FLEX PROPERTY FOR SALE OR LEASE

OSTERMAN BUILDING

4237 24TH AVE W, SEATTLE, WA 98199

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LISTING INFORMATION

ADDRESS:	4237 24th Ave W, Seattle, WA 98199
AVAILABLE SF:	13,365 SF
OFFICE SF:	~5,000 SF (incl. 1,663 SF Mezz)
SHOP SF:	~3,000 SF
ZONING:	MML U/65
CLEAR HEIGHT:	Warehouse 24'
HVAC:	Yes
POWER:	3-Phase 208v
LOADING:	2 grade doors | 1 dock door
PARKING:	11 dedicated tandem stalls
	Additional parking in the rear of building
LEASE RATE:	$1.65 PSF + NNN
SALE PRICE:	Contact Broker

COMMENTS

Located just minutes from Fisherman's Terminal with quick access to 15th Ave W, Ballard, Fremont, Queen Anne, and Downtown Seattle, the Osterman Building is well-suited for a variety of industrial, high-tech flex, and creative office users seeking to be in the thriving Interbay submarket. The 13,365 SF building features 24' clear height in the warehouse, efficient loading, and an abundance of parking for employee or truck parking. Zoned MML U/65, the Osterman Building is an ideal choice for a range of occupants.

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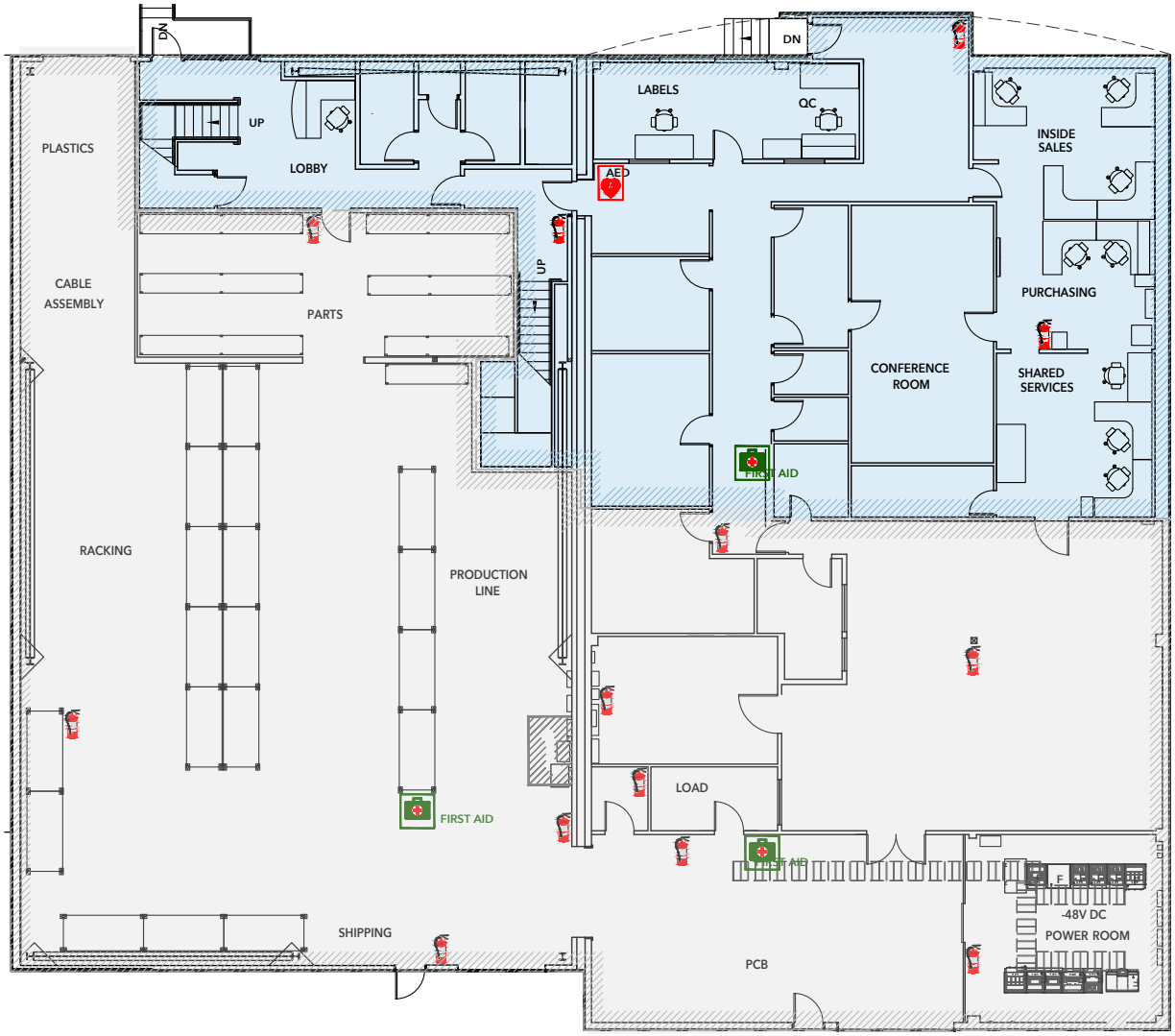
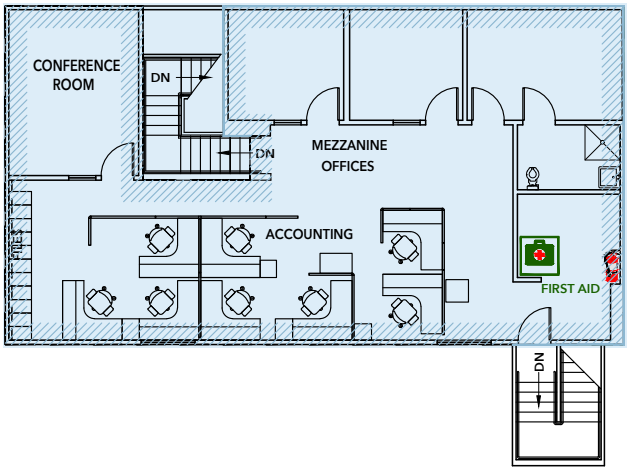
FLOOR PLAN



MEZZANINE



WAREHOUSE OFFICE

BUILDING INFORMATION

OFFICE/SHOP	5,471 SF
WAREHOUSE	6,231 SF
TOTAL FLOOR ONE	**11,701 SF**
MEZZANINE (OFFICE)	1,663 SF
TOTAL	**13,365 SF**

CONTACT

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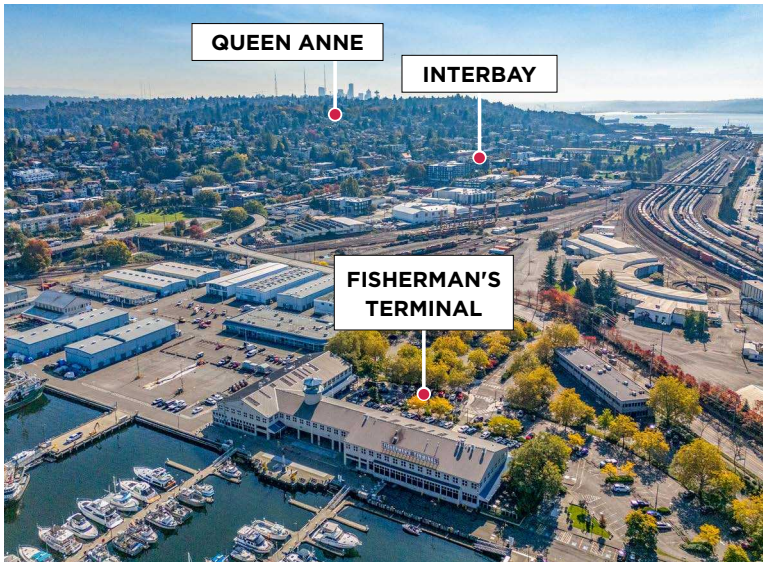
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NEIGHBORHOOD AERIALS



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