

K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

OFFICE SUITE FOR LEASE



THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

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T.R. TRIGGER BUILDING | SEATTLE, WA

PROPERTY HIGHLIGHTS



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



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
300	775	Office/Event	\$2,000	• Available Now

Basement Storage/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

BLAZING
BAGELS

MACRINA
BAKERY

Pep Boys

TOYOTA

Starbucks

Mercedes-Benz

Starbucks

McDonald's

Shell

THE HOME
DEPOT

MOMENTUM

Recycling logo

Denny's

WESTLAND
DISTILLERY

SEAPINE
BREWING COMPANY

GHOSTFISH
BREWING COMPANY

K.R. TRIGGER
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DRIVE TIMES

DOWNTOWN SEATTLE	2.5 MILES
SEATAC AIRPORT	11.5 MILES



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