

FOR LEASE or SALE

SHORELINE PROFESSIONAL CENTER

16001 AURORA AVE N
SHORELINE, WA 98133

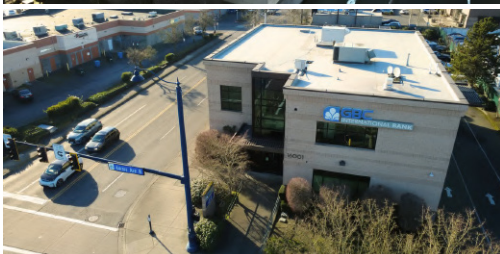
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**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL



PROPERTY SUMMARY

Type:	Office Space
Gross Building SF:	9,044
Available Space:	4,522 SF Second Floor For Lease
Land Area	0.56 AC
Occupancy:	50%
Year Built:	2004
Stories:	2
Access:	Elevator Served
Parking:	3/1000 (27 Stalls Onsite)
Parcel Numbers:	329370-0800 329370-0081
Location:	North Seattle/Shoreline Area, High exposure corner location, heavily traveled arterial, convenient access to SR-99, I-5 and public transportation options.
Area Amenities:	Surrounding area features a diverse mix of retail, office and residential uses supporting consistent foot and vehicle traffic.
Timing:	Second floor available November 2026
Lease Rate:	\$25.00 /Sf / Yr NNN
Sale Price:	Call Broker

Purchase Opportunity

The Andover Company, Inc. has been retained to exclusively market Shoreline Professional Center. This 2-story office property also offers a compelling Purchase opportunity with a longterm, credit tenant occupying the ground floor and a vacant second-floor suite, providing immediate upside.

The building totals 9,044 SF and combines stable in-place income with value add potential through lease-up or owner-user occupancy. Positioned along the highly visible Aurora Avenue corridor, the asset benefits from strong exposure and convenient regional access.

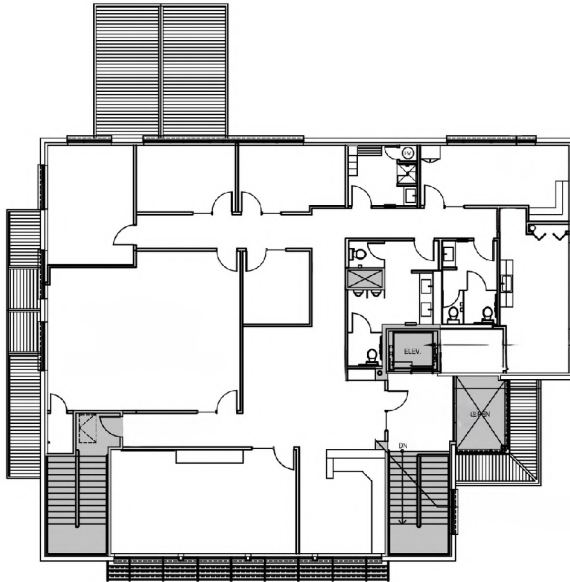
Stable In-Place Income with Credit Tenant

The ground floor of the building is fully leased on a long-term basis to GBC International Bank, providing stable, predictable cash flow backed by a creditworthy financial institution, The bank's presence enhances the property's profile and provides daily customer traffic, while the long-term lease mitigates near-term rollover risk. This in-place tenancy offers a buyer immediate income stability, making the asset well-suited for both investment buyers and owner-users.



SUITE B FLOOR PLAN

Second Floor Available - 4,522 SF



- 4 Private Offices
- 2 Conference Rooms
- Breakroom
- Storage/IT Room
- 2 bathrooms
- Shower
- Elevator Access





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