

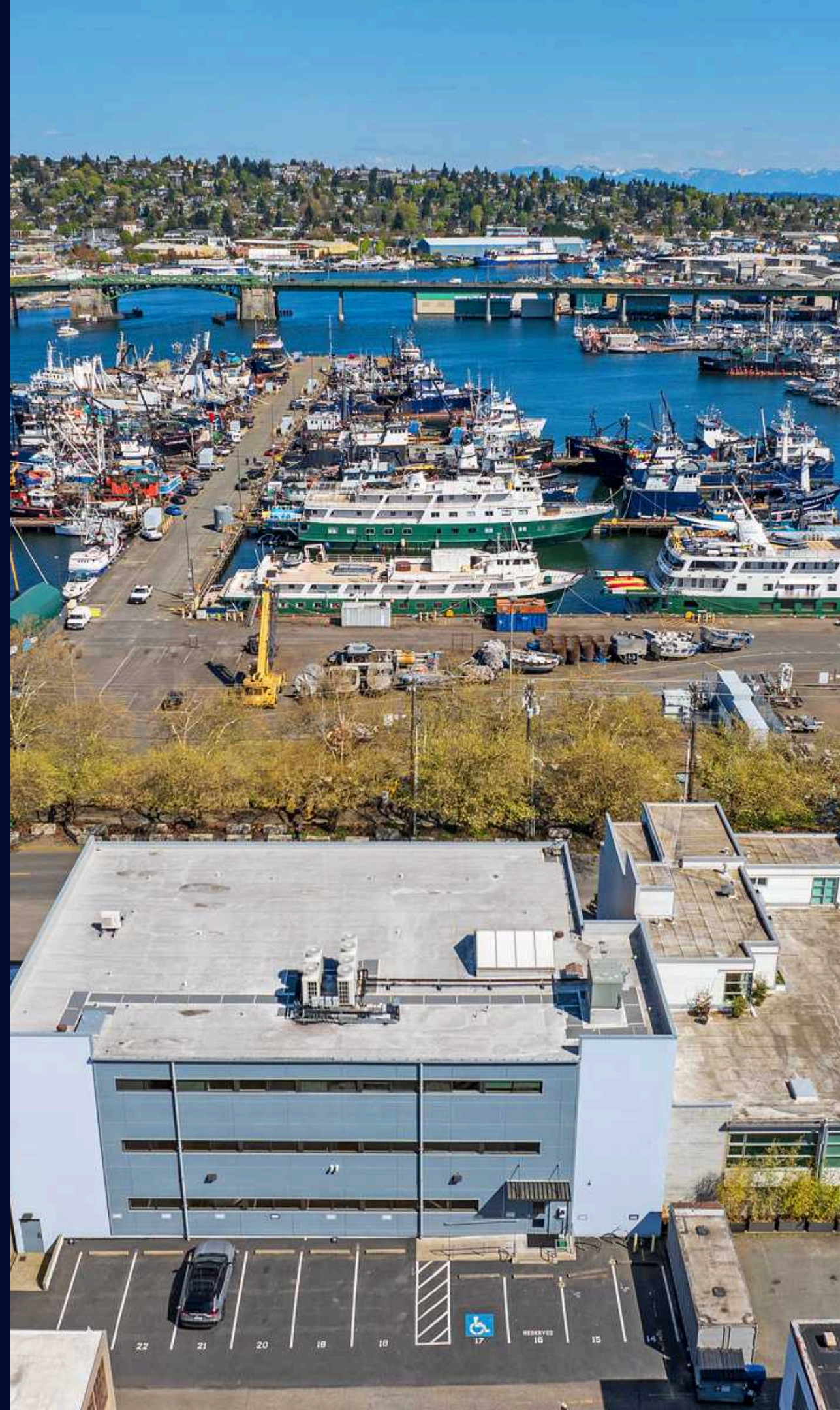
The Fisheries Building at Salmon Bay in Interbay

4241 21st Avenue West
Seattle, WA 98199

20,778 SF Remodeled Office Building
with Ample Off-Street Parking

200-5,920 SF Offices Available for Lease

Views of the Ship Canal, Bike Storage,
Building Conference Room, Shower
Facility, On-Site Management



Exclusively listed by Lauren Hendricks
Windermere Real Estate Midtown Commercial



LAUREN
HENDRICKS
COMMERCIAL REALTOR



- ▶▶ Property Address 4241 21st Avenue West, Seattle, WA 98199
- ▶▶ Parcel Number 277110-0445
- ▶▶ Lot Size 12,000 Square Feet; 0.28 Acres
- ▶▶ Zoning MML U/65
- ▶▶ Present Use 4-story Office Building
- ▶▶ Year Built 1979 (Remodeled & Most Major Systems Updated in 2015/2016)
- ▶▶ 2026 Property Taxes \$45,256.63
- ▶▶ Building Square Feet 20,778 RSF
- ▶▶ Off-Street Parking Spaces 23 stalls + 8 on-street parking available on a first come basis

Updated and well-maintained office building with views of the Ship Canal, off-street parking, on-site management and flexible lease terms.

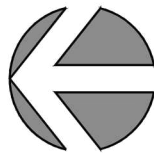
Property Features

- ▶▶ Professional and secure lobby entrance
- ▶▶ Updated building systems
- ▶▶ Building amenities include conference rooms, shower facility, bike parking/storage
- ▶▶ Excellent views of Salmon Bay, Fisherman's Terminal and active working boatyards
- ▶▶ Covered and uncovered parking for tenants and guests
- ▶▶ Close to Vertical World Climbing Gym, Fisherman's Terminal, Discovery Park and many great restaurants and breweries



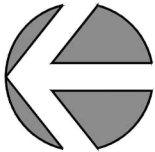
The Fisheries Building At Salmon Bay In Interbay

Space ID	Suite #	Rentable SF	Lease Type	Current Rent/Month	Current Rent/SF/Yr	Market Rent/Month	Market Rent/SF/Yr
1st Floor							
Available upon request (MTM TT)	100	394	FSG	-	-	-	-
Available upon request (MTM TT)	102	207	FSG	-	-	-	-
Available upon request (MTM TT)	103	333	FSG	-	-	-	-
Available upon request (MTM TT)	104	262	FSG	-	-	-	-
Available upon request (MTM TT)	105	381	FSG	-	-	-	-
Available upon request (MTM TT)	106	276	FSG	-	-	-	-
Vacant	107	327	-	-	-	-	-
Building Conference Room	108	382	-	-	-	-	-
Available upon request (MTM TT)	109	382	FSG	-	-	-	-
1st Floor Subtotal		2,944					
2nd Floor							
Vacant	204	3,468	-	-	-	-	-
Vacant	206	2,484	-	-	-	-	-
2nd Floor Subtotal		5,952					
3rd Floor							
Vacant	300	1,533	-	-	-	-	-
Available upon request (MTM TT)	302	2,625	Base Year	-	-	-	-
Available upon request (MTM TT)	306	1,804	FSG	-	-	-	-
3rd Floor Subtotal		5,962					
4th Floor							
Available upon request	400	5,920	Base Year	-	-	-	-
4th Floor Subtotal		5,920					
Total		20,778					



2D FLOOR PLANS AS-BUILT FLOOR PLANS 2DFLOORPLANS.COM 600 NW Gilman Blvd. Issaquah, WA 98027	Scale 0 10	Floor Plan 1 Floor	Subject Office Building 4241 21st Avenue West Seattle, WA 98199	Measured: January 2018 Project: C18-11
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2DFLOORPLANS.COM 300 NW Gilman Blvd, Suite E As-Built Issaquah, WA 98027 2-D FLOOR PLANS	0 10	Floor Plan 4 Floor	Office Building 4241 21st Avenue West Seattle, WA 98199	Subject
Measured: January 2018	Scale	Project: C18-156		



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