

K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

MULTIPLE SMALLER
OFFICE SUITES FOR LEASE



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

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T.R. TRIGGER BUILDING | SEATTLE, WA

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



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

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.

Available Office Spaces

SUITE	RENTABLE SF	TYPE	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.





AERIAL MAP



LUMEN FEILD

HOTBACK
— BAR & GRILLE —

T-MOBILE PARK

Krispy Kreme
DOUGHNUTS

TOYOTA

BLAZING
BAGELS

MACRINA
BAKERY

Pep Boys

Starbucks

Mercedes-Benz

Starbucks

McDonald's

Shell

THE HOME
DEPOT

MOMENTUM

Seamless

Denny's

GHOSTFISH
BREWING COMPANY

WESTLAND
DISTILLERY

SEAPINE
BREWING COMPANY

K.R. TRIGGER
BUILDING

 DRIVE TIMES

DOWNTOWN SEATTLE

2.5 MILES

SEATAC AIRPORT

11.5 MILES



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