

OFFICE/RETAIL  
LEASE



# Wallingford Office/Retail Space

4427 Wallingford Ave N | Seattle, WA

Jeff Ayers

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AYERS  
COMMERCIAL  
GROUP

# PROPERTY FEATURES

<b>YEAR BUILT</b>	<b>1926</b>
<b>LEASE TYPE</b>	<b>Modified Gross</b>
<b>WATER/SEWER</b>	<b>Included in Rent</b>
<b>ELECTRICITY</b>	<b>Paid Directly by Tenant</b>
<b>GARBAGE</b>	<b>Paid Directly by Tenant</b>
<b>PARKING</b>	<b>Street</b>



# AVAILABLE SPACE

Suite	Square Feet	Base Rent	Notes
4427	636	\$3,050	2nd generation office/retail space formerly occupied by Edward Jones. The layout consists of a reception area / waiting room, one private office, a private restroom, and some space for equipment or supplies. This suite has a mini split system installed for both heating and cooling.

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