

**FOR SALE | 8,888 SF LAKE
UNION OFFICE BUILDING
\$5,300,000 | 7% CAP RATE**



SEATTLE, WA 98109

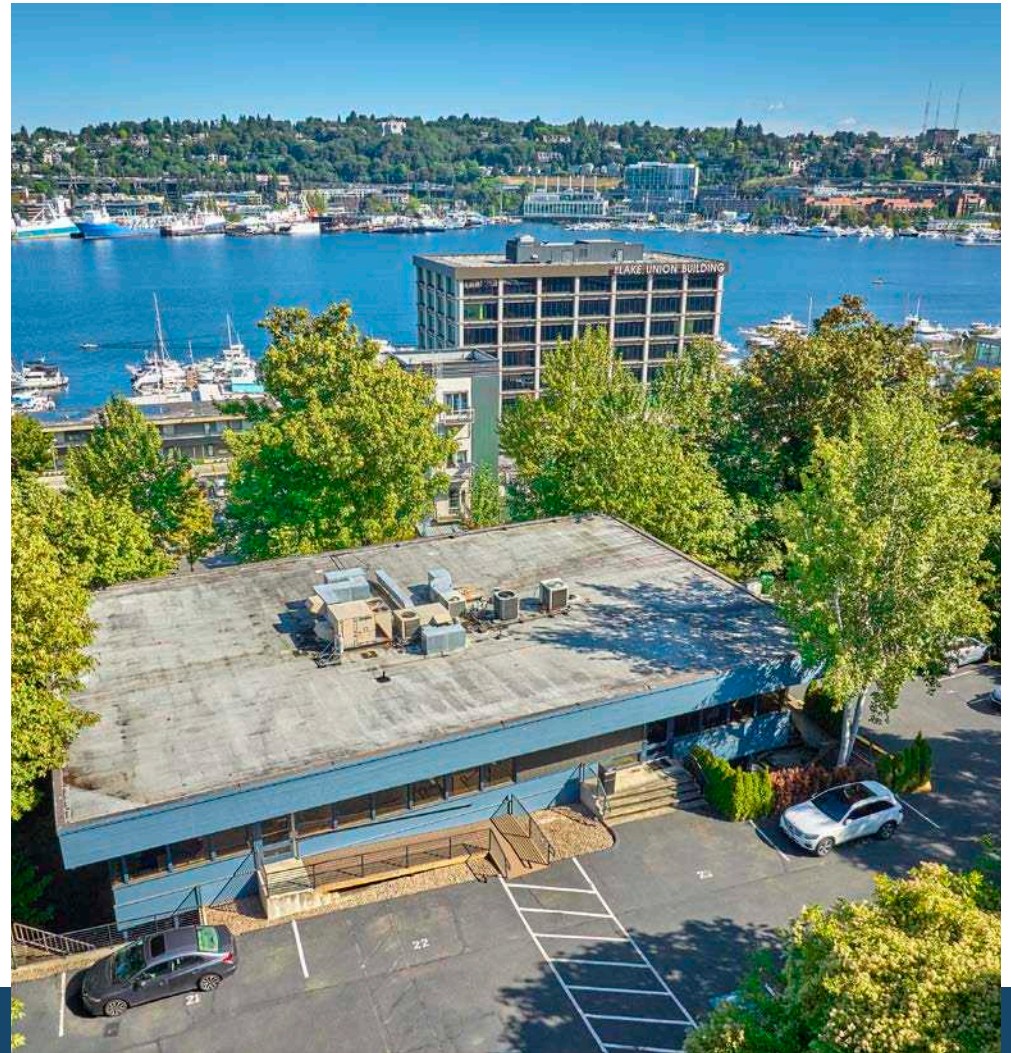
1721 8TH AVENUE

CBRE

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in an exclusive full-building property overlooking the picturesque Lake Union Waterfront.

This 8,888-square-foot, two-story office building features elegant, exposed ceilings, premium finishes, and breathtaking lake views. With close proximity to downtown Seattle, and 100 percent occupancy this property is ideal for an investor. The current tenants lease runs through 2029.



PROPERTY HIGHLIGHTS

8,888

SQUARE FEET

12'

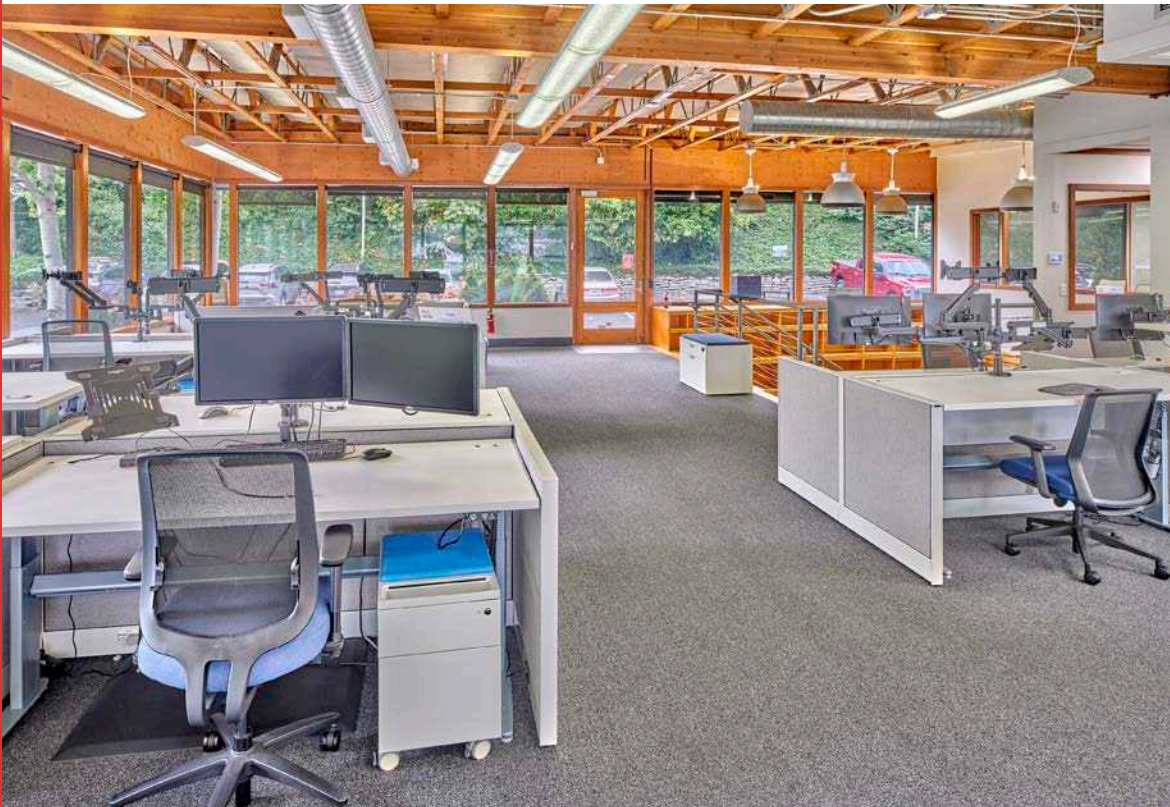
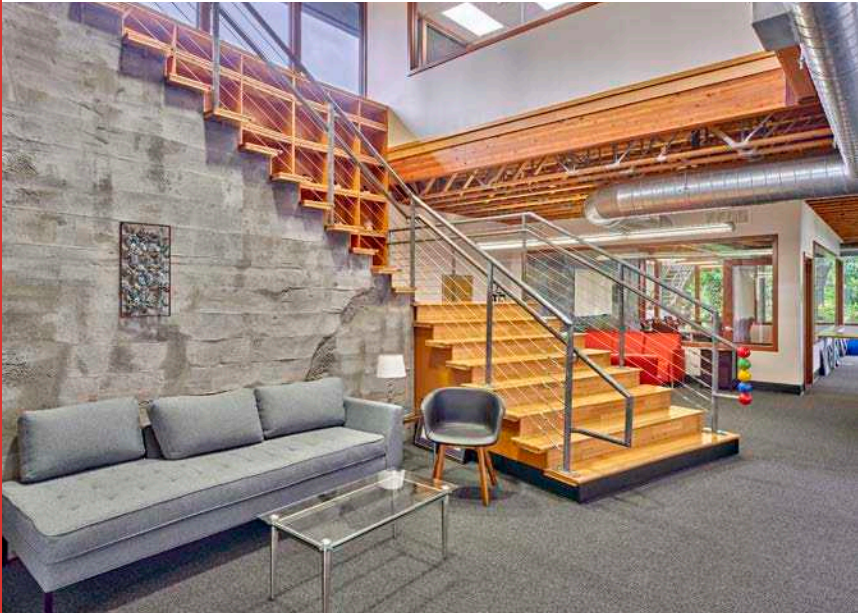
CEILING HEIGHT

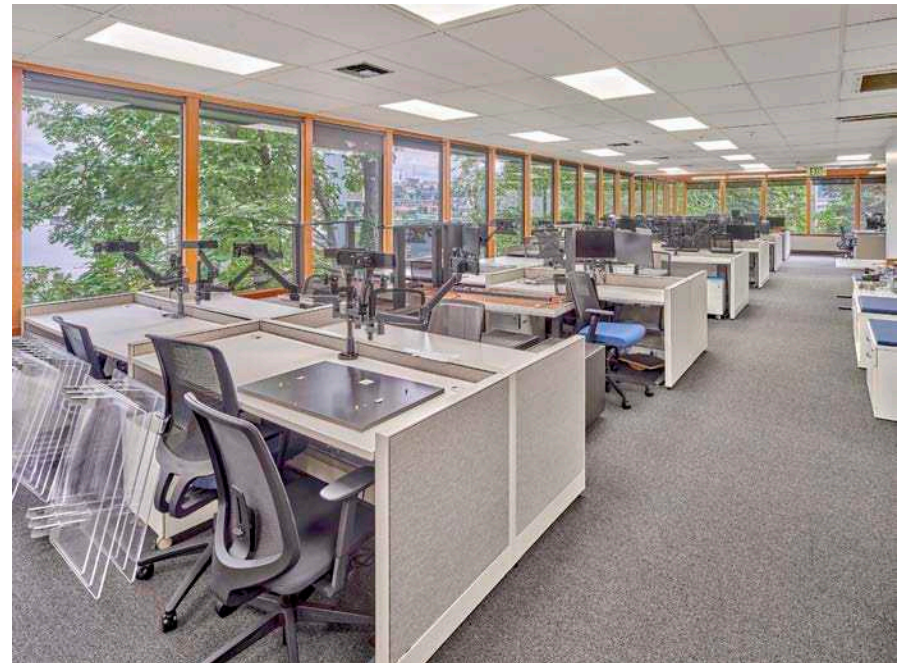
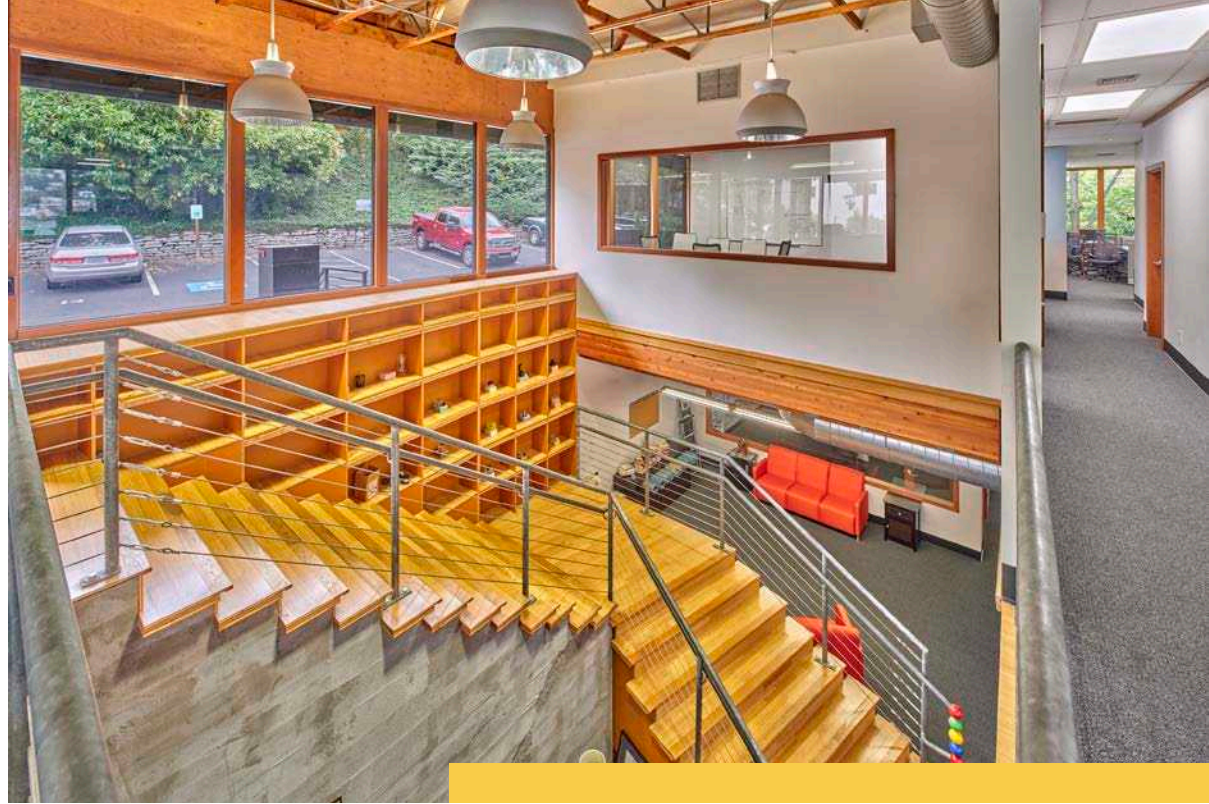
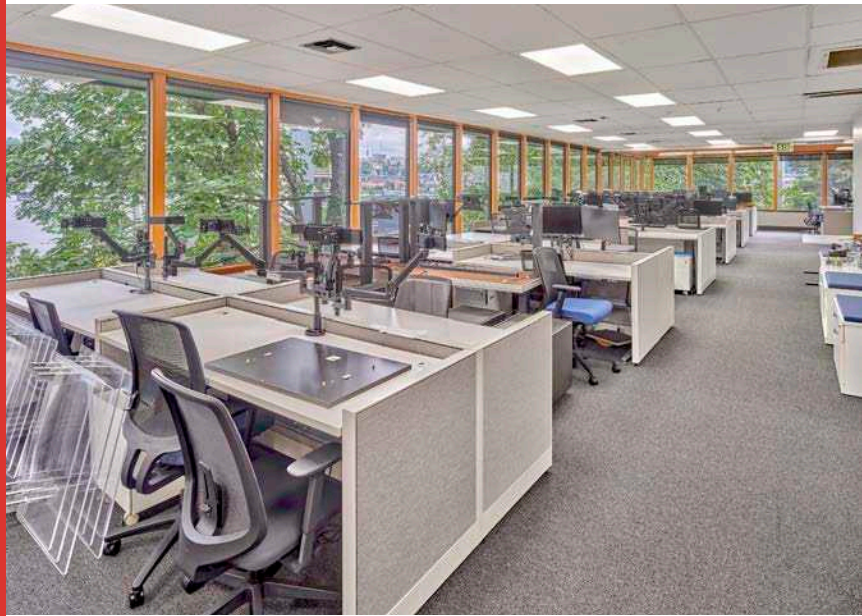
100

PERCENT LEASED
THROUGH 2029

25

PRIVATE PARKING SPACES
SECURED BY GATE







PROPERTY HIGHLIGHTS



LOCATION

Above the Lake Union Waterfront with close proximity to Downtown Seattle



TRANSIT

Near bus lines, walking/bike trails and minutes from I-5



PARKING

25 dedicated parking spaces secured by gate



BUILDING

Elegant, exposed ceilings with premium finishes



LEASED

100 percent leased through 2029



FLOOR PLAN

8,888 SF across two stories (4,444 SF per floor)

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