

Flex Exclusive Listings

May 2025



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
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

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



South Lind Square Building A - Ste 441

441 SW 41st Street
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 8,134 SF

Office SF: 3,800 SF
Divisible To: -
Zoning: -
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: -

Comments: There is outside building signage available and free parking at 4 spaces per 1,000 SF. In addition, a multitude of restaurants are within walking distance for your employees. Additional amenities and upgrades are forthcoming. Office has 6 private offices, 2 conference rooms and a lunch room.

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

Mike Hemphill
C: (206) 550-4176
mhempfill@andoverco.com