



UNIQUE OFFICE WITH VIEWS FOR SALE OR 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
- 11,240 RSF Available
Load = $\pm 11\%$
- Divisible down to $\pm 2,000$ RSF suites
- Amazing water views
- Onsite parking ratio 2.69/1,000 SF
- Garage and surface parking
- 2nd floor has an exercise room and showers
- Lease rate negotiable
- Also for sale. Unpriced. 57.47% leased to Silver Bay Seafoods, with 8.5 years of remaining term.

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AVAILABILITY

2ND FLOOR

Suite 200
(Full Floor,
Divisible) 6,985 RSF

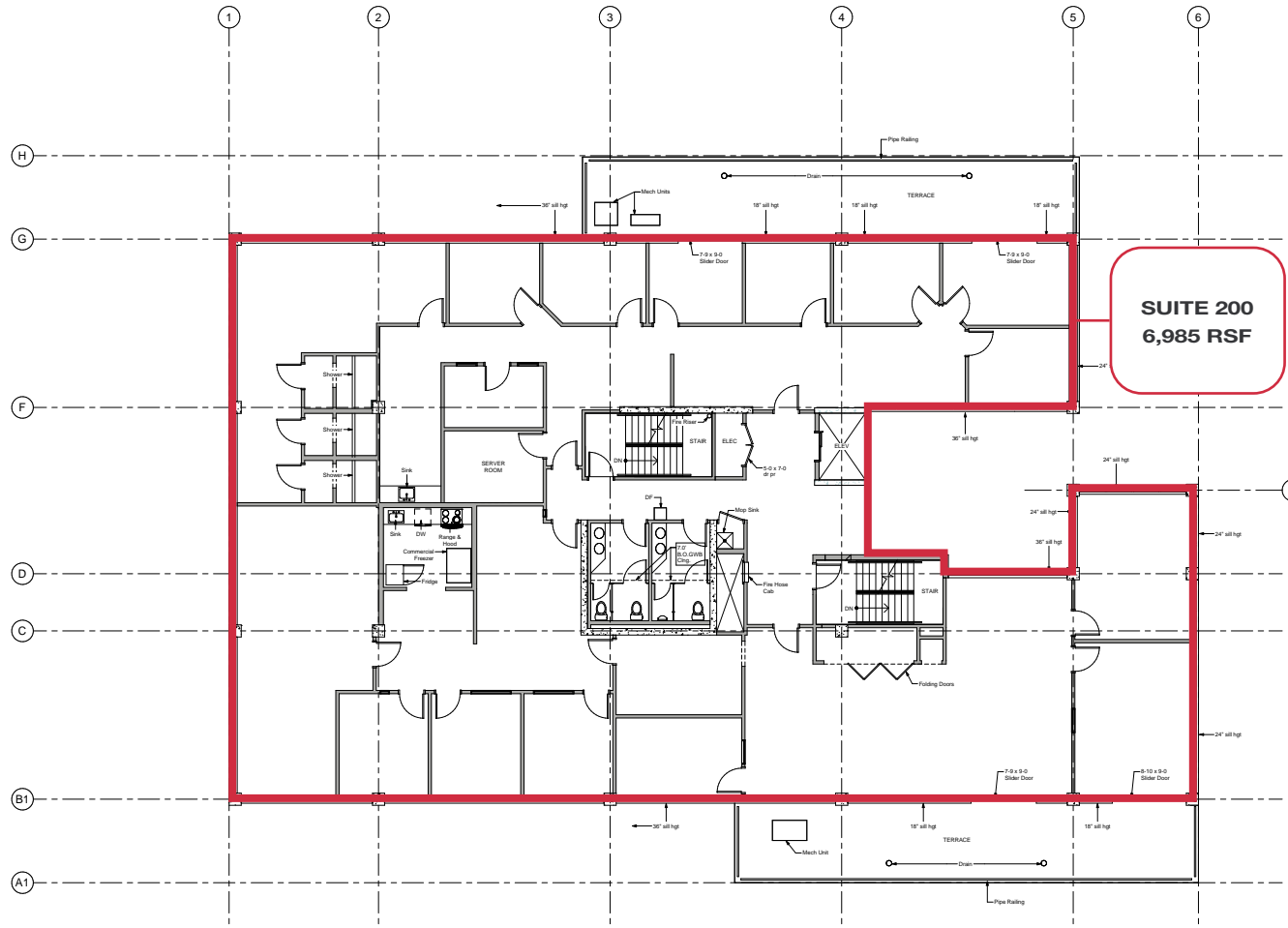
1ST FLOOR

Suite 101 2,213 RSF
Suite 102 2,042 RSF

BUILDING AVAILABLE

26,430 RSF
11,240 RSF





2ND FLOOR

SUITE 200

FULL FLOOR: 6,985 RSF
DIVISIBLE TO $\pm 2,000$ RSF

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BALLARD FROM ABOVE

