



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



4014 AURORA AVE N, #B | SEATTLE, WA
OFFICE CONDO FOR SALE IN WALLINGFORD
POTENTIAL “LIVE/WORK” CONVERSION

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, with live/work potential, located in the desirable Wallingford neighborhood of Seattle.

This offering has the potential to convert the space into a live/work unit. Please see page 6 for the conceptual plans.

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 9 dedicated garage parking spaces.

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 \$799,000

PRICE PER SF \$233

**PROFORMA
CAP RATE** 7.5%

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

GROSS SF 3,435 SF

USE Office or Potential Live/Work

HOA DUES \$0.56/SF/Month

YEAR BUILT 2002

PARKING 9 Dedicated Garage
Parking Spaces
*Access to additional spaces with
approval from the HOA.*



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

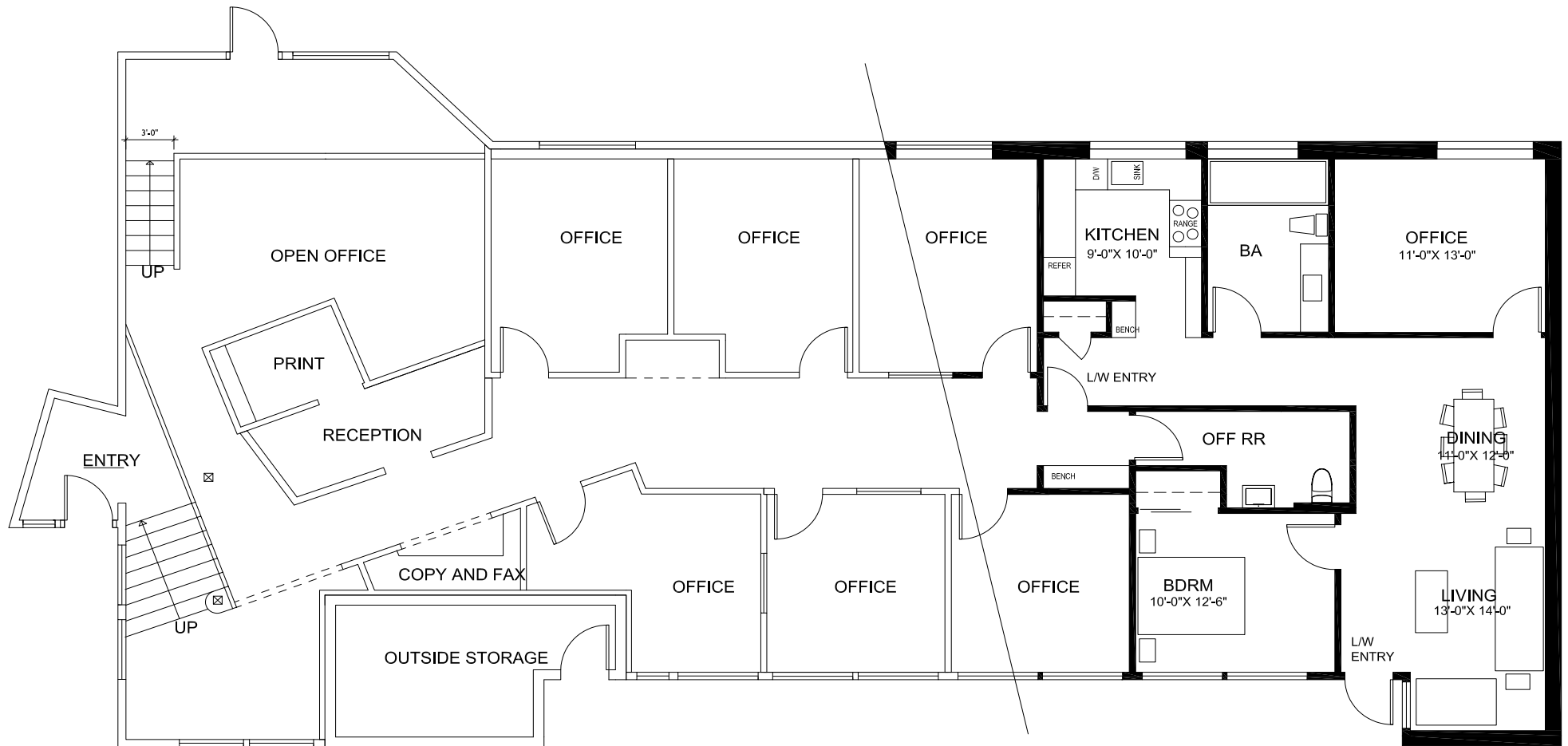


Reserved Parking

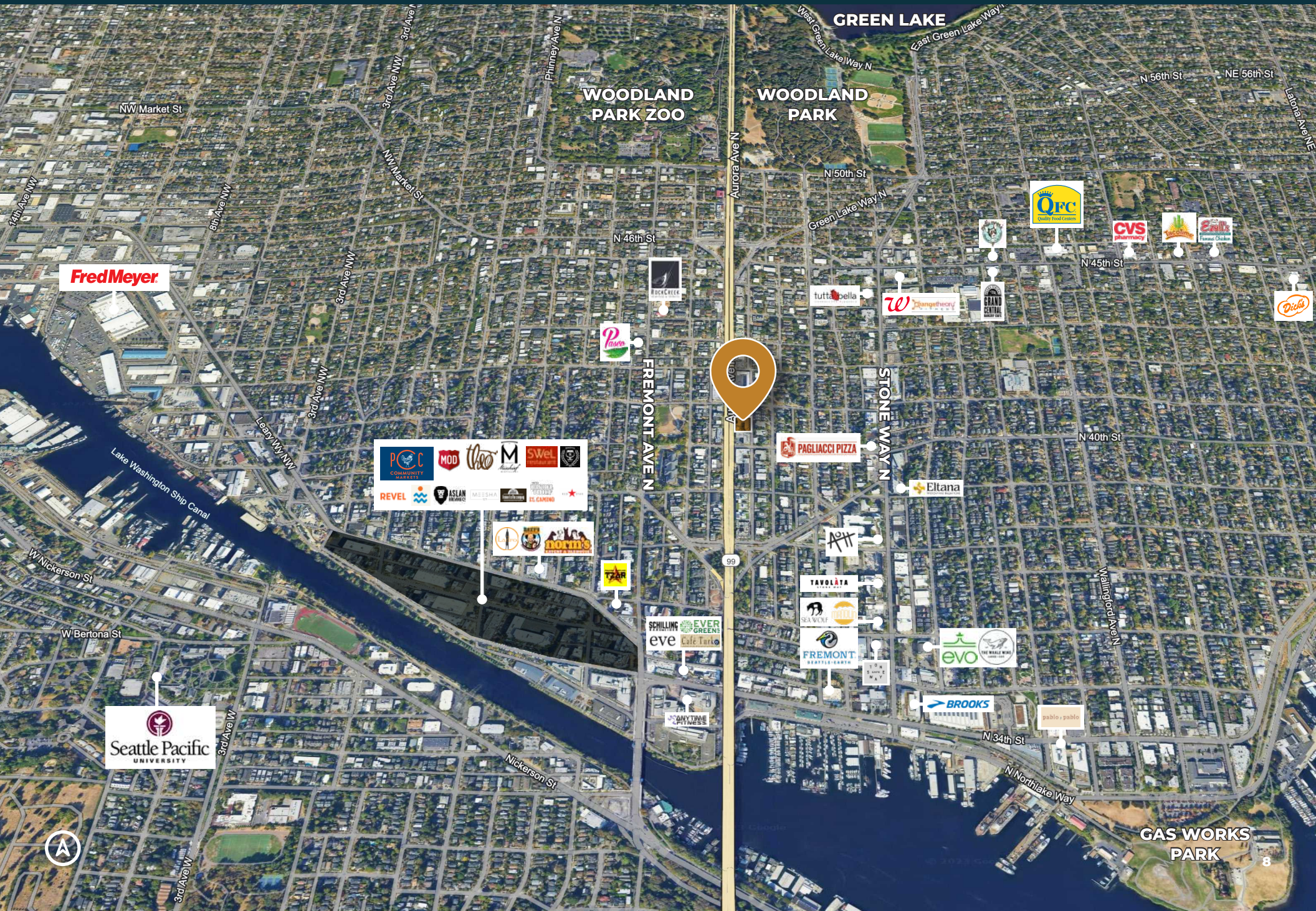
FLOOR PLAN



POTENTIAL LIVE/WORK CONVERSION

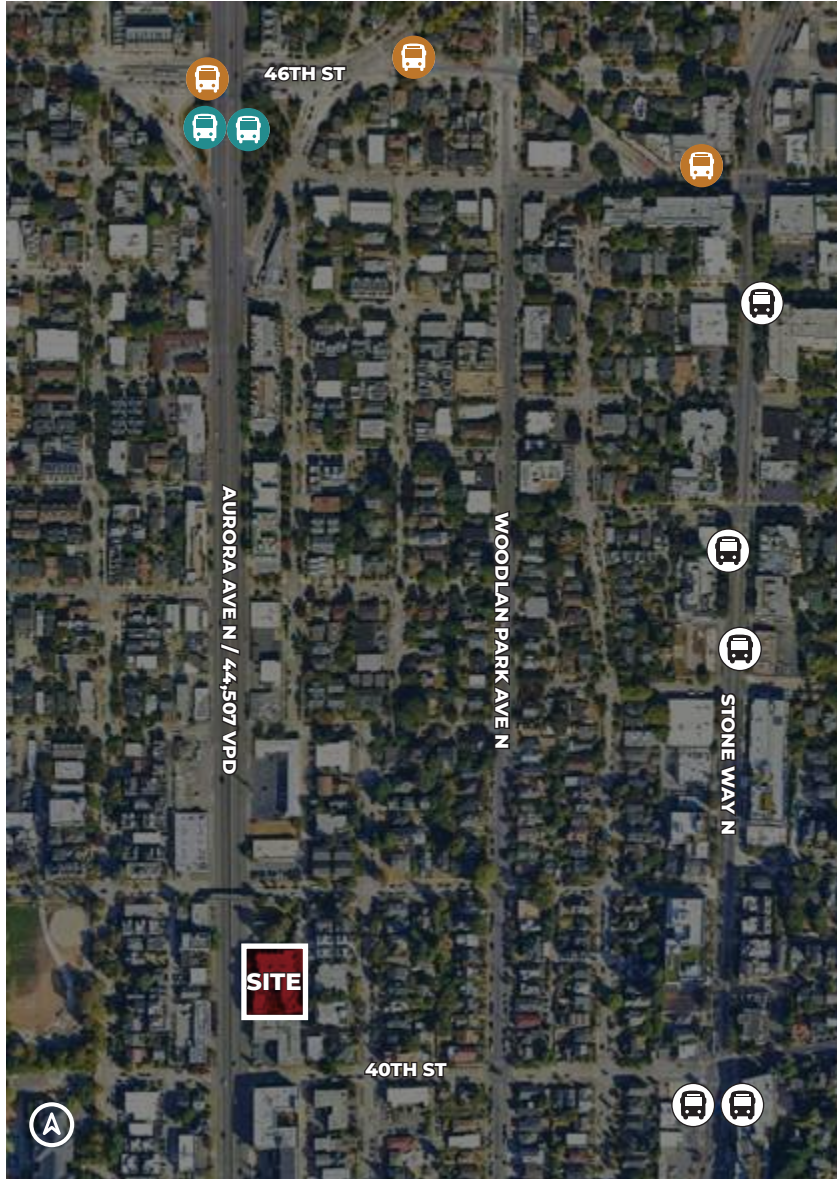


FEATURED AMENITIES



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

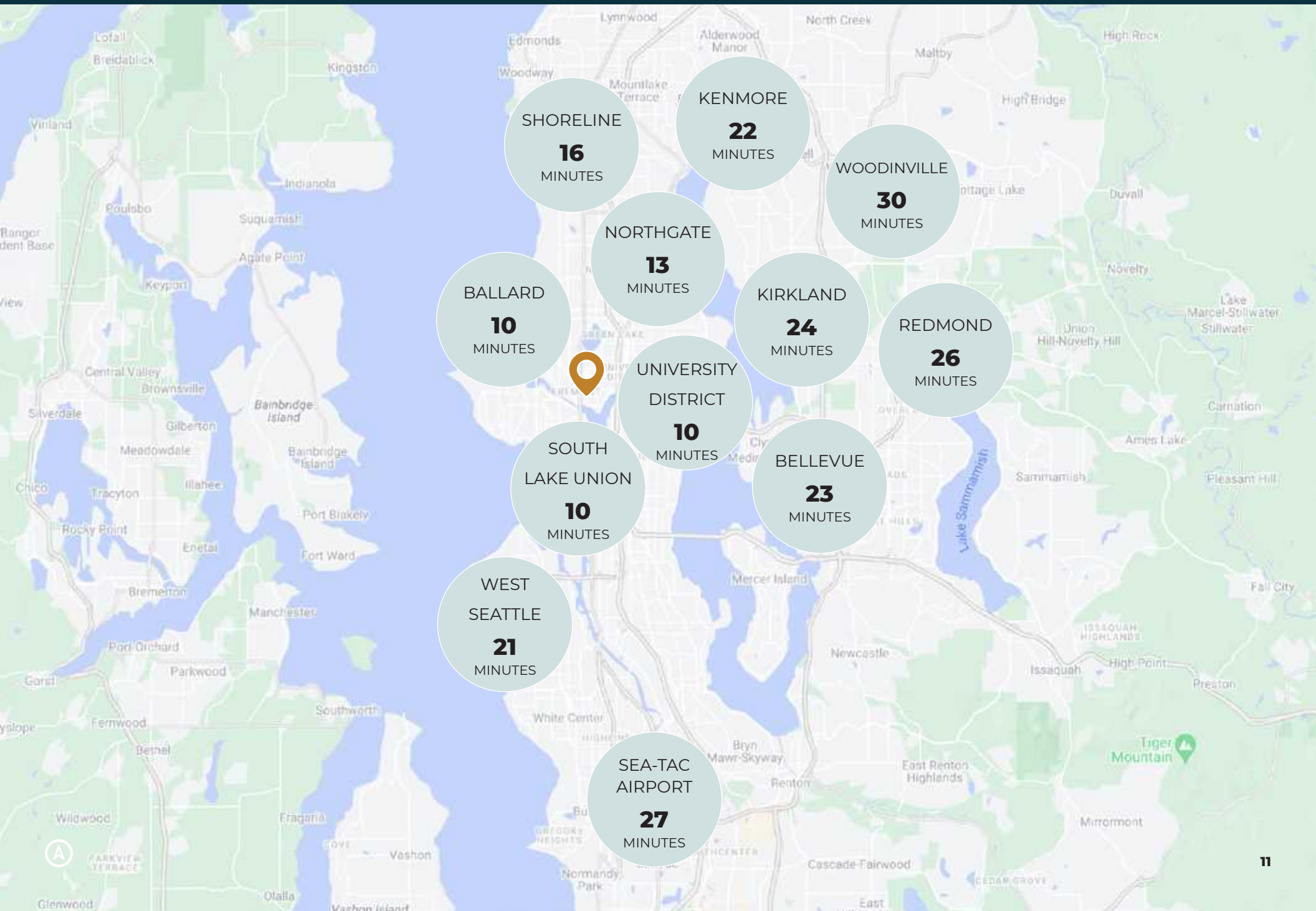
TO SOUTH LAKE UNION



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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