FRYE
/Commerce Center

For Lease

2414 SW ANDOVER ST, SEATTLE, WA 98106

Versatile Floorplans. Flexible Terms.

Find the perfect layout with lease options that fit your timeline — whether short or long-term.

OFFICE, FLEX/INDUSTRIAL & RETAIL SPACES

NEW LEASING RATES:	Office:	$18.00 NNN
	Flex/Industrial:	$15.00 NNN
	Retail:	$25.00 NNN
2026 ESTIMATED OPEX:	Building C/Flex:	$5.00/RSF
	Building C/Retail:	$8.50/RSF
	Building D:	$9.42/RSF
	Building E:	$7.58/RSF
SURFACE PARKING:	Office:	3/1,000 RSF
	Flex/Industrial:	1/1,000 RSF
	Retail:	4.22/1,000 RSF

4-BUILDING CAMPUS OFF OF THE WEST SEATTLE FREEWAY AND DELRIDGE WAY SW

ONSITE AMENITIES: SUBWAY & DELRIDGE DELI MART

FOR MORE LEASING INFORMATION
CONTACT

JACK FRANZ
925.482.7232
jfranz@orioncp.com

JACK DEANE
206.707.1315
jdeane@orioncp.com

BOJIDAR GABROVSKI
847.275.8474
bgabrovski@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

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Available Spaces.

SUITE	SIZE	TYPE
C 3823	2,188 RSF	Retail
C 3845	2,500 RSF	Retail
C 100A	17,925 RSF	Flex/Industrial
D 101	1,850 RSF	Office
D 120	5,735 RSF	Office
D 200	1,681 RSF	Office
D 207	2,606 RSF	Office
D 208	1,414 RSF	Office
D 210	1,700 RSF	Office
D 215	1,771 RSF	Office
D 225	1,003 RSF	Office
D 101 - D 225	1,414 SF - 10,175 RSF	Office
E 100	5,555 RSF	Office

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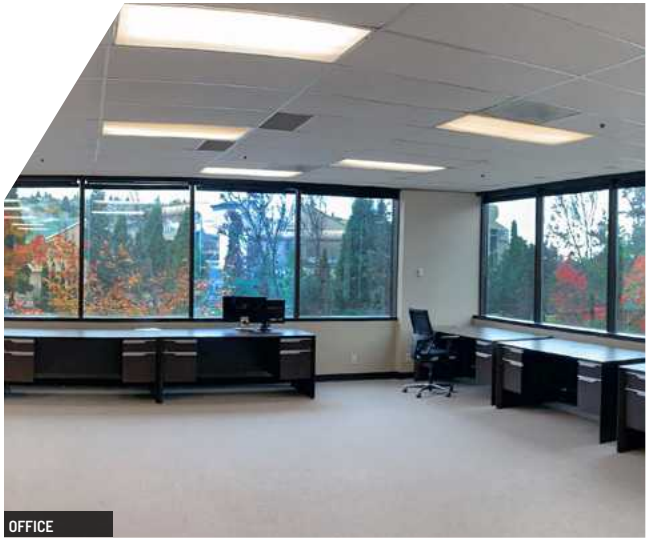
OFFICE

RETAIL

FLEX/INDUSTRIAL

BREAK AREA

OFFICE

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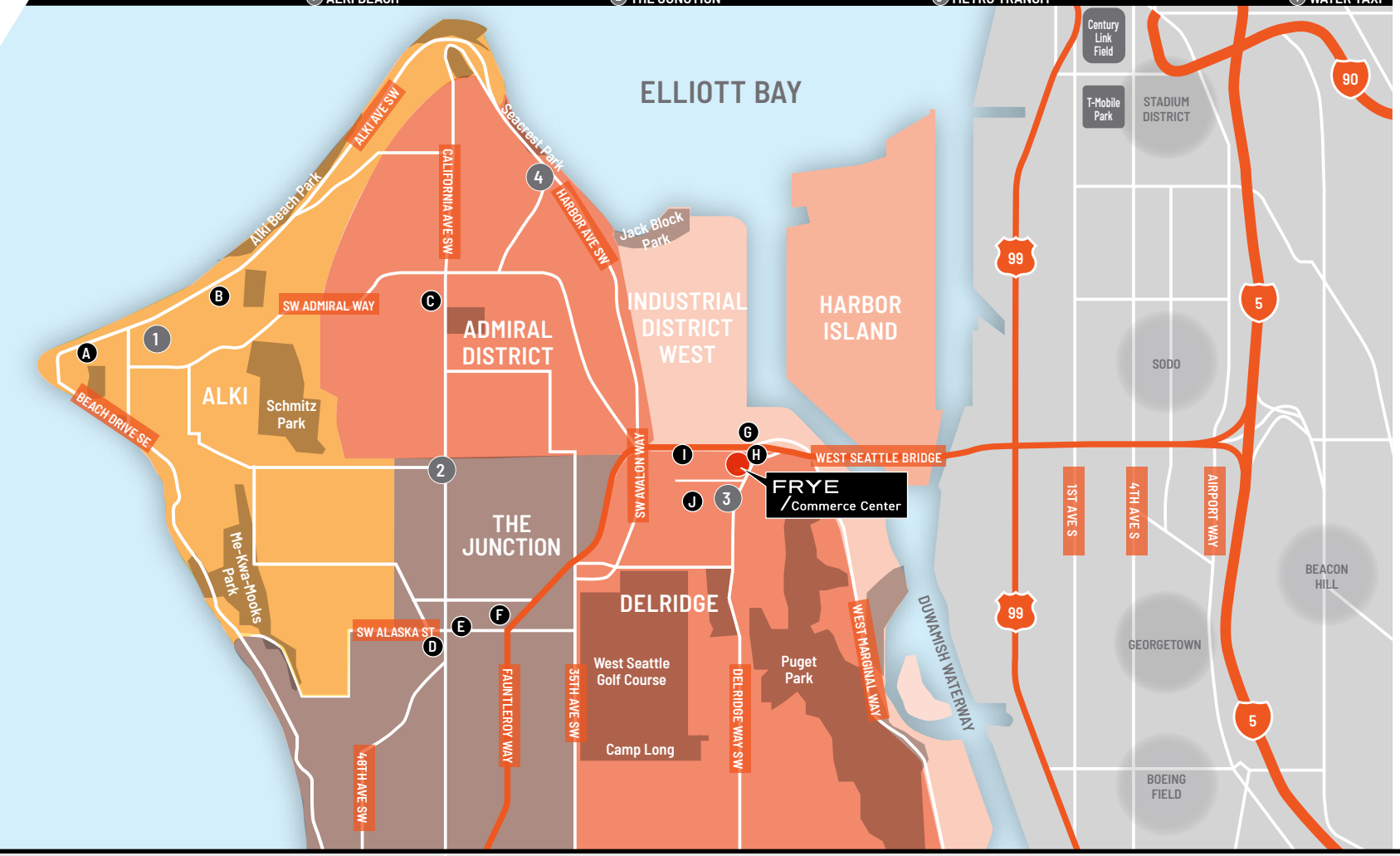

ALKI

- Alki Kayak Tours
- A Alki Point Lighthouse
- Alki Spud Fish & Chips
- Ampersand Cafe
- Blue Moon Burgers
- B Cactus Restaurant
- Christo's
- Driftwood
- El Chupacabra
- Harry's Beach House
- Il Nido
- La Rustica
- Marination Ma Kai
- Pepperdock Restaurant
- Salty's on Alki
- Seacrest Ferry Dock
- Sunfish
- Top Pot Doughnuts
- Wheel Fun Rentals
- West Seattle Brewing Co.

ADMIRAL DISTRICT

- C Admiral Theater
- Admiral Pub
- Bartell Drugs
- Circa Restaurant
- Grillbird
- Luna Park Cafe
- McDonald's
- Metropolitan Market
- Mioposto Pizzeria
- Mission Cantina
- Mudbay
- Prost!
- Safeway/Gas

THE JUNCTION

- Azuma Sushi
- D Bakery Nouveau
- The Beer Junction
- Chipotle
- Easy Street Records
- Elliott Bay Brewery
- Husky Ice Cream
- Ma'ono
- Mashiko Sushi Bar
- The Matador Restaurant & Bar
- Pagliacci Pizza
- QFC
- Safeway
- Shadowland Eatery
- E Starbucks
- Talarico's Pizzeria & Lounge
- F Trader Joe's
- West Seattle Bowl
- W.S. Family YMCA

DELRIDGE

- G Chelan Cafe
- Delridge Community Center
- **Delridge Deli Mart***
- Home Depot
- H Ounces Taproom
- Skylark Cafe & Club
- **Subway***
- **Sound Physical Therapy***
- Walgreens
- The Westy
- I West Seattle Health Club
- Westwood Village Shopping Center
- J Youngstown Flats

*Onsite amenities

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