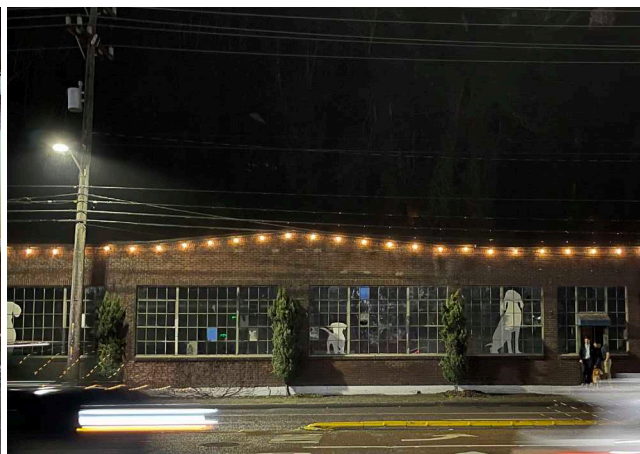




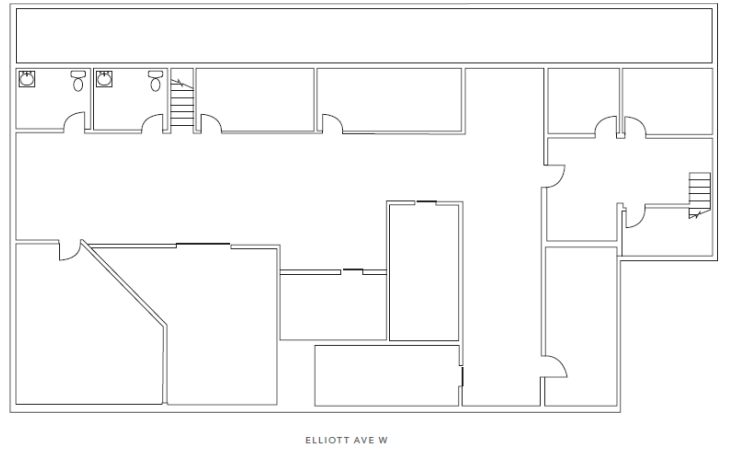
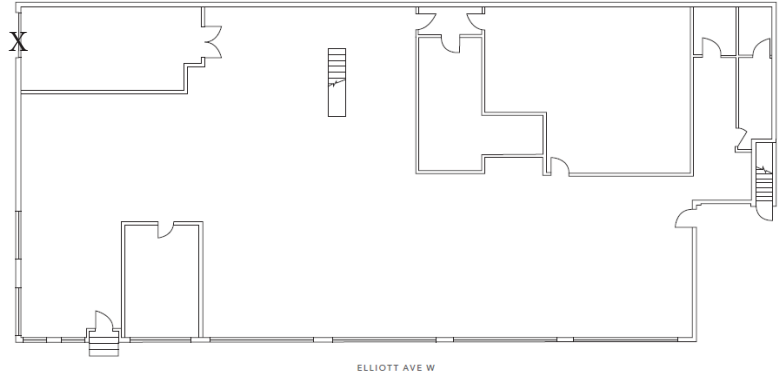
FOR LEASE: ELLIOTT AVE RETAIL/OFFICE SPACE

942 Elliott Ave W, Seattle, WA 98119 | \$13.20/SQFT | 13,240 SQFT

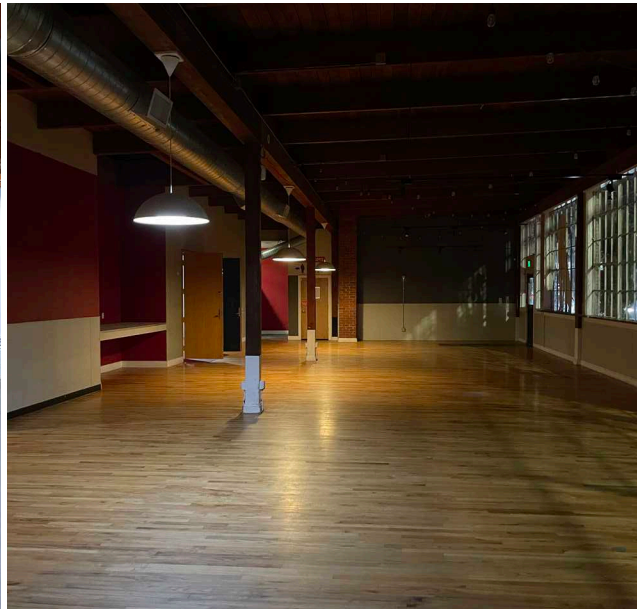
Exciting opportunity to lease 13,240 SqFt of retail/office space along Elliott Ave. With a daily VPD exceeding 50,000 (Costar Data) and substantial Elliot Ave frontage, join a high-volume area just minutes from Downtown Seattle and surrounding neighborhoods Ballard & Queen Anne. The ground floor has ample daylight from expansive window lines, hardwood flooring covers the property, and polished exposed wood highlights the subterranean basement that can serve a plethora of uses from office space to storage. 3 bathrooms, two loading roll up doors, and a designated reception entry allow multiple uses that emphasize their business along Elliott with back of house operations tucked in the basement for an all-encompassing space to suit all needs of the user. Please reach out to listing brokers for more information or to set up tours of the property.



NAME	Elliott Ave Retail/Office Space
ADDRESS	942 Elliott Ave W Seattle, WA 98119
SQUARE FEET	13,240
MONTHLY RENT	\$1.10/SqFt + NNN
ANNUAL RENT	\$13.20/SqFt + NNN
TERM LENGTH	5+ Years
HEATING	Space Heater
PARKING	8 Exclusive Stalls
LAUNDRY	In Suite Laundry
LOADING	Grade Level Rollup Loading Door
NNN	\$3.84/SqFt



X- Roll Up Door



MITCH BATTISON

206.812.9137

Mitch@paragonREA.com

MICK LARSEN

425.274.4291

Larsen@broderickgroup.com

SAMSON TORO

425.274.4289

Toro@broderickgroup.com

PARAGON
REAL ESTATE ADVISORS

BRODERICK
GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.