

FOR LEASE  
PRIME ADMIRAL DISTRICT  
FREE-STANDING BUILDING

4323 SW Admiral Way, Seattle, WA 98116



For more information please contact:

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## 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.



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

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1  
Floor

SW Admiral Way

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