

FOR LEASE

SALAL FINANCIAL CENTER BUILDING

*Class-A Office Spaces
for Lease in Northgate*

9706 4TH AVE NE, SEATTLE, WA



KIDDER.COM

km Kidder
Mathews



Property Highlights

Class-A office building

Suite 101 available September 1, 2025

Suite 201 available now

Lease rate (FSG): Year 1 rate \$42.00 PSF

Recent exterior landscaping and lobby renovations

New common corridors and restrooms

Tenant improvements negotiable

Free parking (3/1,000 SF) in adjacent building garage

Efficient floor plans

Bike storage

Showers on the first floor

Comcast fiber in building

2,672 SF
SUITE 101

905 SF
SUITE 201

FIRST FLOOR PLAN

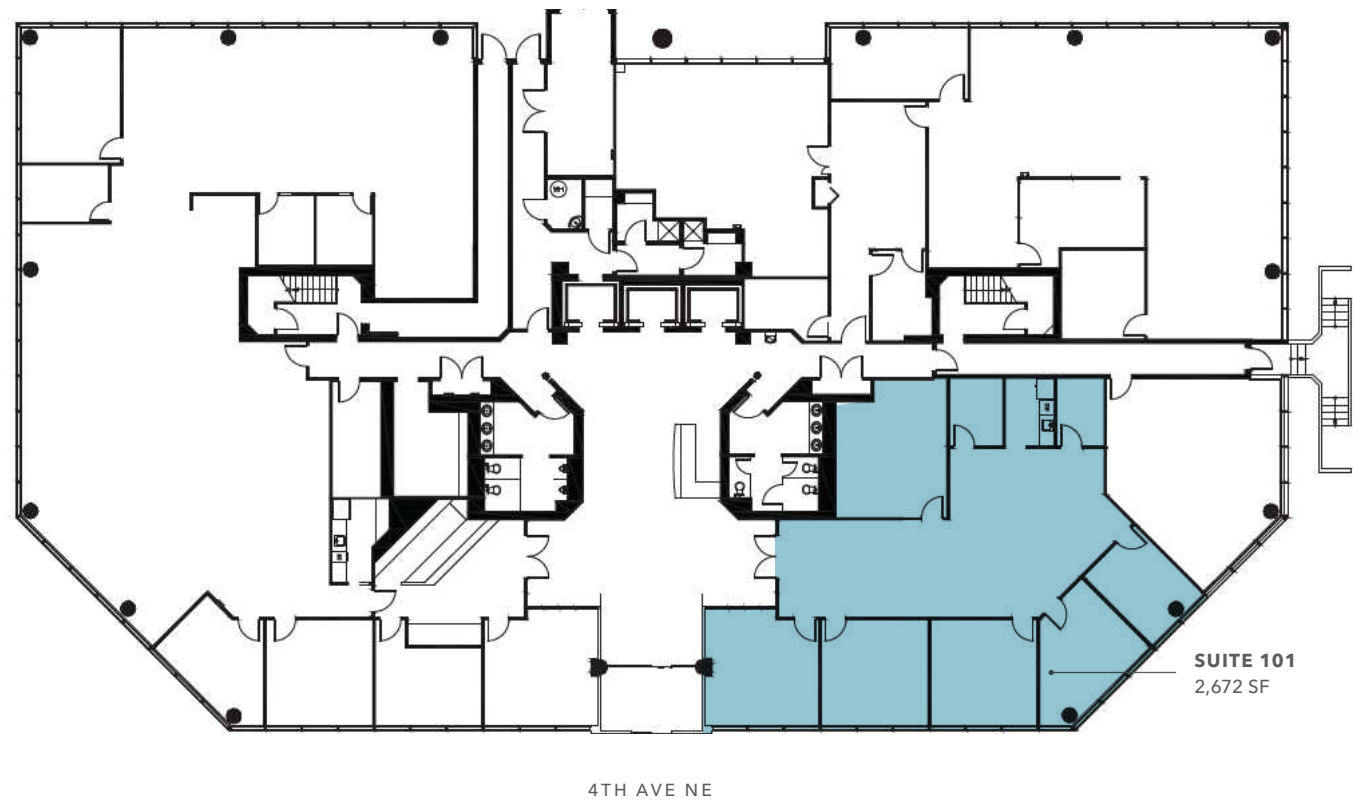
AVAILABLE SEPTEMBER 1, 2025.

2,672 SF

SUITE 101

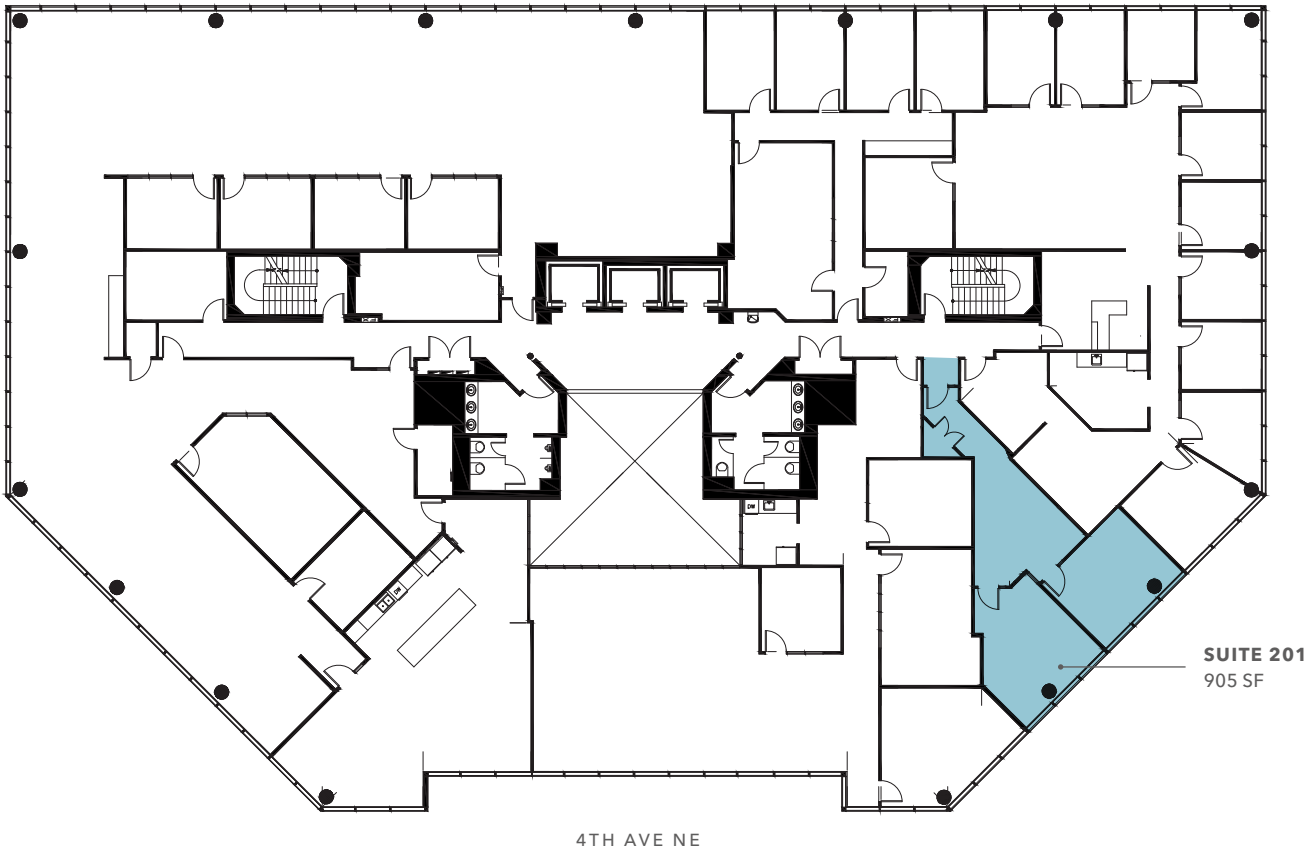
9/1/25

AVAILABLE



SECOND FLOOR PLAN

READY TO OCCUPY.



905 SF

SUITE 201

NOW

AVAILABLE

HIGHLY- ACCESSIBLE LOCATION

Various dining, entertainment, and shopping options just minutes away

Conveniently located near Interstate 5 and Highway 99

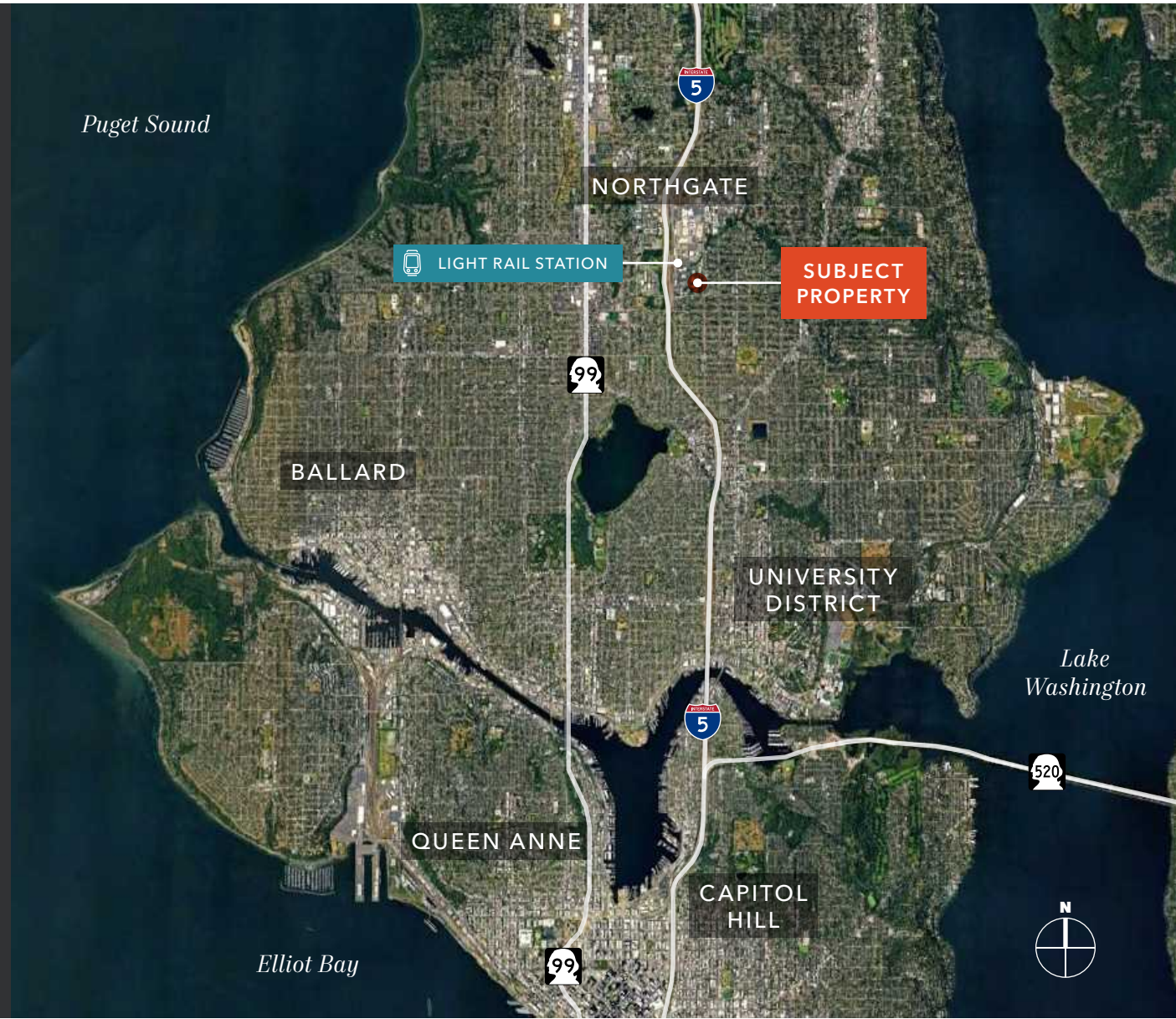
Northgate Light Rail Station and Transit Center within walking distance

Less than 20 minute drive to downtown Seattle and South Lake Union

Close proximity to Northgate Mall

16 MIN
DOWNTOWN SEATTLE

12 MIN
SOUTH LAKE UNION



SALAL FINANCIAL CENTER BUILDING

Exclusively listed by

DAN STUTZ

Executive Vice President

206.398.2266

dan.stutz@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

