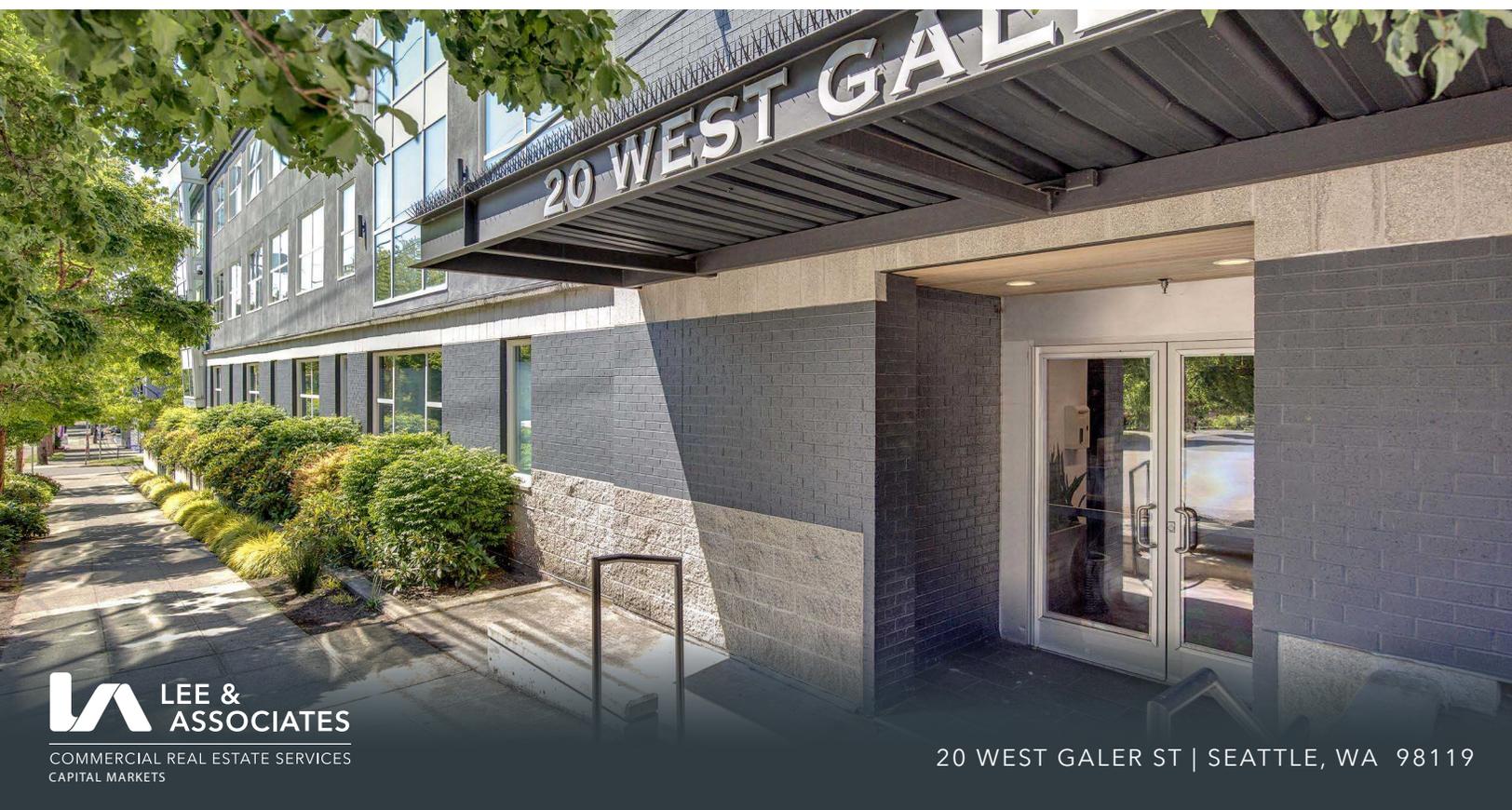




20

WEST GALER

FOR SALE OR LEASE | OWNER/USER OR INVESTOR OPPORTUNITY



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS

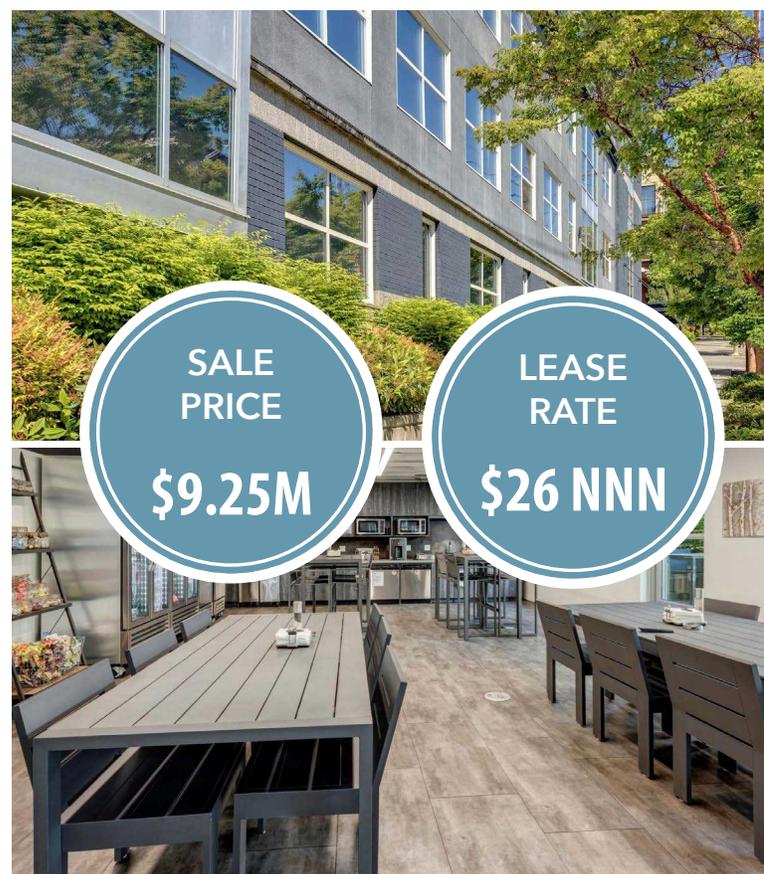
20 WEST GALER ST | SEATTLE, WA 98119

THE OFFERING

Lee & Associates Commercial Real Estate Services, LLC, is pleased to present the opportunity to acquire **20 W Galer St**, an ideal owner-user headquarters opportunity in Upper Queen Anne. The property totals 19,669 SF of Net Rentable Area and features a modern, near-turnkey office buildout, secure on-site parking, and a private rooftop deck with views of Elliott Bay and Downtown Seattle, amenities that are rarely available for office assets of this size in the neighborhood.

The building offers an efficient layout with minimal near-term capital requirements following significant recent improvements, making it well suited for a business seeking long-term control of its real estate in a highly supply-constrained location.

20 West Galer is an owner-user opportunity in one of Seattle's most affluent neighborhoods



SALE PRICE

\$9.25M

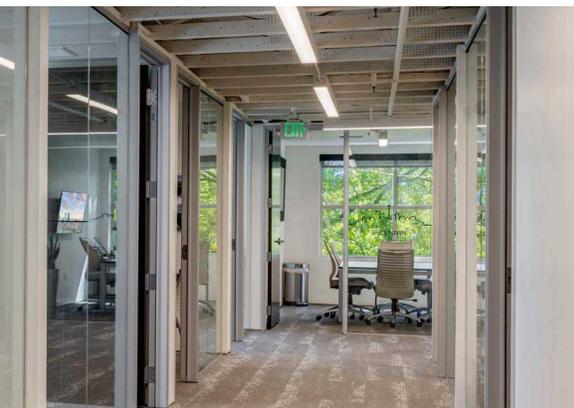
LEASE RATE

\$26 NNN



THE PROPERTY

20 W Galer Street is a three-story, single-tenant office building on a 7,200 SF corner parcel comprising approximately 19,669 RSF and 26,794 GSF, inclusive of a secured underground parking garage with 25 stalls. The building was originally constructed in 1998 and underwent a significant renovation in 2018, resulting in a modern office environment with a high level of finish throughout. The layout is efficient and flexible, featuring a mix of private offices, open workspace, conference rooms, kitchen and break areas, and a fully built-out top floor with a lounge, bar area, and direct access to a private rooftop deck. The property is fully ADA compliant and served by elevator access to all floors, allowing for efficient circulation and accessibility throughout the building.



PROPERTY DETAIL

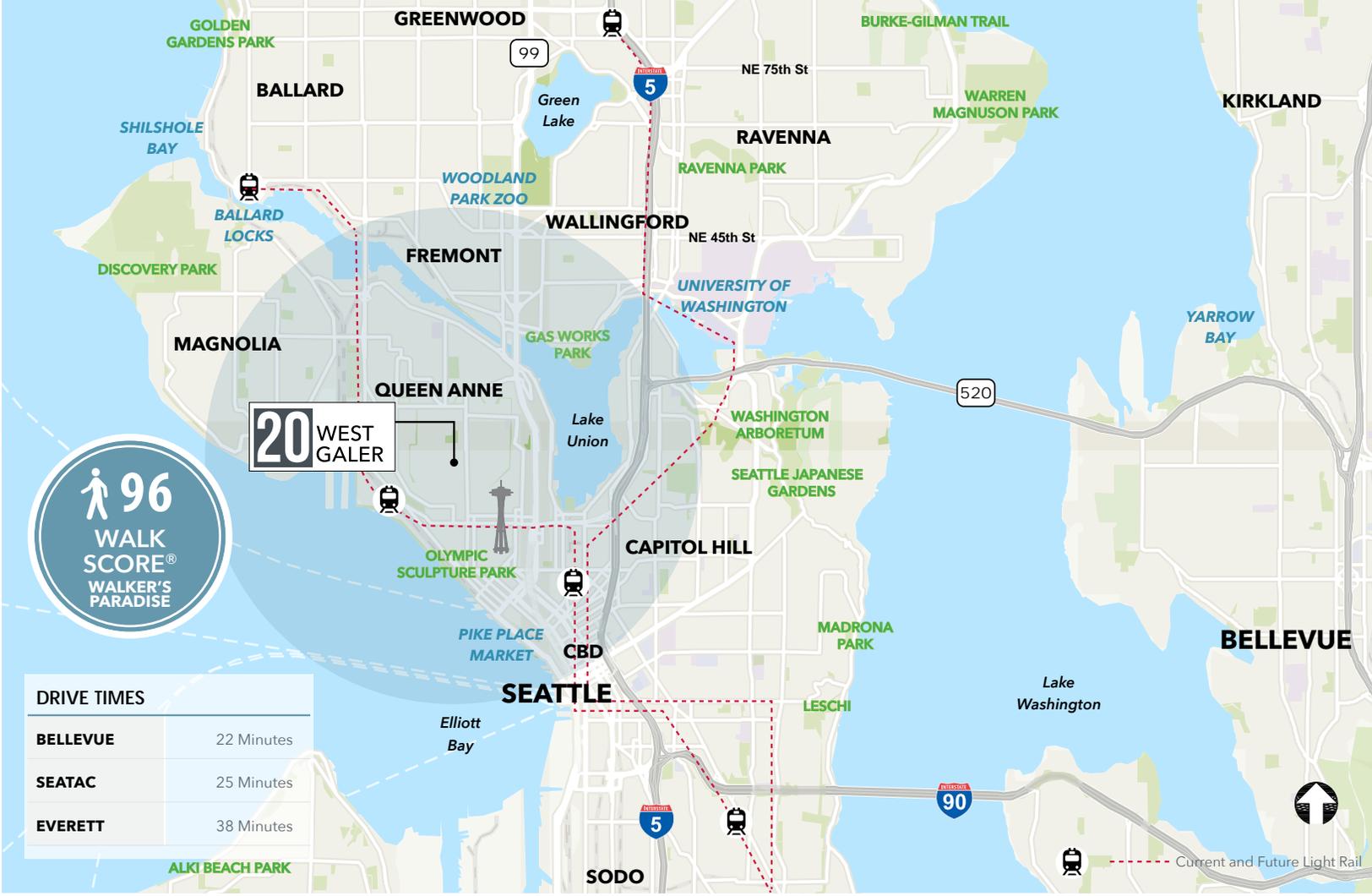
ADDRESS	20 W Galer Street, Seattle, WA 98119
BUILDING	19,669 RSF
PARKING	Secured garage with 25 stalls
PARCEL	423290-3840
LAND AREA	7,200 SF / 0.17 AC
YEAR BUILT /RENOVATED	1998 / 2018
ZONING	NC2P-55 (M1)

- ▶ **Strong Physical Configuration**
- ▶ **Dual-Street Frontage**
- ▶ **Direct Alley Access**
- ▶ **Secured Underground Parking**
- ▶ **Recent Capital Improvements**



**19,669
NET
RENTABLE
AREA**





LOCATION HIGHLIGHTS

20 W Galer Street is located in Upper Queen Anne at the corner of W Galer Street and 1st Avenue W, at the entry to the neighborhood's primary commercial corridor. The immediate area is characterized by a mix of commercial and residential uses, including apartment buildings, neighborhood-serving retail, and institutional uses, creating a stable and well-established streetscape. The property benefits from approximately 120 feet of frontage along W Galer Street and 60 feet along 1st Avenue W, with access from both streets as well as the rear alley and secured underground parking. The location offers convenient access to SR-99, I-5, and nearby transit routes, while remaining walkable to Queen Anne Avenue's restaurants, cafés, and daily-needs retail, including the new Safeway and Trader Joe's. Upper Queen Anne is a fully built-out, supply-constrained neighborhood with no new office development, supporting long-term stability for owner-users.

FOR MORE INFORMATION

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