

Retail Exclusive Listings

May 2025



Ritz Furniture Gallery Bldg

20423 Hwy 99
Lynnwood, WA 98036

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.

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131 Andover Park E

131 Andover Park E
Tukwila, WA 98188

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: \$1.49/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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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.

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Retail Exclusive Listings

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422 3rd Ave S

422 3rd Ave S
Kent, WA 98032

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).

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Postal Station

Ste 110 + 112

2445 4th Ave S
Seattle, WA 98134

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.

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401-405 S 3rd St

Ste B

401-405 S 3rd St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 2,222 SF

Divisible To: -
Rate: -

Comments: 2,222 SF 2-story space ideal for a restaurant, brewery, wine bar, etc. Space will be delivered in warm shell condition. Great exposure along S 3rd St. Extensive glass line along 1st and 2nd floor. Elevator access to 2nd floor. Common restrooms on both floors. Opportunity for outdoor seating. Call brokers for rates.

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Retail Exclusive Listings

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New

401-405 S 3rd St
Ste D

401-405 S 3rd St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,270 SF

Divisible To: -
Rate: -

Comments: 1,270 SF of 2nd floor retail space ideal for rec uses, boutique retail, barber shop/salon, etc. Good natural light into the space. Elevator access to 2nd floor. Common restrooms on both floors. Call brokers for rates.

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New

401-405 S 3rd St
Ste C

401-405 S 3rd St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,099 SF

Divisible To: -
Rate: -

Comments: 1,099 SF space ideal for a restaurant, brewery, wine bar, retailer, etc. Patio seating with rollup door. Space will be delivered in warm shell condition. Call brokers for rates.

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New

401-405 S 3rd St
Ste A

401-405 S 3rd St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,090 SF

Divisible To: -
Rate: -

Comments: 1,090 SF of 1st floor retail space ideal for a cafe, coffee shop, retailer, etc. Good exposure along S 3rd St. Common restrooms on both floors. Space will be delivered in warm shell condition. Call brokers for rates.

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16832 Southcenter Pkwy

16832 Southcenter Pkwy
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 2,736 SF

Office SF: 820 SF
Divisible To: -
Zoning: TUC-P
Clearance: 16'
Dock Doors: -
Grade Doors: 3

Comments: Loading: 3 GL doors (Two are 16'x10' and have automatic openers, one is 8'x10' and manual), clear height: 16', ample parking available, 1 restroom, 2 private offices and 1 storage room. Great Tukwila location with immediate access to I-5 and I-405. Rate: \$4,800/month Modified Gross.

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SODO Park Ste B100

3200-3220 1st Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,200 SF

Divisible To: -
Rate: \$24.00/SF + NNN

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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