

FOR SALE/LEASE

RETAIL/OFFICE SPACE

9 DENNY WAY | SEATTLE, WA 98109

CAMERON
KENT

206.838.7737
ckent@ewingandclark.com

TOM
GRAFF

206.295.1445
tomgraff@ewingandclark.com

EWING & CLARK
INCORPORATED

OFFERING SUMMARY

9 DENNY WAY | SEATTLE, WA 98109

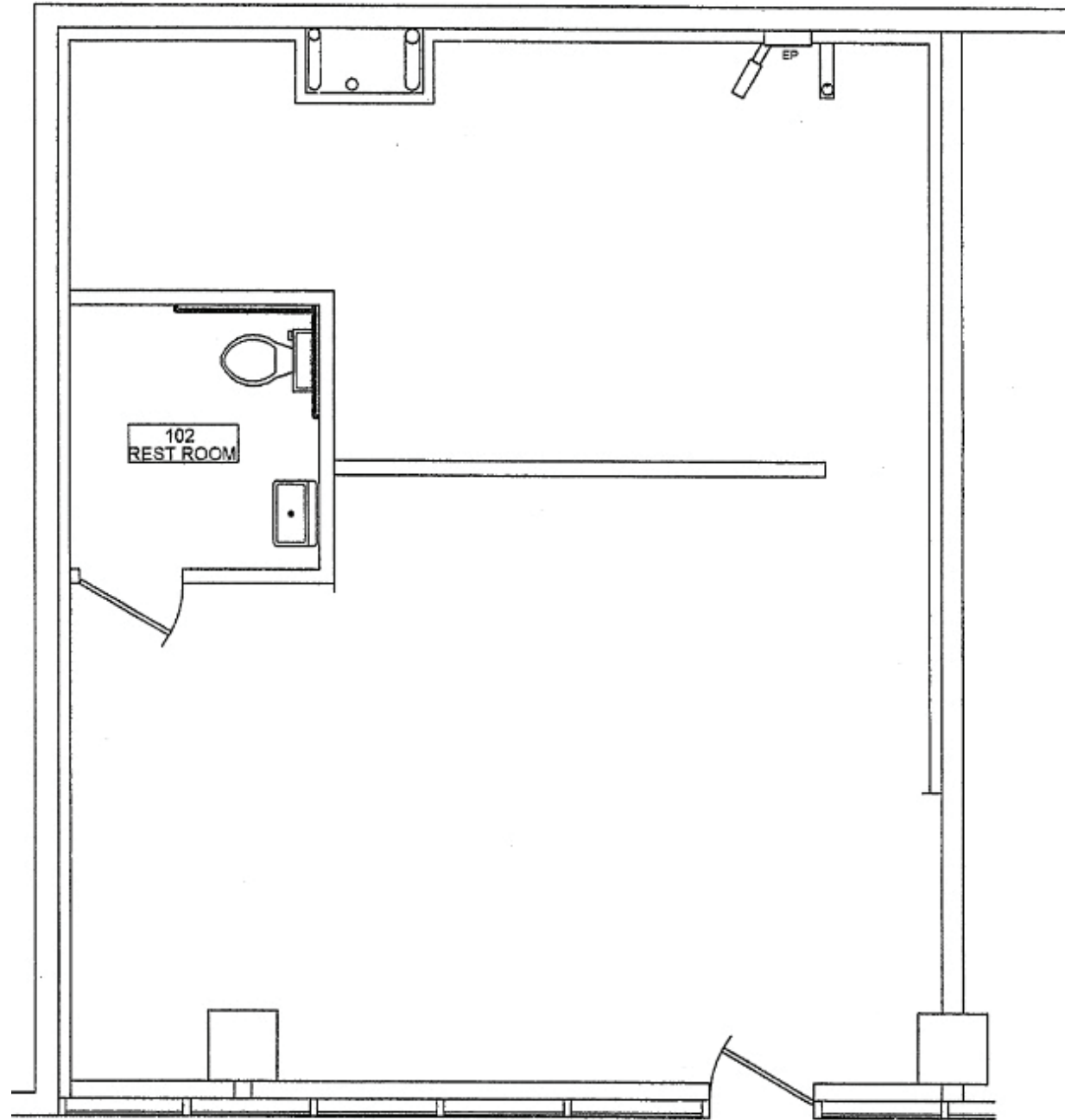


PROPERTY DETAILS

- Retail/Office commercial condo for sale/lease at the Trio Condominiums built in 2009 with 6 stories and 118 units.
- Excellent visibility on Denny Way and Queen Anne Ave N. 2 blocks from Seattle Center, Climate Pledge Arena and the Pacific Science Center.
- 776 Square Feet
- Sale Price: \$500,000
- HOA Dues: \$322.63/month
- Price per Square Foot: \$644
- Lease rate: \$25.00/SF/YR + NNN (\$11.91/SF/YR)
- One parking stall in building garage included in purchase price for sale or market rate for lease.
- W/S/G included in NNN's, tenant to pay separately metered electric.

FLOOR PLAN

9 DENNY WAY | SEATTLE, WA 98109



DENNY WAY

DEMOGRAPHICS

9 DENNY WAY | SEATTLE, WA 98109



72,821
DAYTIME
POPULATION



\$1.55B
ANNUAL CONSUMER
EXPENDITURE
(NON-RETAIL)



44,163
POPULATION



30,230
HOUSEHOLDS



\$150,953
AVERAGE HOUSEHOLD
INCOME

*1 Mile Radius

MAP

9 DENNY WAY | SEATTLE, WA 98109

