

# Flex Exclusive Listings

## June 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, SIOR**  
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  
mhemphill@andoverco.com