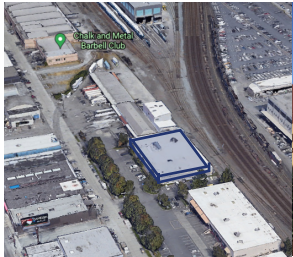


# Flex Exclusive Listings

## November 2024



### Occidental Business Park Building 1

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 20,400 SF

Office SF: -  
Divisible To: -  
Zoning: IG1-U85  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Rate: \$12.00/SF/Yr + NNN

Comments: Divisible to two (2) spaces. Potential storage, secured, paved area, high car parking ratio for SODO. Flexible building modifications. Many different uses including office, assembly warehousing, and flex. Over 1,600 amps of electrical power. Contact broker for more details and rates.

#### Shane Mahvi

D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

#### George Rockwell, SIOR

D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com



### SDC Annex Building

5811 6th Ave S  
Seattle, WA 98108

Listing Type: Lease  
Available: Now

Total SF Available: 11,504 SF

Office SF: -  
Divisible: Yes  
Zoning: IG-2  
Clearance: 18'  
Dock Doors: -  
Grade Doors: -

First Yr Introductory Rate: 6 months free, \$12.00/SF + NNN

Comments: Located in Seattle's vibrant Georgetown neighborhood. The property's corner location in the Design Center area gives tenants excellent visibility. The SDC Annex Building is easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.5 mile away. Many new Seattle restaurants nearby + strong retail services. Call broker for more information.

#### Bruce Clarkson

D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@andoverco.com



### Ballard Bookcase Building - Bldg B

4611 11th Ave NW  
Seattle, WA 98107

Listing Type: Lease  
Available: Now

Total SF Available: 8,876 SF

Office SF: 3,696 SF  
Divisible To: -  
Zoning: IG2 U/65, Seattle  
Clearance: 16' - 18'  
Dock Doors: -  
Grade Doors: 1 (oversized)  
Rate: -

Comments: Approx. 8,876 SF total available for lease! Including approx. 3,696 SF on the 2nd floor (mostly office + light storage space), first floor is a mix of office/showroom space and warehouse area with 16' - 18' ceiling height. One oversized roll-up door, 3-phase power. Call brokers for rates.

#### Brian Bruininks, CCIM

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bbuininks@andoverco.com

#### Shane Mahvi

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smahvi@andoverco.com

# Flex Exclusive Listings

## November 2024



**6016 204th St SW**  
Ste A

6016 204th St SW  
Lynnwood, WA 98036

Listing Type: Lease  
Available: Now

Total SF Available: 2,354 SF

Office SF: -  
Divisible To: -  
Zoning: -  
Clearance: -  
Dock Doors: -  
Grade Doors: -  
Rate: \$22 PSF Gross/Mo.

Comments: Office space with small warehouse and fenced yard for lease! Ample parking.

**Josh Klein**

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C: (602) 708-6589  
jklein@andoverco.com