



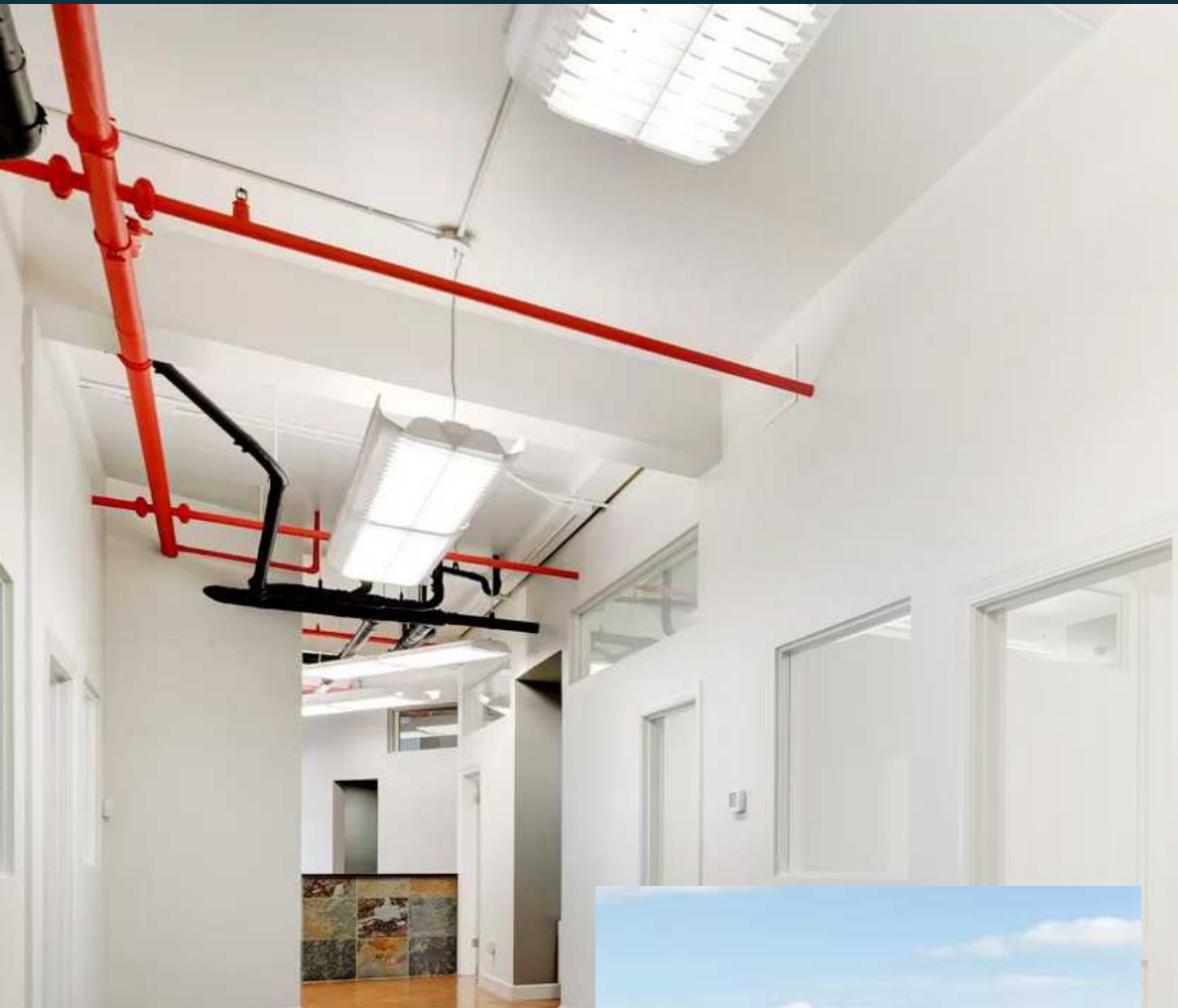
**4014 AURORA AVE N, #B
SEATTLE, WA 98103**

OFFICE CONDO FOR SALE IN WALLINGFORD



**JAMES TJOA
& ASSOCIATES**
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

OFFERING SUMMARY



**LARGE ROOFTOP
DECK WITH
STUNNING VIEWS!**



JAMES TJOA & ASSOCIATES is pleased to offer for sale, 4014 Aurora Ave N, #B, a 3,435 SF office condo located in the desirable Wallingford neighborhood.

Built in 2002, this commercial office suite features 8 large individual offices, 2 conference rooms/open office areas, reception area, kitchen/break room and individual men's and women's restrooms.

The 13' high ceilings and large windows throughout create a welcoming atmosphere with plenty of natural light. Additionally, the suite comes with 11 dedicated parking spots and 15 more first come-first served.

As an added bonus, the suite has easy access to an adjacent outdoor courtyard, and private access to a large rooftop deck with stunning views of Lake Union and Downtown Seattle, perfect for office happy hours.

OFFERING SUMMARY

OVERVIEW

SALE PRICE \$995,000

PRICE PER SF \$290

PROFORMA CAP RATE 7.7%

ADDRESS 4014 Aurora Ave N, #B
Seattle, WA 98103

GROSS SF 3,435 SF

OCCUPANCY Owner/User

HOA DUES \$0.56/SF/Month

YEAR BUILT 2002

PARKING 11 Dedicated Stalls
(9 Secure Garage, 2 Outdoor)
15 First-Come Stalls



89
WALK SCORE

VERY WALKABLE



87
BIKE SCORE

VERY BIKEABLE



63
TRANSIT SCORE

GOOD TRANSIT

PROPERTY PHOTOS



Frontage on Aurora Ave N



Entrance



Reception Area



Main Hallway

PROPERTY PHOTOS



Office



Office



Open Office



Women's Restroom

PROPERTY PHOTOS



Kitchen / Break Room



Conference Room



Roof Deck



Reserved Parking

FLOOR PLAN




TRANSPORTATION OVERVIEW

NEARBY BUS ROUTES



 BUS ROUTES
E

 BUS ROUTES
44

 BUS ROUTES
62



0.3 MI

TO PAGLIACCI PIZZA



0.6 MI

TO FREMONT BREWING



1.3 MI

GAS WORKS PARK



1.5 MI

TO SEATTLE PACIFIC
UNIVERSITY



2.4 MI

TO GREEN LAKE PARK



2.6 MI

TO UNIVERSITY OF
WASHINGTON



2.7 MI

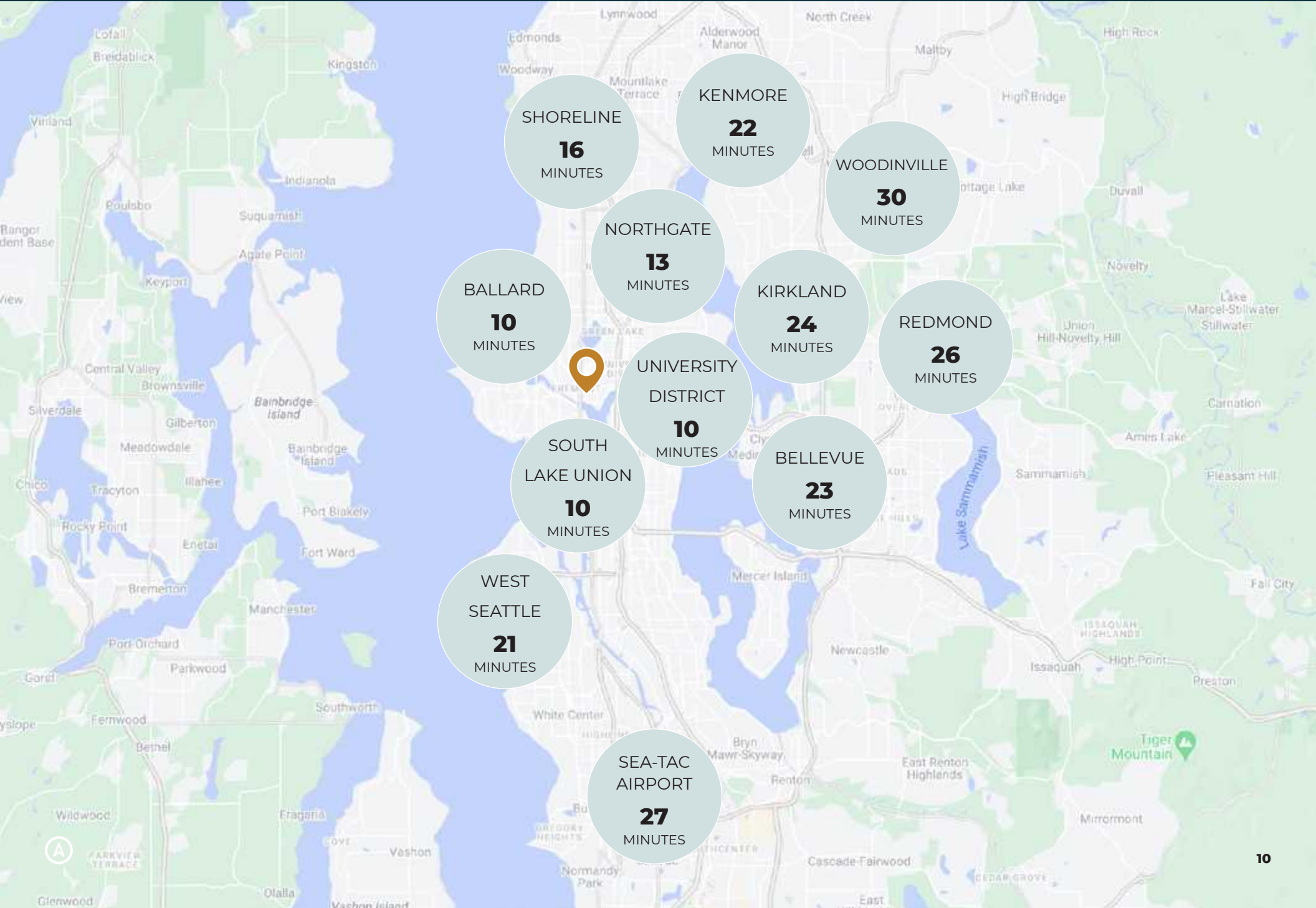
TO SOUTH LAKE UNION



4.1 MI

TO DOWNTOWN SEATTLE

LOCAL ACCESS MAP | DRIVE TIMES



WALLINGFORD OVERVIEW

WALLINGFORD, situated along the southern shore of Green Lake in North Seattle, finds itself embraced by the vibrant University District to the east and the charming Fremont neighborhood to the west. With a view extending over Salmon Bay and Lake Union, Wallingford enjoys swift access to some of Seattle's most popular attractions and shopping areas.

Just to the north of Wallingford's border lies the expansive 90-acre Woodland Park, home to the renowned Woodland Zoo, a miniature golf course, inviting picnic spots, and meandering trails.

Meanwhile, down in South Wallingford, Gas Works Park showcases the area's environmental enthusiasm. This

19-acre park offers a unique perspective on Lake Union, with the remains of a former gas manufacturing plant, which ceased operations in 1956, now preserved as part of the recreational space. The old compressor building and its accompanying chimneys stand as an intriguing testament to the past.



EXCLUSIVELY LISTED BY



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James Tjoa & Associates has been retained as the exclusive listing broker for 4014 Aurora Ave N, #B in the city of Seattle, Washington. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and James Tjoa & Associates believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of James Tjoa & Associates or the Seller. Offers should be delivered to the office of the Exclusive Listing Agent, James Tjoa & Associates at RE/MAX Metro Realty, attention James Tjoa. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner. Inquiries and tours are to be directed to the Exclusive Listing Agent. Please do not contact the Property. This document has been prepared by James Tjoa & Associates for marketing purposes and general information only. James Tjoa & Associates makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. James Tjoa & Associates excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this documents and excludes all liability for loss and damages arising there from. This publication is the copyrighted property.