

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
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BOJIDAR GABROVSKI
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bgabrovski@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

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COMMERCIAL PARTNERS

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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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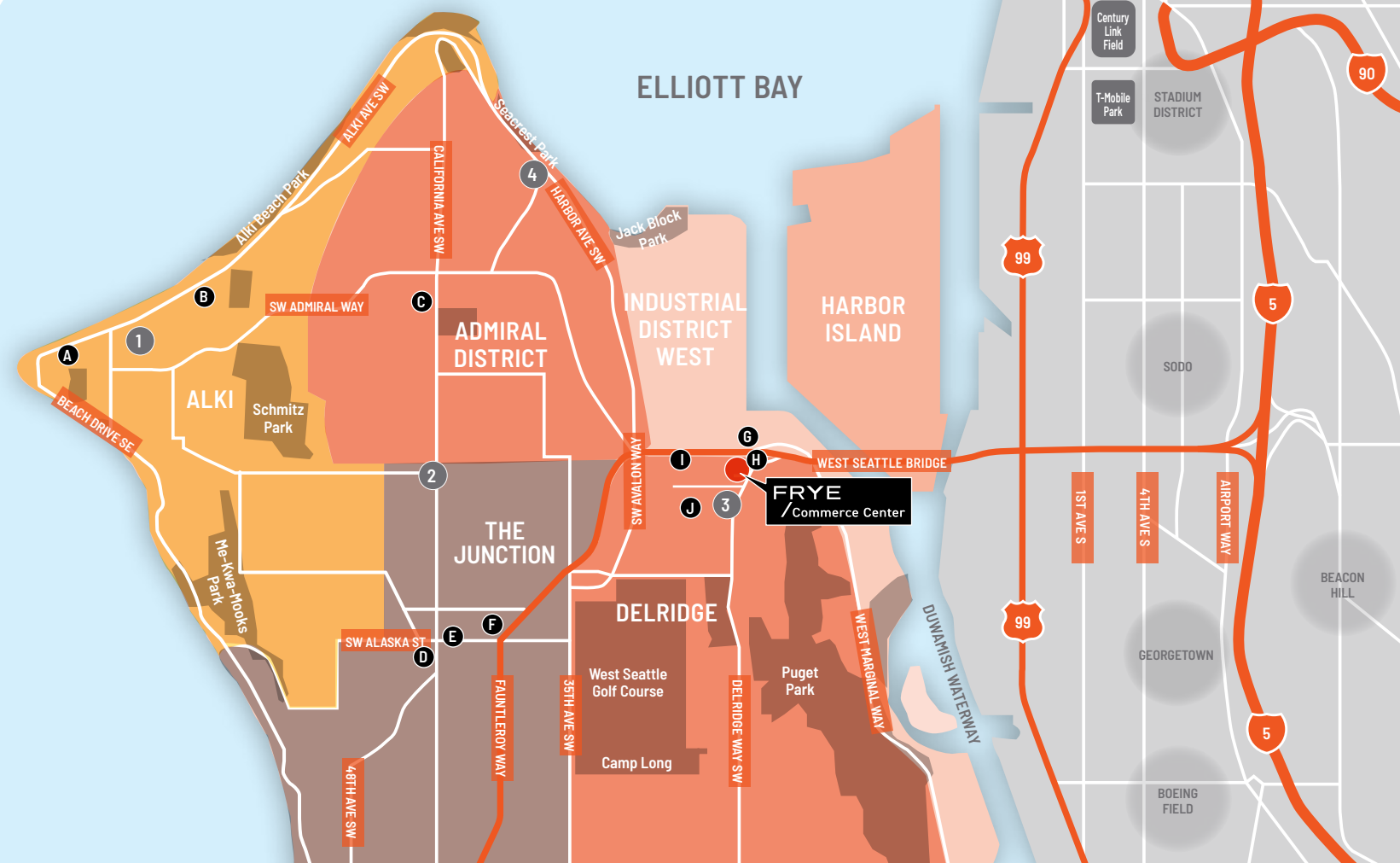
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ALKI

Alki Kayak Tours

A Alki Point Lighthouse

Alki Spud Fish & Chips

Amperand 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.

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

DELDRIDGE

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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