K.R. TRIGGER BUILDING

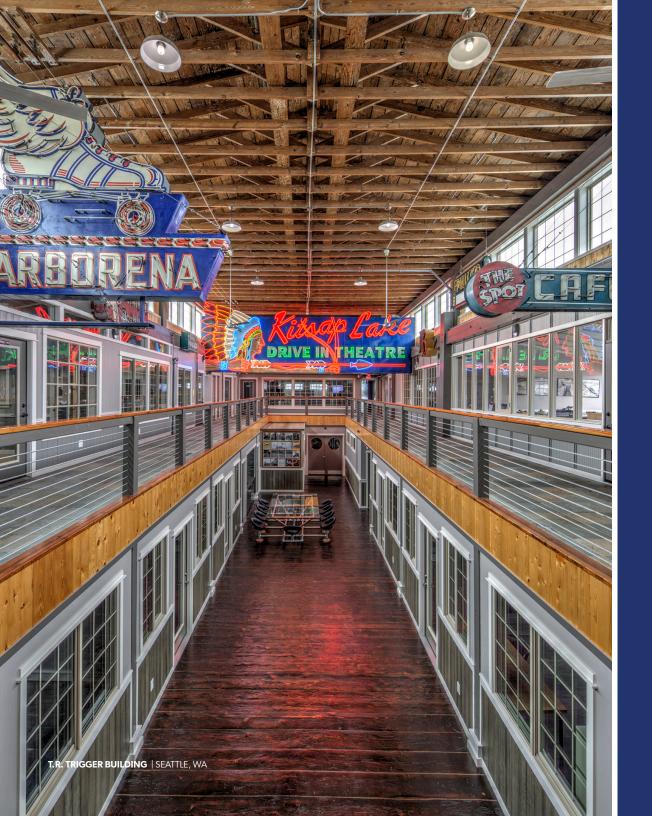
3201 1ST AVE S | SEATTLE, WA

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

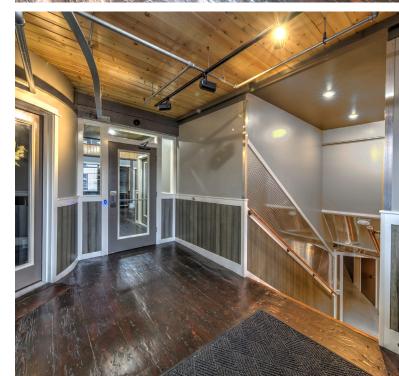
Available Office Spaces

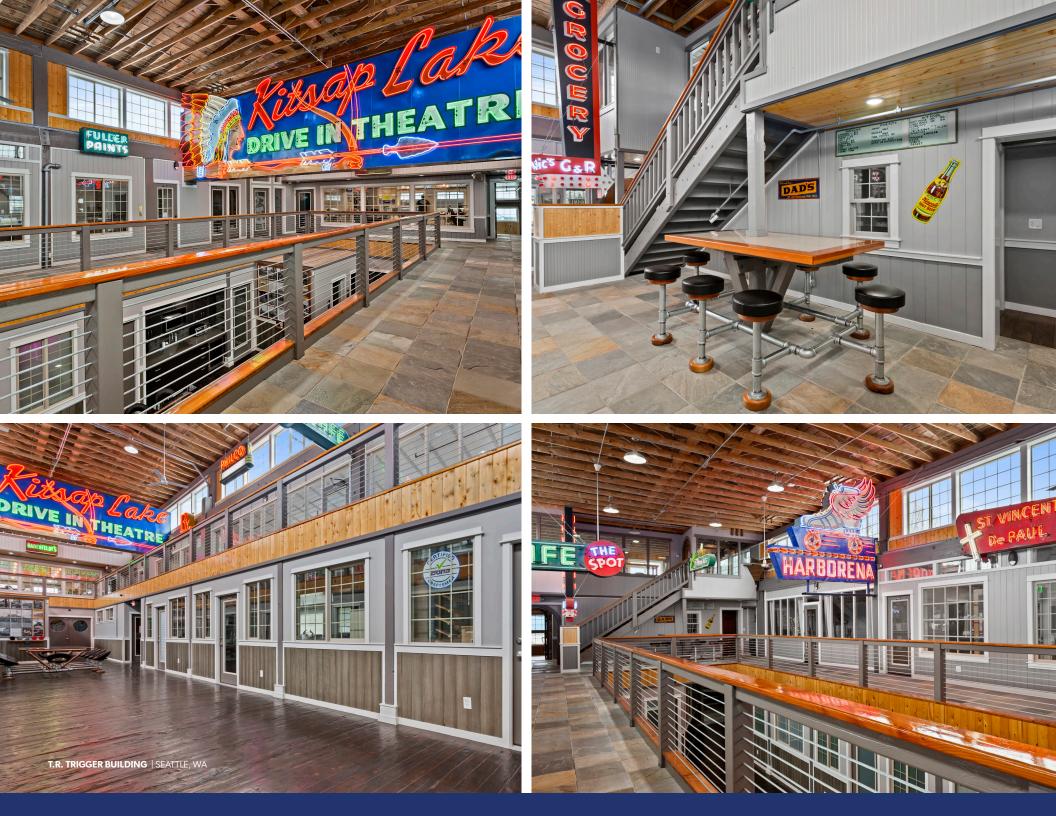
SUITE	RENTABLE SF	ТҮРЕ	MODIFIED GROSS PRICING	COMMENTS
103	705	Office	\$2,233	• Available Now
105	290	Office	\$1,015	• Available 45 days' notice
103/105	995	Office	\$3,248	• Available Now
109/111	1,161	Office	\$3,290	9/01/2025
208	246	Office	\$779	Available Now
210	366	Office	\$1,220	Available Now
208/210	612	Office	\$1,999	Available Now
214	638	Office	\$2,020	• Available 45 days' notice



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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