



UNIQUE OFFICE WITH VIEWS FOR SALE OR LEASE

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

NAI Puget Sound
Properties

PROPERTY OVERVIEW

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

- Total Building: 26,430 RSF
- 11,240 RSF Available
Load = $\pm 11\%$
- Divisible down to $\pm 2,000$ RSF suites
- Amazing water views
- Onsite parking ratio 2.69/1,000 SF
- Garage and surface parking
- 2nd floor has an exercise room and showers
- Lease rate negotiable
- Also for sale. Unpriced. 57.47% leased to Silver Bay Seafoods, with 8.5 years of remaining term.

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AVAILABILITY

2ND FLOOR

Suite 200
(Full Floor,
Divisible) 6,985 RSF

1ST FLOOR

Suite 101 2,213 RSF
Suite 102 2,042 RSF

**BUILDING
AVAILABLE**

26,430 RSF
11,240 RSF



**SUITE 200
6,985 RSF**

Architectural floor plan of Suite 200, 6,985 RSF. The plan shows a large office space with a central corridor, multiple rooms, and a terrace. Key areas include a Server Room, ELEC (Electrical) room, and a central staircase. The plan is overlaid with a grid from 1 to 6 horizontally and A1 to H vertically. A red outline highlights the perimeter of the suite. Various door types are labeled, including 7'-0" x 9'-0" Sliding Doors and 5'-0" x 7'-0" Swing Doors. Ventilation and piping are also indicated.

**SUITE 102
2,024 RSF**

Architectural floor plan of Suite 102, 2,024 RSF. The plan shows a large open area with a central staircase and elevator. The suite is outlined in red. Key features include: a large open area with a central staircase and elevator; a kitchen area with a sink, stove, and refrigerator; a bathroom with a toilet and vanity; a reception area with a desk; a storage area; and a parking area. The plan is labeled with dimensions and room names. A red callout box points to the suite area with the text 'SUITE 102, 2,024 RSF'.



BALLARD FROM ABOVE

