

FOR SALE

THE LANDINGS | LAKE UNION | WALLINGFORD

3919 LATONA AVE NE | STE C-1 | SEATTLE, WA

SALE PRICE

\$700,000



 **THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

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The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer should verify each item relating to this property and all information contained herein.

www.andoverco.com

PROFILE

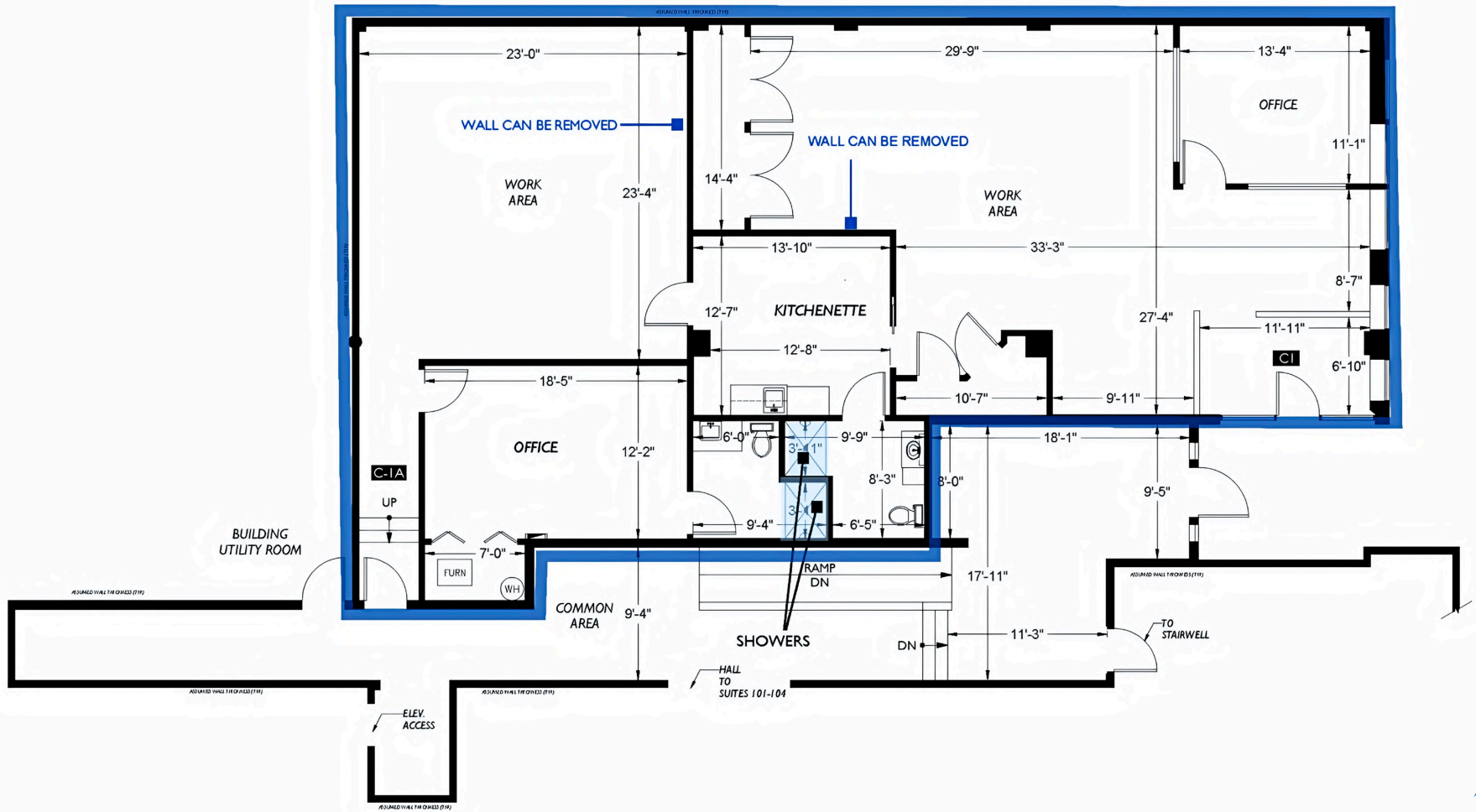
PROPERTY HIGHLIGHTS

- **2,375 SF professional office space** available now in Seattle's desirable Wallingford neighborhood
- **Ideal for creative firms, consultants, start-ups**, financial advisors, wellness providers, physical therapy practices, personal trainers, and other professional office users
- **Prime central location** just one-half block from the Burke-Gilman Trail with convenient access to the University of Washington, Gas Works Park, and Downtown Seattle
- **Walkable neighborhood** surrounded by popular cafés, restaurants, retail services, and outdoor recreation
- **Easy access** to Interstate 5
- **Office features** kitchenette, two restrooms with showers, HVAC, and fresh paint throughout
- **Secure garage parking** with three tandem stalls (six total parking spaces)
- **Walk Score:** 82 | **Bike Score:** 97
- **Contact Brokers** to tour today!



AT A GLANCE

SUITE FLOOR PLAN



CONNECTIVITY

CENTRAL LOCATION

- **Prime Wallingford location** with convenient access to Interstate 5, State Route 520, and Aurora Avenue N (SR 99), providing efficient connectivity throughout the Seattle metro area
- **Situated just minutes from the University of Washington, Fremont, South Lake Union, and Downtown Seattle**, offering access to a large workforce and customer base
- **Located one-half block from the Burke-Gilman Trail**, connecting directly to the University District, Gas Works Park, Ballard, and Downtown Seattle
- **Highly walkable neighborhood** surrounded by popular restaurants, coffee shops, retail services, and outdoor recreation amenities
- **Central Seattle location** with quick access to major employment centers, public transit routes, and regional transportation corridors

5 MIN

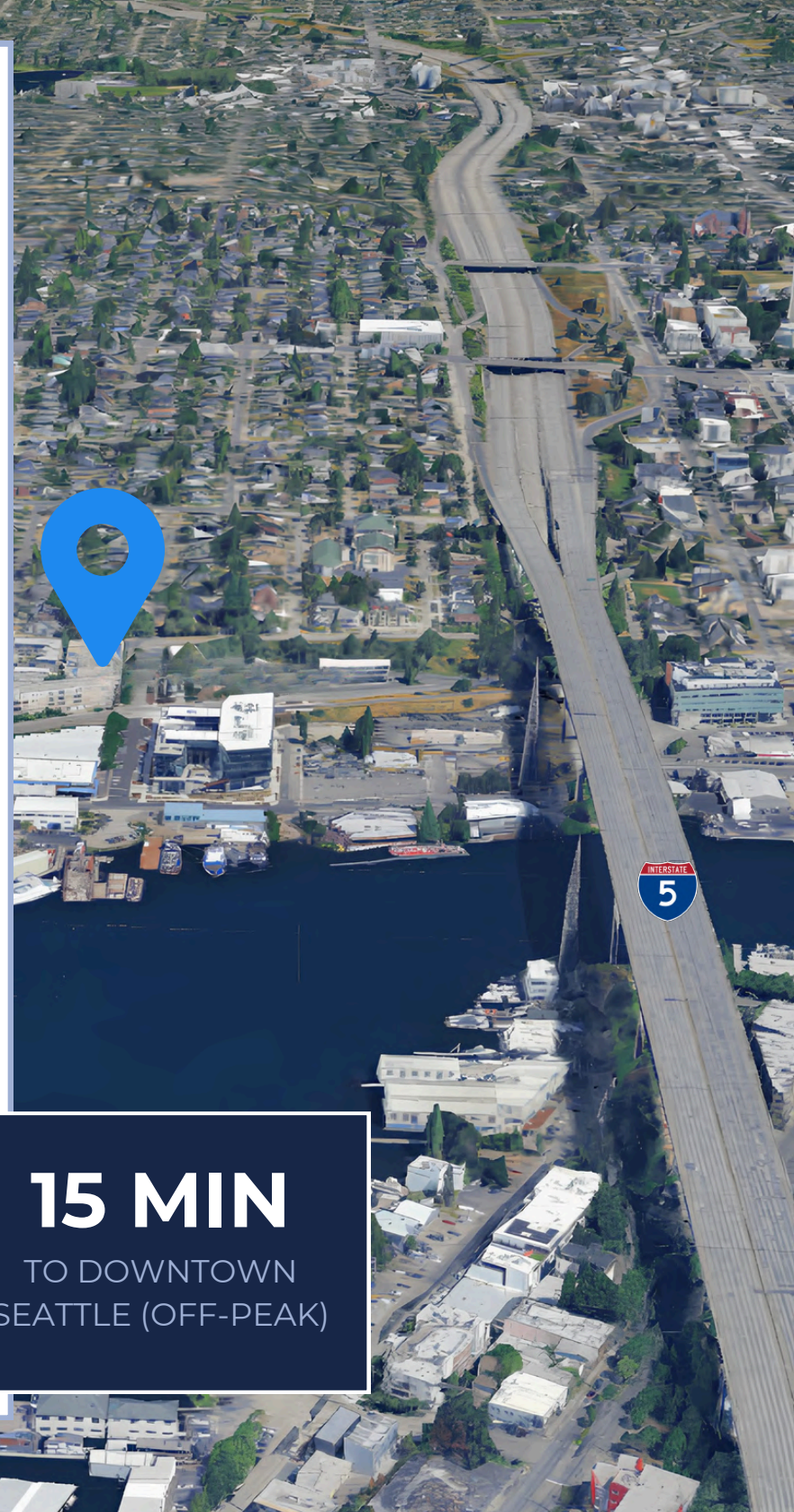
TO LINK LIGHT RAIL
(Roosevelt Link)

1.5 MI

TO I-5 ON-RAMP

15 MIN

TO DOWNTOWN
SEATTLE (OFF-PEAK)





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