

K.R. TRIGGER BUILDING

3201 1ST AVE S | SEATTLE, WA

OFFICE SUITE FOR LEASE



THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL

JACK CRANE
(206) 446-6699
jacklc@andoverco.com

JEFF CRANE
(206) 336-5336
jcrane@andoverco.com



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



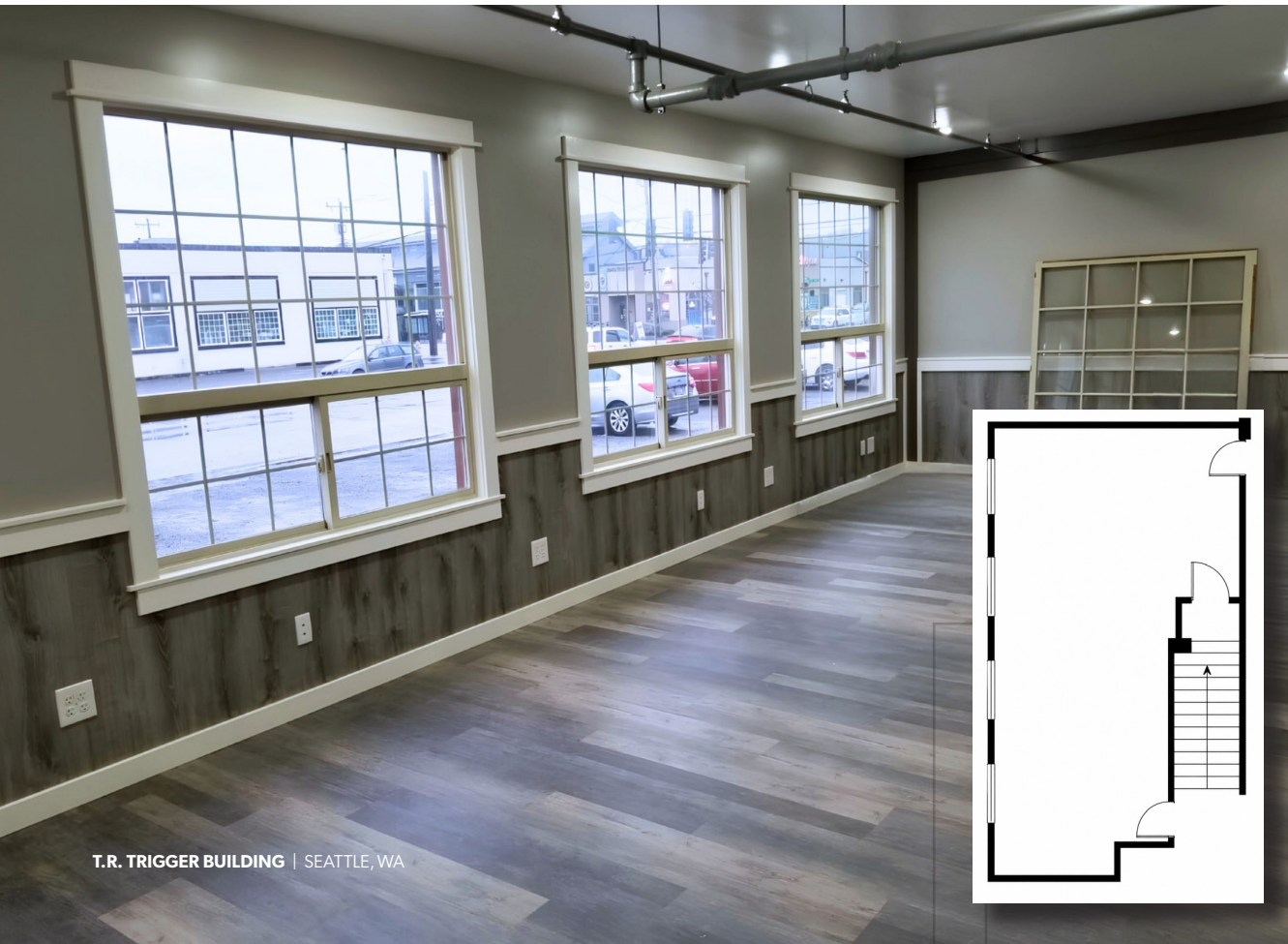
FLEXIBLE LEASE TERM, CALL BROKERS FOR RATES

Available Office Spaces

| SUITE | RENTABLE SF | TYPE | MODIFIED GROSS PRICING | COMMENTS |
|-------|-------------|--------|------------------------|-----------------|
| 114 | 590 | Office | \$1,700 | • 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



T.R. TRIGGER BUILDING | SEATTLE, WA

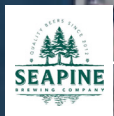


AERIAL MAP

LUMEN FEILD

HOTBACK
— BAR & GRILLE —

T-MOBILE PARK



WESTLAND
DISTILLERY



K.R. TRIGGER
BUILDING



DRIVE TIMES

| | |
|------------------|------------|
| DOWNTOWN SEATTLE | 2.5 MILES |
| SEATAC AIRPORT | 11.5 MILES |



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