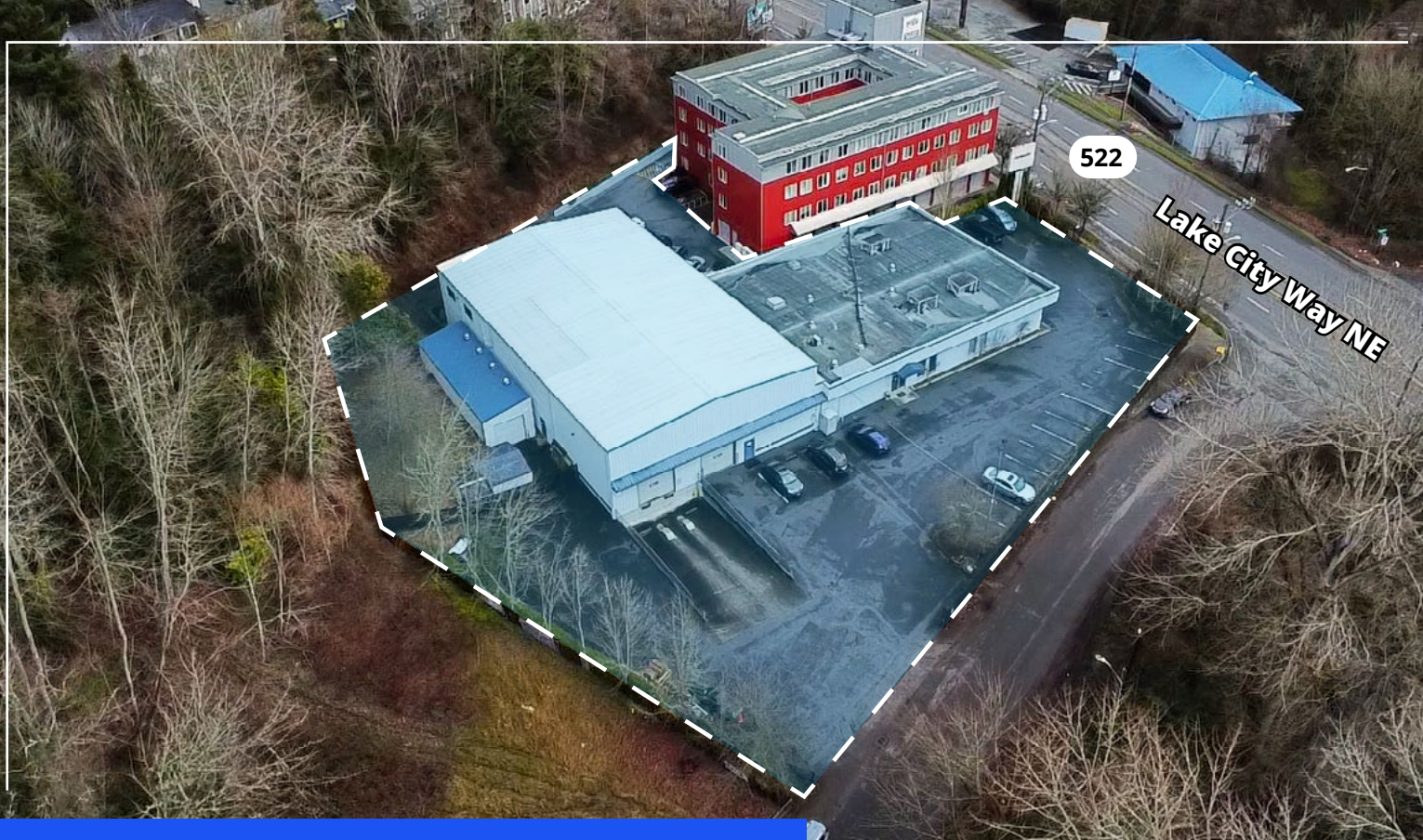




10001 Lake City Way NE Seattle, WA 98125

Rare Standalone Flex Building with Frontage on Lake City Way

- ±19,146 SF total between two floors (built 1978 / remodeled in ±2007)
 - » ±8,460 SF Warehouse
 - » ±6,955 SF Main Office
 - » ±2,850 SF Mezzanine Office
 - » ±835 SF Out Storage Building
- ±1.41 Acres Total (±61,420 SF) – Zoned NC3-55 (Neighborhood Commercial 3)
- Existing Pylon signage on Lake City Way NE (36,000+ VPD)
- Clear span warehouse area (21'-25' clear height) with dock & grade level loading (each 10'x12')
- 3-phase power service and fully insulated and heated warehouse area
- Fully fenced and secured site with two ingress/ egress points and 23 striped parking stalls (Potential to stripe additional stalls)
- Owner-user occupancy available within 3 months' notice (Billboard on site produces additional income stream)
 - » Please inquire with Listing Brokers for details

**Reduced
Asking Price**
\$5,475,000

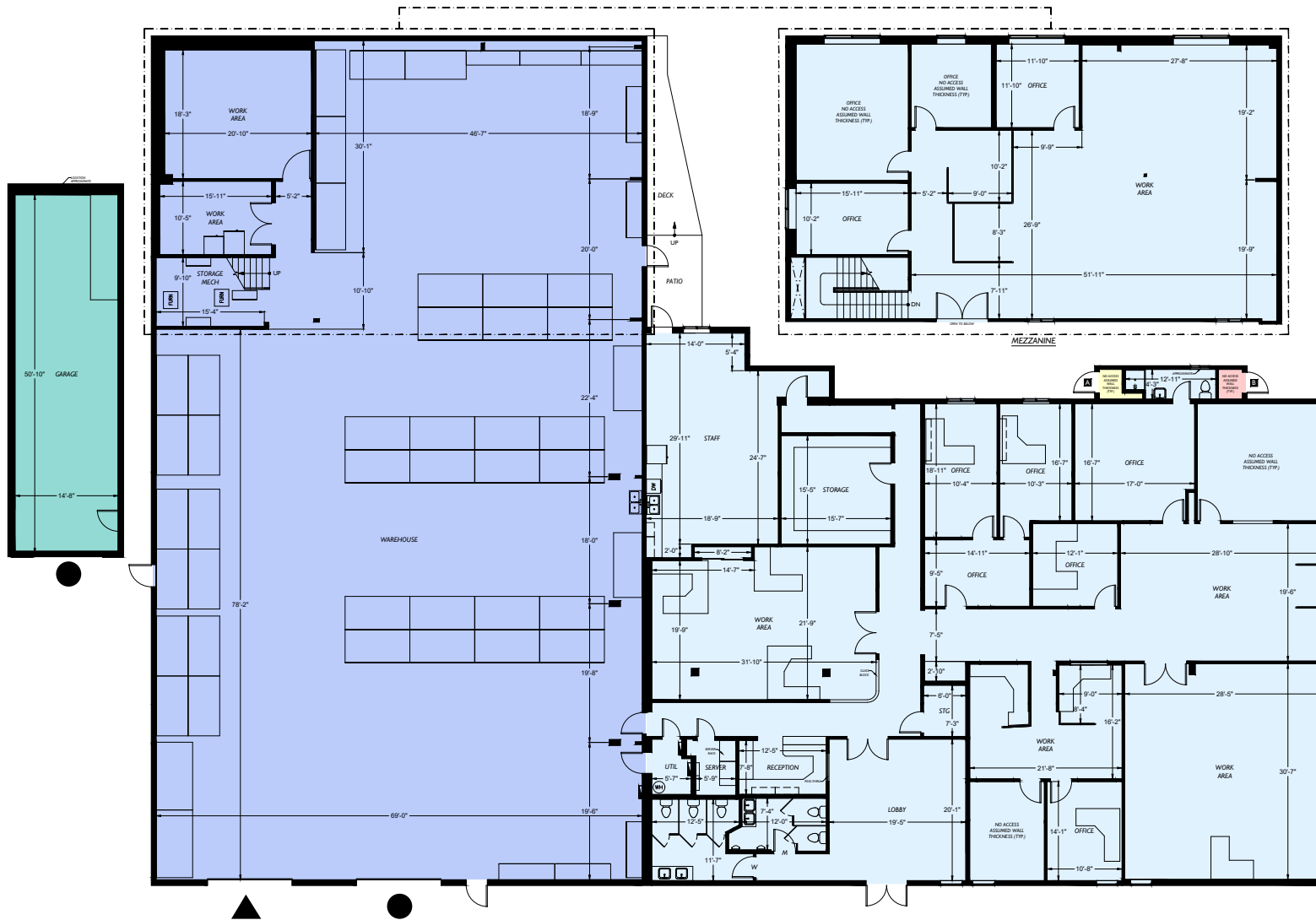
**View Matterport
Virtual Tour**

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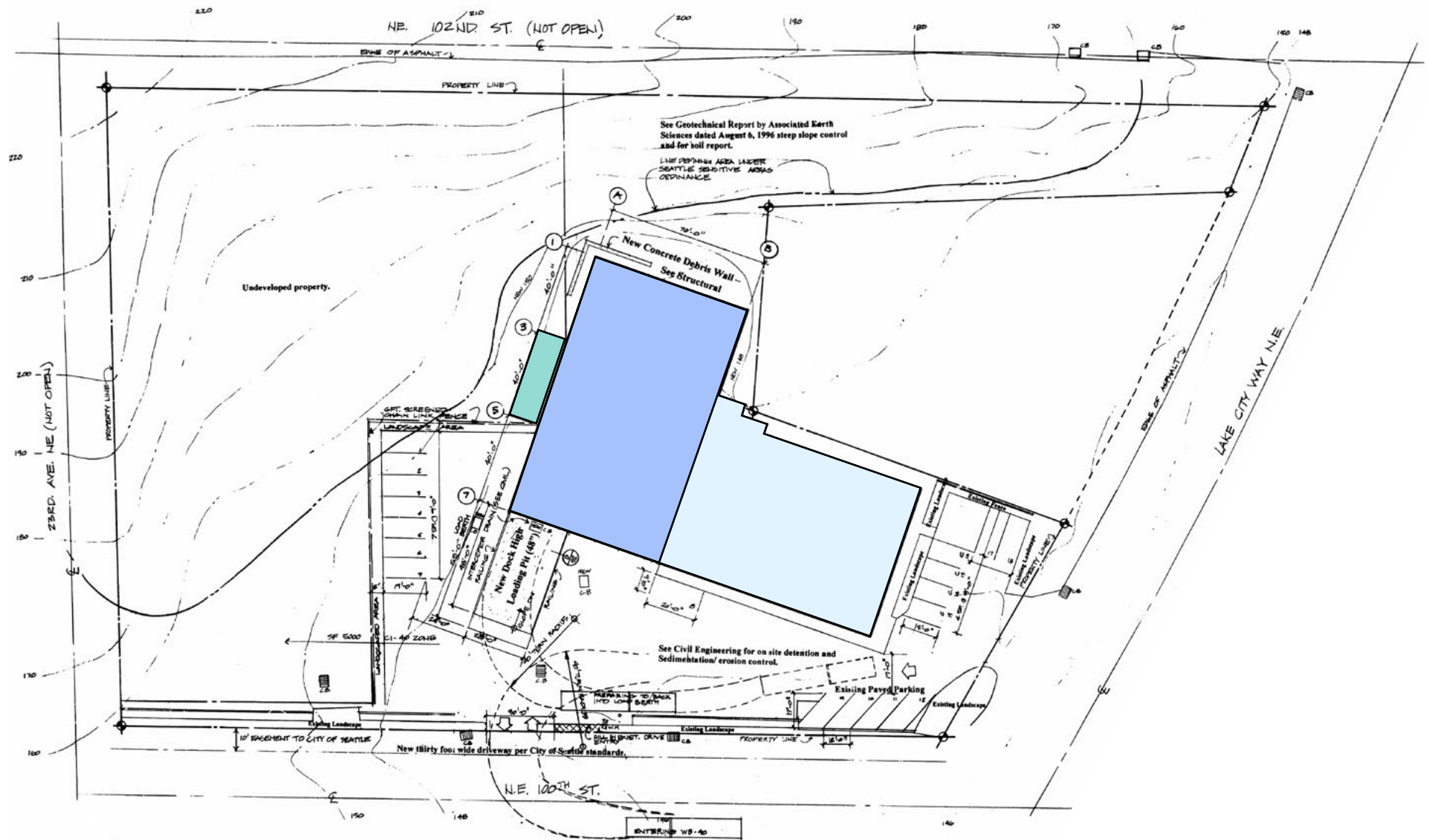
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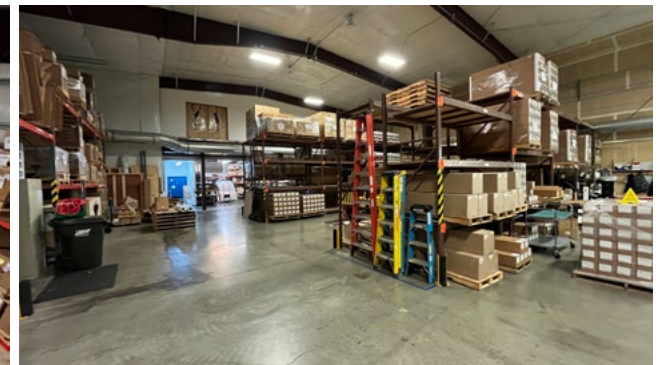
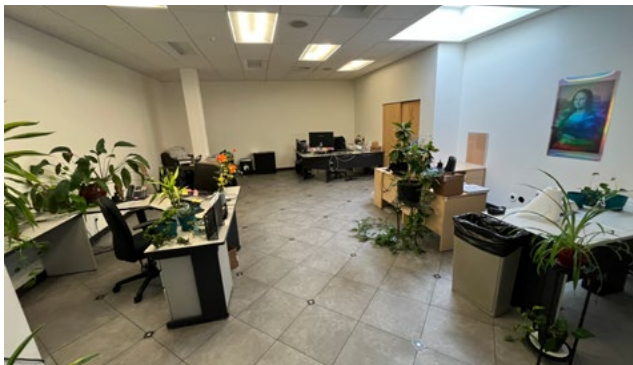
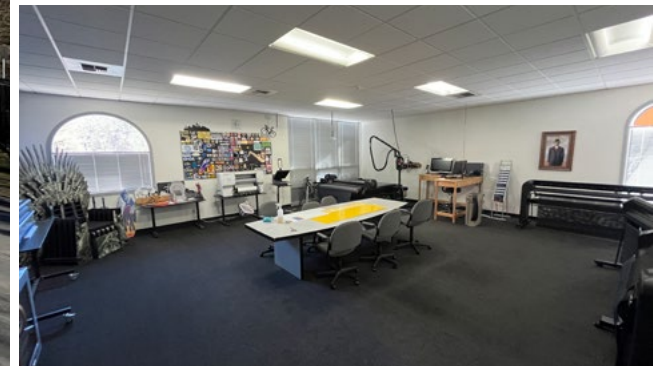
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Zoning: NC3-55 (City of Seattle)

NC3-55 (Neighborhood Commercial 3 with 55-foot height limit, City of Seattle jurisdiction). This flexible zoning allows for a wide variety of office, retail, and light industrial uses in addition to dense multifamily development with a maximum building height of 55 feet.



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