FOR **SALE**

THE LANDINGS | **LAKE UNION** | WALLINGFORD

3919 LATONA AVE NE | STE C-1 | SEATTLE, WA

SALE PRICE

$700,000



THE ANDOVER COMPANY, INC.

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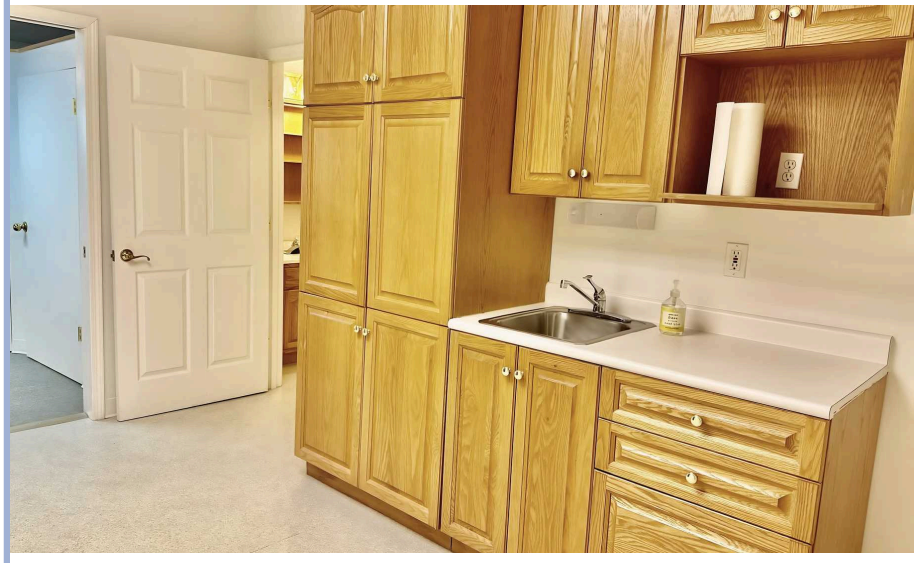
The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer should verify each item relating to this property and all information contained herein.

PROFILE

PROPERTY **HIGHLIGHTS**

- **2,375 SF professional office space** available now in Seattle's desirable Wallingford neighborhood
- **Ideal for creative firms, consultants, start-ups**, financial advisors, wellness providers, physical therapy practices, personal trainers, and other professional office users
- **Prime central location** just one-half block from the Burke-Gilman Trail with convenient access to the University of Washington, Gas Works Park, and Downtown Seattle
- **Walkable neighborhood** surrounded by popular cafés, restaurants, retail services, and outdoor recreation
- **Easy access** to Interstate 5
- **Office features** kitchenette, two restrooms with showers, HVAC, and fresh paint throughout
- **Secure garage parking** with three tandem stalls (six total parking spaces)
- **Walk Score**: 82 | Bike Score: 97
- **Contact** Brokers to tour today!

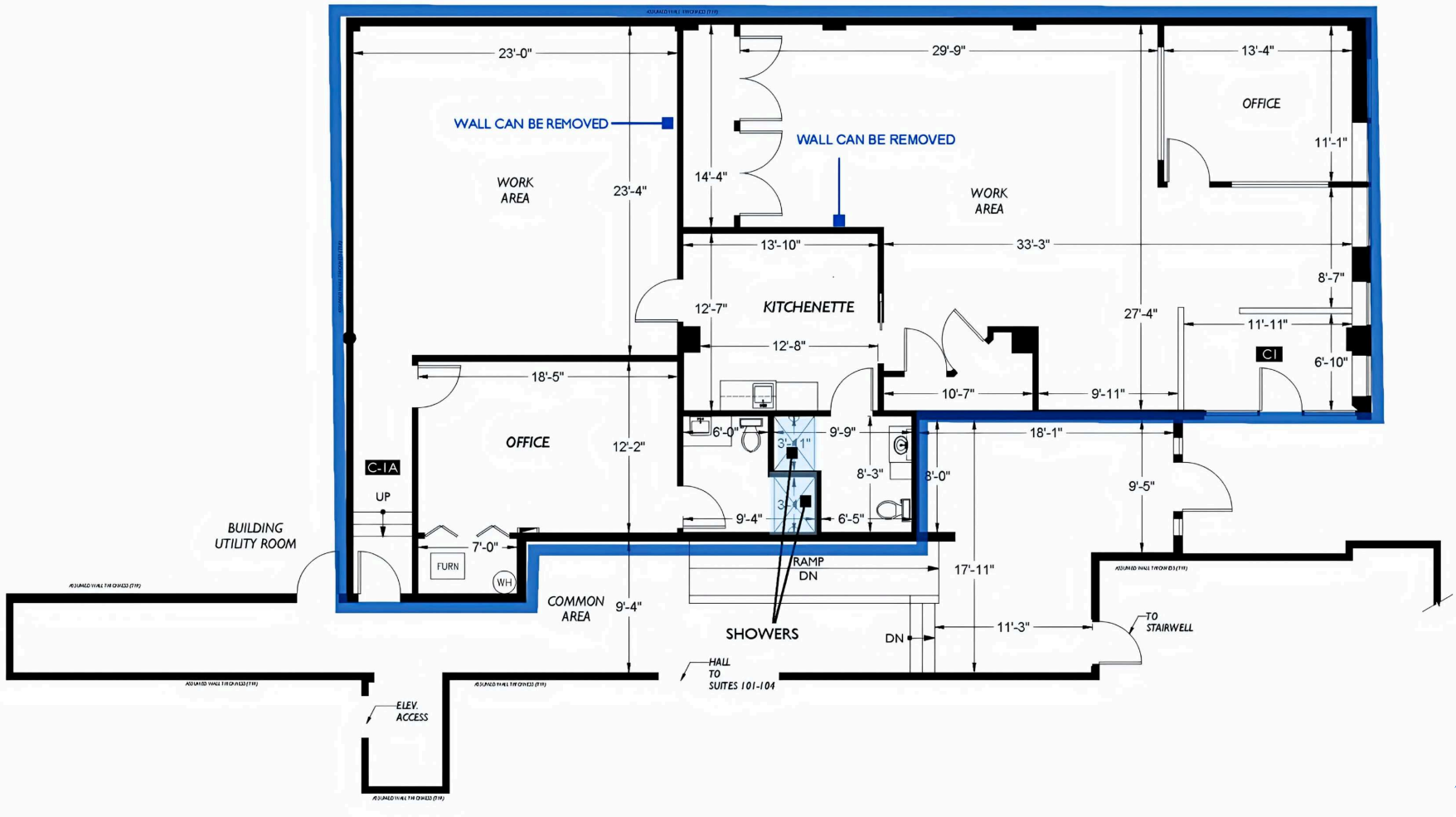






AT A GLANCE

SUITE **FLOOR PLAN**



CONNECTIVITY

CENTRAL LOCATION

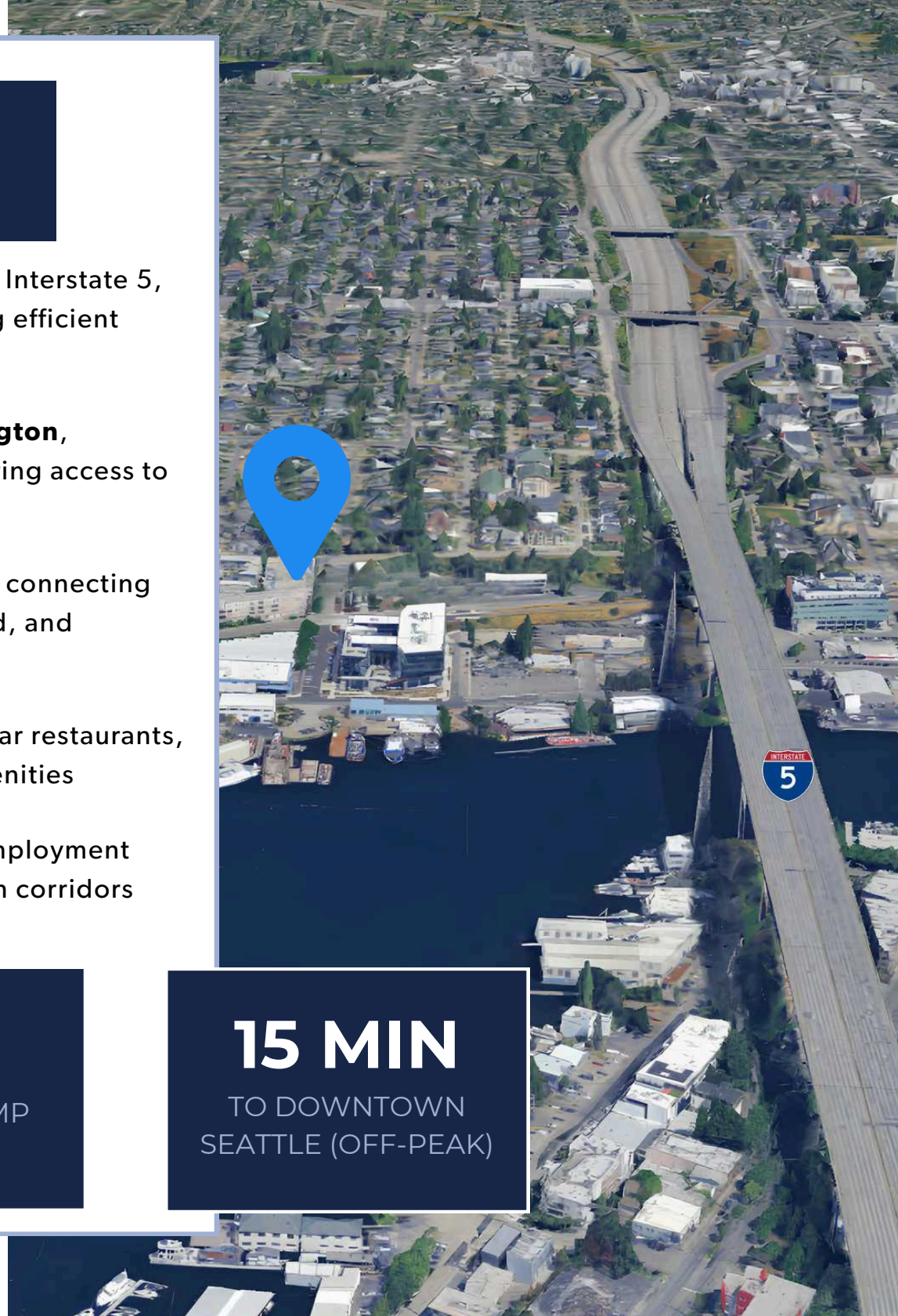
- **Prime Wallingford location** with convenient access to Interstate 5, State Route 520, and Aurora Avenue N (SR 99), providing efficient connectivity throughout the Seattle metro area

- **Situated just minutes from the University of Washington**, Fremont, South Lake Union, and Downtown Seattle, offering access to a large workforce and customer base

- **Located one-half block from the Burke-Gilman Trail**, connecting directly to the University District, Gas Works Park, Ballard, and Downtown Seattle

- **Highly walkable neighborhood** surrounded by popular restaurants, coffee shops, retail services, and outdoor recreation amenities

- **Central Seattle location** with quick access to major employment centers, public transit routes, and regional transportation corridors



5 MIN
TO LINK LIGHT RAIL (Roosevelt Link)

1.5 MI
TO I-5 ON-RAMP

15 MIN
TO DOWNTOWN SEATTLE (OFF-PEAK)



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