Retail Exclusive Listings
April 2025

New

Ritz Furniture Gallery Bldg

20423 Hwy 99
Lynnwood, WA 98036

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Listing Type: Sale
Available: Now

Total SF Available: 25,476 SF

Divisible To: -
Sale Price: $5,700,000

Comments: Property provides 100% visibility from Hwy-99. Sales floor, offices & loading dock are included. Main Floor: 12,738 SF, Basement: 12,738 SF, Stories: 2 , Land Area: 53,579 SF, Air Conditioning, Pylon Sign, Security System, Signage, Signalized Intersection, Storage Space, High Traffic Count (44,429 SF), Loading: 3 Dock High Doors, Ceiling Height: 9-12 FT.

Josh Klein
D: (206) 357-5486
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jklein@andoverco.com

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131 Andover Park E

131 Andover Park E
Tukwila, WA 98188

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Listing Type: Lease or Sale
Available: Now

Total SF Available: 9,374 SF

Office SF: 2,700 SF
Showroom: 2,464 SF
Warehouse: 3,300 SF
Storage: 910 SF
Zoning: TUC
Clearance: 20'
Dock Doors: -
Grade Doors: 3

Rate: $1.50/SF/Mo + NNN
Sale Price: $3,200,000

Comments: Showroom/Flex/Office space available for lease/sale! 9,374 RSF total: 2,464 RSF retail/showroom, 2,700 RSF office/tech space, 3,300 RSF flex warehouse service bays - 20' clear height, 910 RSF mezzanine storage. Strategic location with immediate access to I-405 and I-5.

Mike Hemphill
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mhemphill@andoverco.com

Ballard Bookcase Building - Bldg B

4611 11th Ave NW
Seattle, WA 98107

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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
D: (206) 336-5324
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Shane Mahvi
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smahvi@andoverco.com

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422 3rd Ave S

422 3rd Ave S
Kent, WA 98032

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Listing Type: Lease
Available: Now

Total SF Available: 3,057 SF

Divisible To: N/A
Rate: $22.00/SF/Yr + NNN

Comments: 3,057 SF of retail or office space available for lease! 675 SF storage shed on site, on-site graveled parking, functional basement storage/production area, two-upstairs offices, two bathrooms, zoned DCE (downtown commercial enterprise).

Jack Crane
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C: (206) 446-6699
jacklc@andoverco.com

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

New

Postal Station
Ste 110 + 112

2445 4th Ave S
Seattle, WA 98134

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Listing Type: Lease
Available: 6/01/2025

Total SF Available: 2,527 SF

Divisible To: -
Rate: -

Comments: High identity location near Starbucks Headquarters. 28 total parking spaces available. Easy access to I-5, I-90 and Hwy-99. Local ownership offering flexible lease terms. Lighted Pylon on 4th Ave S. 25,000 cars daily. Open retail space.

Bruce Clarkson
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bclarkson@andoverco.com

New

401-405 S 3rd St

401-405 S 3rd St
Renton, WA 98057

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Listing Type: Lease
Available: Now

Total SF Available: 2,222 SF

Divisible To: -
Rate: -

Comments: 2,222 SF of retail space available upon completion! Delivering 4th quarter. Lot size - 10,454 SF (0.24 Acres).

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SODO Park
Ste B600

3200-3220 1st Ave S
Seattle, WA 98134

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Listing Type:	Lease
Available:	Now

Total SF Available:	2,200 SF
Divisible To:	-
Rate:	-

Comments: 1st floor retail/office space with exposure on 1st Ave. Within minutes to nearby businesses, banking, restaurants, and other retail services. Great SODO location with quick access to I-5 & I-90.

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900 SW 16th St, Ste 100 | Renton, WA 98057 | (206) 244-0770 | www.andoverco.com

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

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