

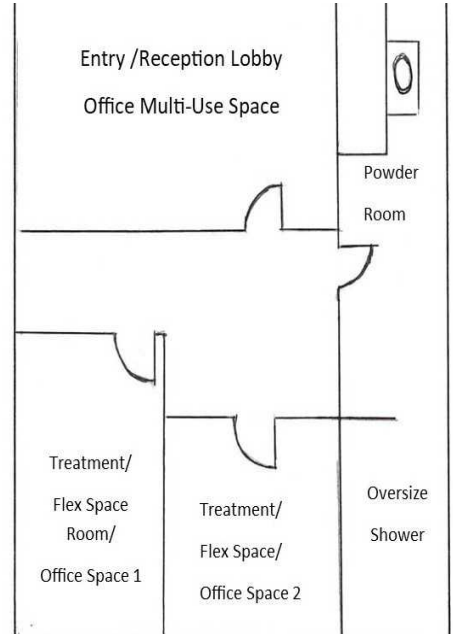
PRIME GROUND FLOOR COMMERCIAL SPACE FOR LEASE

AURORA 4212 BUILDING

Street Level Frontage Commercial, Retail, Professional Office, Clinical & Flex Space
4212 Aurora Avenue N Seattle WA 98103

CBA Commercial Exchange #44437180 NWMLS #2486532 ~ Map /Grid : 534-J6
<https://www.moodycre.com/marketplace/listing/69a658325a6fbc17f43cd963>

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AURORA 4210 BUILDING

- ◆ Prime Ground Street 1,070 Sq Feet Flexible Varied Use Commercial Space Available For Lease April 1, 2026
- ◆ Strategically Situated With Ballard to The West, Phinney Ridge To The Northwest, Wallingford To The Northeast & Fremont/Northlake To The South
- ◆ Fronting Aurora Ave N Seattle Making It Very Convenient For Clients Visting
- ◆ Suitable For Retail, Professional Office, Clinical, Spa, Service Oriented, Commercial Showroom & Flexible Use
- ◆ Dedicated 2 Front Parking Space With Ample Street Parking Available * Street Parking Available On First Come First Basis
- ◆ Previously Used as Massage Therapy/Pet Grooming Clinic With Entry Lobby/ Reception, Waiting Recreation Room, 2 Therapy Rooms, Oversize Shower and a Guest Powder Room
- ◆ Gross Lease \$24.67 PSF/Year* (\$2,200 Monthly)* 1st Year, Thereafter CPI Index Minimum 3.5% Annual Increase. *Water Waste Sewer Cap @\$500 Billed Bi-Monthly
- ◆ Moved In Bonus – Up To 60 Days Rent Free For TI (Tenant Improvement) * Minimum 36 Months Leasing Agreement

Information, Marketing Dossier, Are Reliable Not Warranted by Lessor Or Leasing Broker. Lessee Are Advised To Independently Verify All Information, Dossier To Own Satisfaction Without Relying On Any Available Documents Provided As Courtesy. Zoning Seattle-NC3-55. RCW 18.86.12. All Rights Reserved. E & O E Excepted
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Managing Broker

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