

FOR LEASE  
WAREHOUSE/OFFICE SPACE

3211 Martin Luther King Jr Way S, Suite B, Seattle, WA 98144

FOR LEASE  
AVAILABLE  
NOW

For more information please contact:

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3211 MARTIN LUTHER KING JR WAY S, SUITE B, SEATTLE, WA 98144

## JORVE BUILDING





### SPACE #1 - WAREHOUSE & OFFICE SPACE

- Warehouse/office building in a highly visible corner location with strong vehicle traffic from Rainier Ave S and MLK Jr. Way
- 8,077 RSF comprised of 2,113 SF office, 4,852 SF warehouse and 1,112 SF storage
- Office portion is comprised of 3 private offices, kitchen, copy room, private bathroom, open work area, HVAC
- Warehouse features: two grade-level, 14' clearance doors, bathroom, 18'8" ceilings height to bottom of beam, gas heat
- Large secure lot with abundant parking
- Excellent signage opportunity
- 200amp 120/240v and 120/208v power
- Office and warehouse can be leased separately
- Lease term negotiable
- Available now
- Base Rental Rate \$9.00/SF plus NNN \$11.61/SF (2024 est.) = \$13,872.25 per month + + bill back for water/sewer, electricity and gas.

# JORVE BUILDING



<p><b>Gibraltair LLC</b> 1525 4th Avenue Suite 400 Seattle, WA 98101</p>	<p><b>Jorve Roofing</b> 3201 Martin Luther King Jr. Way S. Seattle, WA 98144</p>	<p><b>Proposed Floor Plan</b></p> 		<p><b>2-D</b> AS-BUILT FLOOR PLANS</p>	<p><b>2DFLOORPLANS.COM</b> 206-328-7410 fax 206-328-4764 1700 21st Avenue South Suite 100 Seattle, WA 98144</p>
<p><b>Client</b></p>	<p><b>Subject</b></p>	<p><b>Floor</b></p>	<p><b>Scale</b></p>	<p><b>Measured: May 2013</b></p>	<p><b>Project: C15-523</b></p>



# JORVE BUILDING

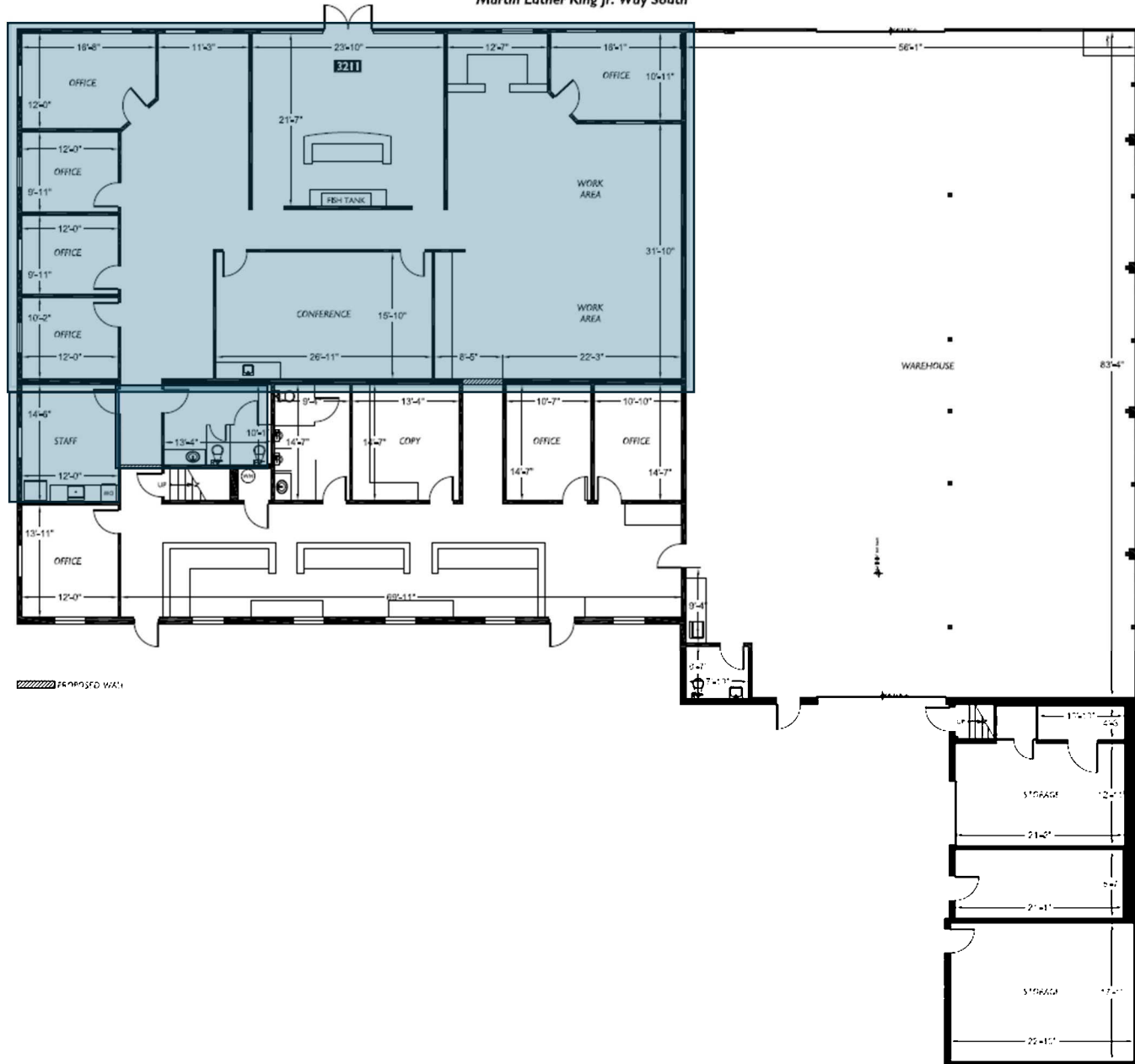


## SPACE #2 - OFFICE SPACE

- Street front entrance
- Off Street parking
- Six private offices
- One large conference room
- Reception area
- HVAC
- This office space can be combined with Space #1
- 4,068 square feet
- Available now
- Lease term through December 10, 2025
- Base Rental Rate \$7,210.50/month plus NNN \$11.61/SF (2024 est. \$3,935.80/month) = \$11,146.30 per month + bill back for water/sewer, electricity and gas.



Martin Luther King Jr. Way South





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JORVE BUILDING

