## **K.R. TRIGGER BUILDING**

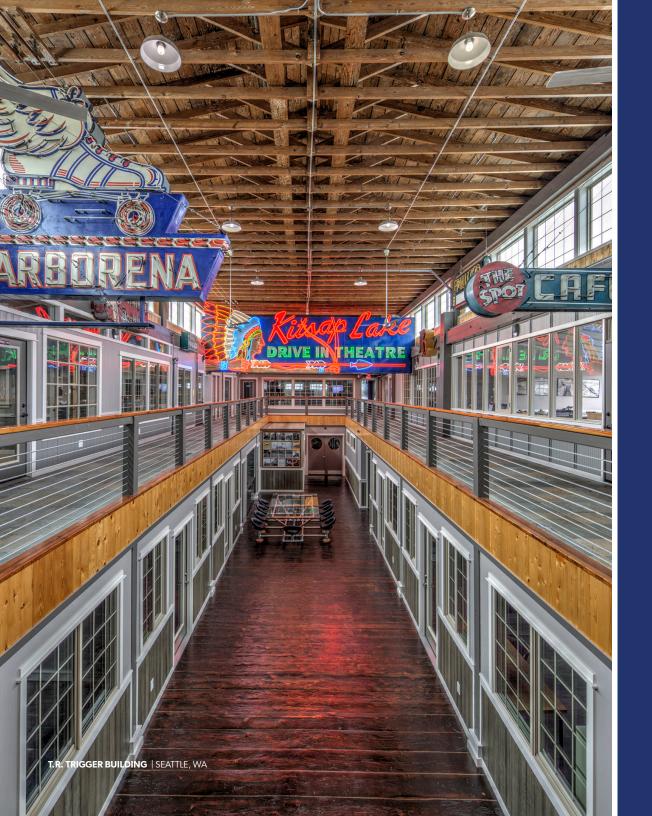
#### 3201 1ST AVE S | SEATTLE, WA

#### MULTIPLE SMALLER OFFICE SUITES FOR LEASE





JACK CRANE (206) 446-6699 jacklc@andoverco.com JEFF CRANE (206) 336-5336 jcrane@andoverco.com



### PROPERTY HIGHLIGHTS



MULTIPLE SMALLER SUITES AVAILABLE

**GREAT SODO LOCATION WITH QUICK** ACCESS TO I-5, I-90 & WEST SEATTLE



INSPIRING HISTORIC BUILDING FULLY **RENOVATED IN 2020** 



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND OTHER RETAIL SERVICES

CLEAN AND FULLY FUNCTIONAL/SECURED BASEMENT STORAGE UNITS AVAILABLE ON-SITE

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AMENITIES INCLUDE SECURED/CONTROLLED ACCESS, AC, BICYCLE STORAGE, COMMON AREAS WITH MEETING SPACE AND KITCHENETTE, AND FREE SURFACE PARKING ADJACENT TO THE BUILDING



FLEXIBLE LEASE TERM, CALL BROKERS FOR RATES

contained herein

#### **Available Office Spaces**

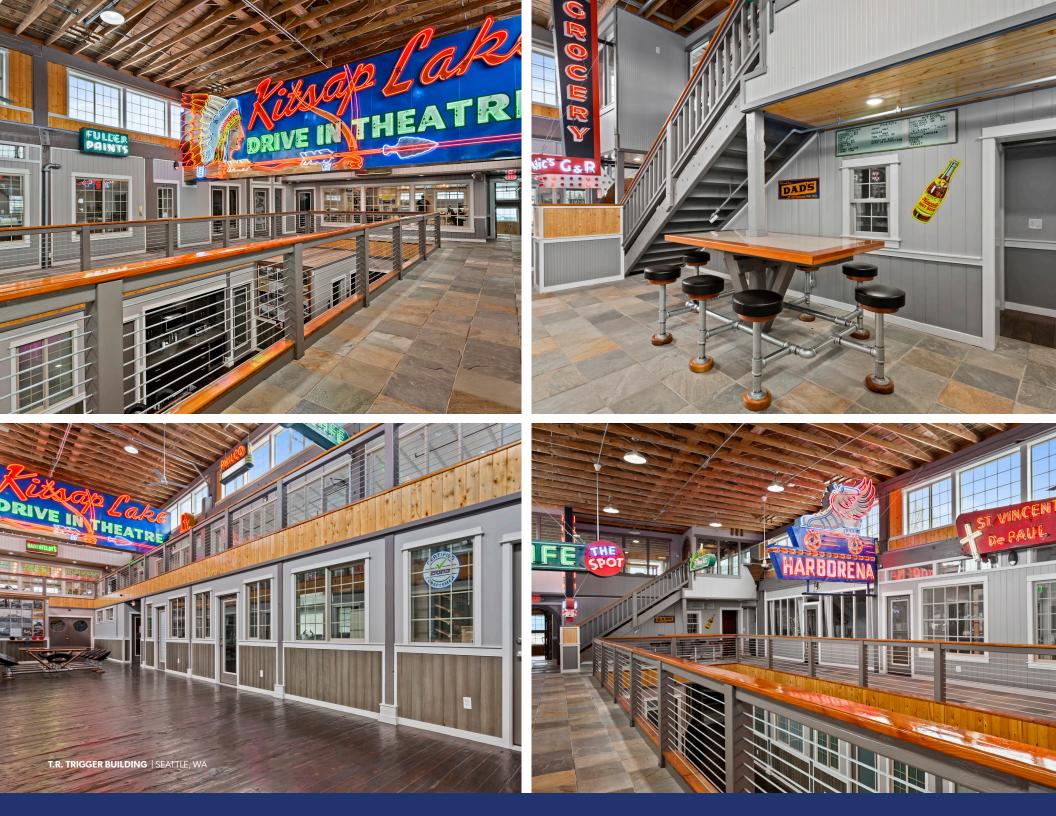
SUITE	RENTABLE SF	ТҮРЕ	MODIFIED GROSS PRICING	COMMENTS
103	705	Office	\$2,233	Available Now
105	290	Office	\$1,015	• Available 45 days' notice
109/111	1,161	Office	\$3,290	• 9/01/2025
209	187	Kitchen Prep	\$701	• Available 30 days' notice
214	638	Office	\$2,020	• Available 45 days' notice
300	500	Office/Event Space	\$1,667	Available Now



#### **Basement Storage/Dead Storage Spaces**

- Multiple storage spaces available ranging from 50-375 SF
- Restroom facilities also available for the basement storage units.
- Separate building entrance for storage tenants with loading platform.
- Fully functional/secured and improved basement storage area.







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