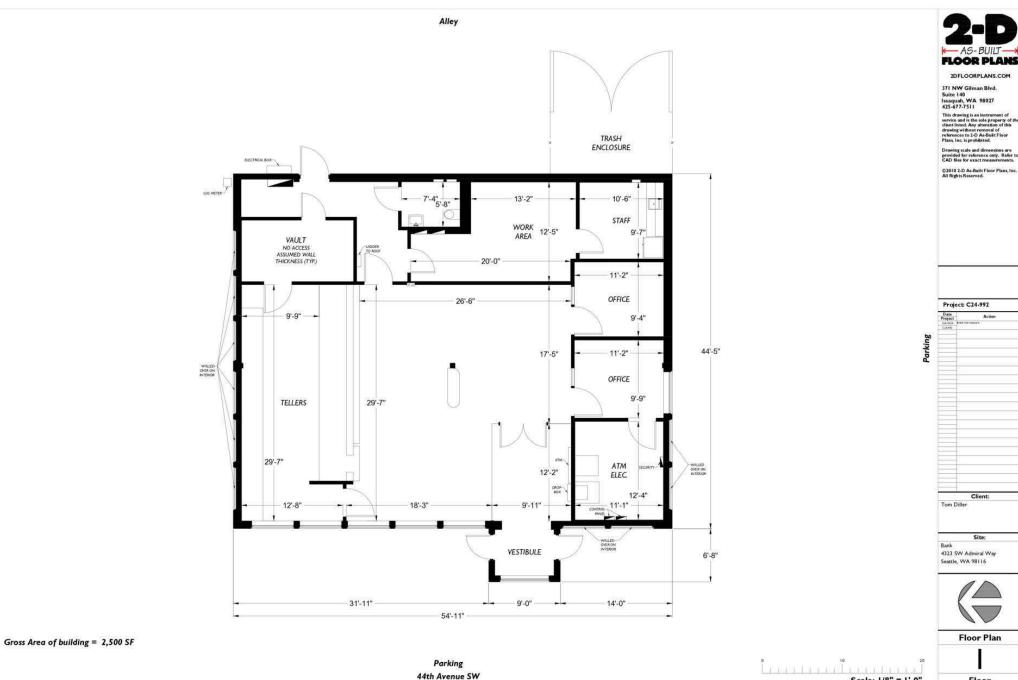


* Estimated 2024 Demographics based on a 5 mile radius

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, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

SW Admiral Way

FREE-STANDING BUILDING FOR LEASE



Scale: 1/8" = 1'-0"

4323 SW ADMIRAL WAY, SEATTLE, WA 98116

FREE-STANDING BUILDING FOR LEASE

