

Retail Exclusive Listings

October 2025



Gym Space

11251 120th Ave NE
Kirkland, WA 98005

Listing Type: Sublease
Available: Now

Total SF Available: 9,871 SF

Divisible To: 4,205 SF
Zoning: TL10E
Clearance: 24'
Dock Doors: -
Grade Doors: -
Price: \$2.00/SF/Mo, Gross

Comments: New gym space available for sublease! 9,871 SF TOTAL: 5,666 SF & 4,205 SF, multiple configurations available. Sublease master term expires: March 31st, 2031. New \$50K matted gym floor, roll-up door, office, and restroom. Use: dance, gymnastics, cheer or similar uses. 24' clear height.

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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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5111 Leary Ave NW

5111 Leary Ave NW
Seattle, WA 98107

Listing Type: Lease
Available: Now

Total SF Available: 8,975 SF

Office SF: -
Divisible To: 4,407 SF
Zoning: IG2 U/65
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: Free standing building with paved yard available for lease!

George Rockwell, SIOR

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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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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).

Jack Crane
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Jeff Crane
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SODO Park Ste B700

3200 1st Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,954 SF

Divisible To: -
Rate: -

Comments: 1st Floor retail/event space with high-traffic exposure on 1st Ave S. High ceilings with abundant natural light and exposed wooden accent beams. Large door to back of space that can be used for drop-off/small loading. Private restroom and two storage areas. Within minutes to nearby businesses, banking, restaurants, and other retail services. Great SODO location with quick access to I-5 & I-90. Lots of natural light.

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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.

Bruce Clarkson

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Cascade Plaza

Ste 100

903 E Main St
Auburn, WA 98002

Listing Type: Lease
Available: Now

Total SF Available: 614 SF

Divisible To: -
Rate: \$18/SF/Yr + NNN

Comments: Open layout with dividing wall, large closet and private restroom. Quick access to Hwy-18 and Hwy-167, Close to downtown Auburn. Within walking distance to area amenities. Ample FREE parking.

Arne Svendsen

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