



UNIQUE OFFICE WITH VIEWS FOR LEASE

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

NAI Puget Sound
Properties

PROPERTY OVERVIEW

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

- Total Building: 26,430 RSF
- 11,783 RSF Available
- Divisible down to \pm 1,500 RSF suites
- Amazing water views
- Onsite parking ratio 2.69/1,000 SF
- 2nd floor has an exercise room and showers
- Lease rate negotiable
- Also for sale. Unpriced. 51.56% leased.

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AVAILABILITY

4TH FLOOR

Tenant Silver Bay Seafoods

BUILDING AVAILABLE

26,430 USF
11,783 USF

3RD FLOOR

Suite 300 1,501 USF
Last remaining 3rd floor space!
(Silver Bay Seafoods leases remainder of floor)

2ND FLOOR

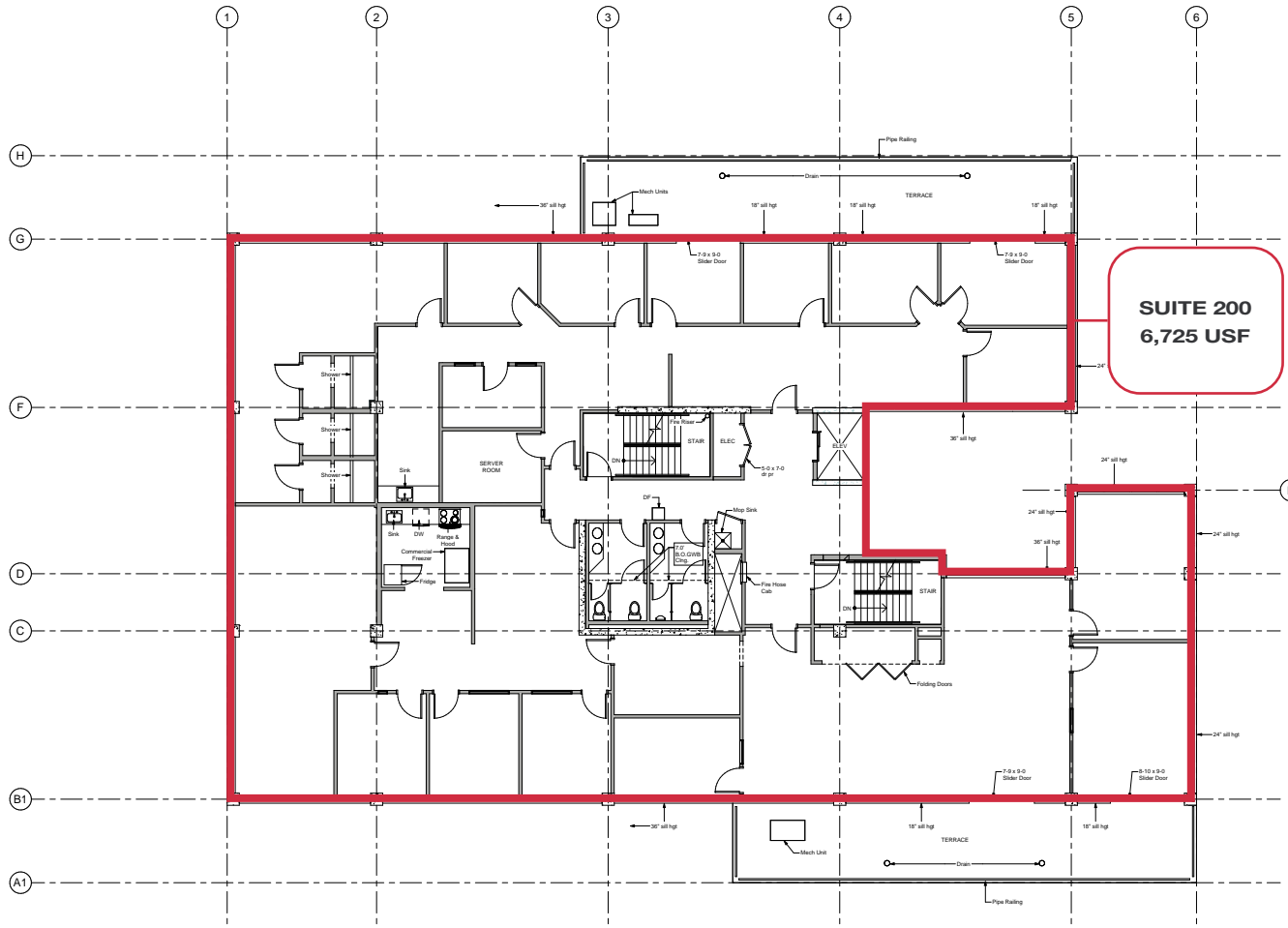
Suite 200 1,500 USF -
(Full Floor, Divisible) 6,725 USF

1ST FLOOR

Suite 101 1,844 USF
Suite 102 3,557 USF



FLOOR PLAN



2ND FLOOR

SUITE 200

FULL FLOOR: 6,725 USF
DIVISIBLE TO $\pm 1,500$ USF

BALLARD FROM ABOVE

