

WAREHOUSE/OFC
LEASE

BROKER BONUS: 7% COMMISSION*

FOR YEARS 1-5 BASED ON A NEW LEASE COMPLETED BY 7/31/26



STONE AVENUE BUILDING

1330 - 1334 N 131st Street | Seattle, WA 98133

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RARE NORTH SEATTLE INDUSTRIAL SPACE

5,719 SF - 33,207 SF Available

BUILDING FEATURES:

- Prominent Signage Available
- Quick Access to I-5
- One Block from Aurora Avenue, Retail, and Restaurant Amenities
- Across the Street from Sprouts, LA Fitness, and PetSmart

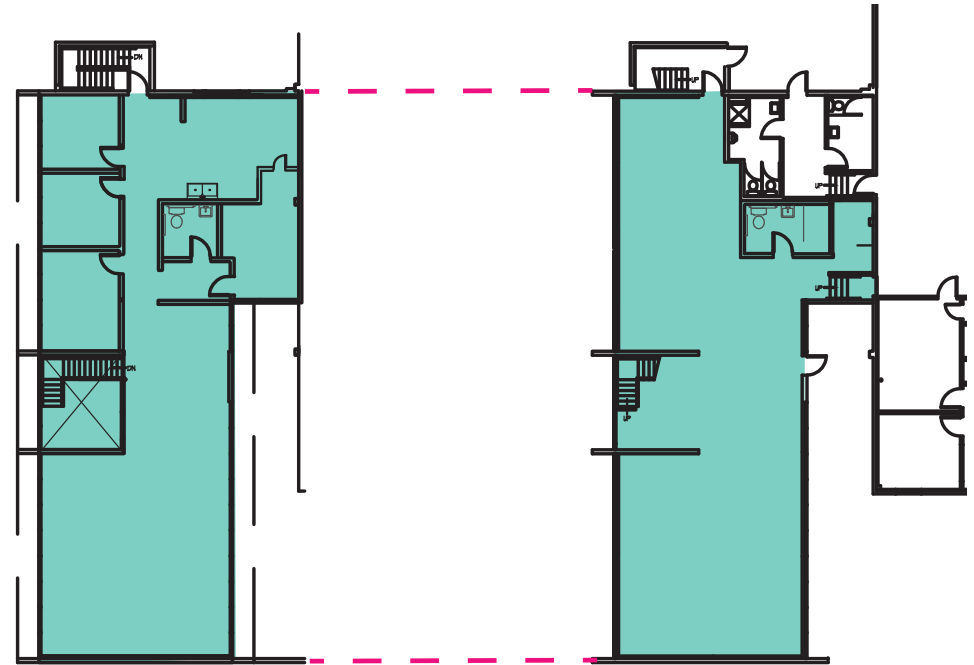


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13100 - SUITE 4 FLOOR PLAN

FEATURES

- **2 Story Building**
- **Available with 30 Days Notice**
- **5,719 SF**
- **Call Agent for Rates**
- Currently a Martial Arts Studio
- Outdoor Area Available
- Signage Available



5,719 SF Total

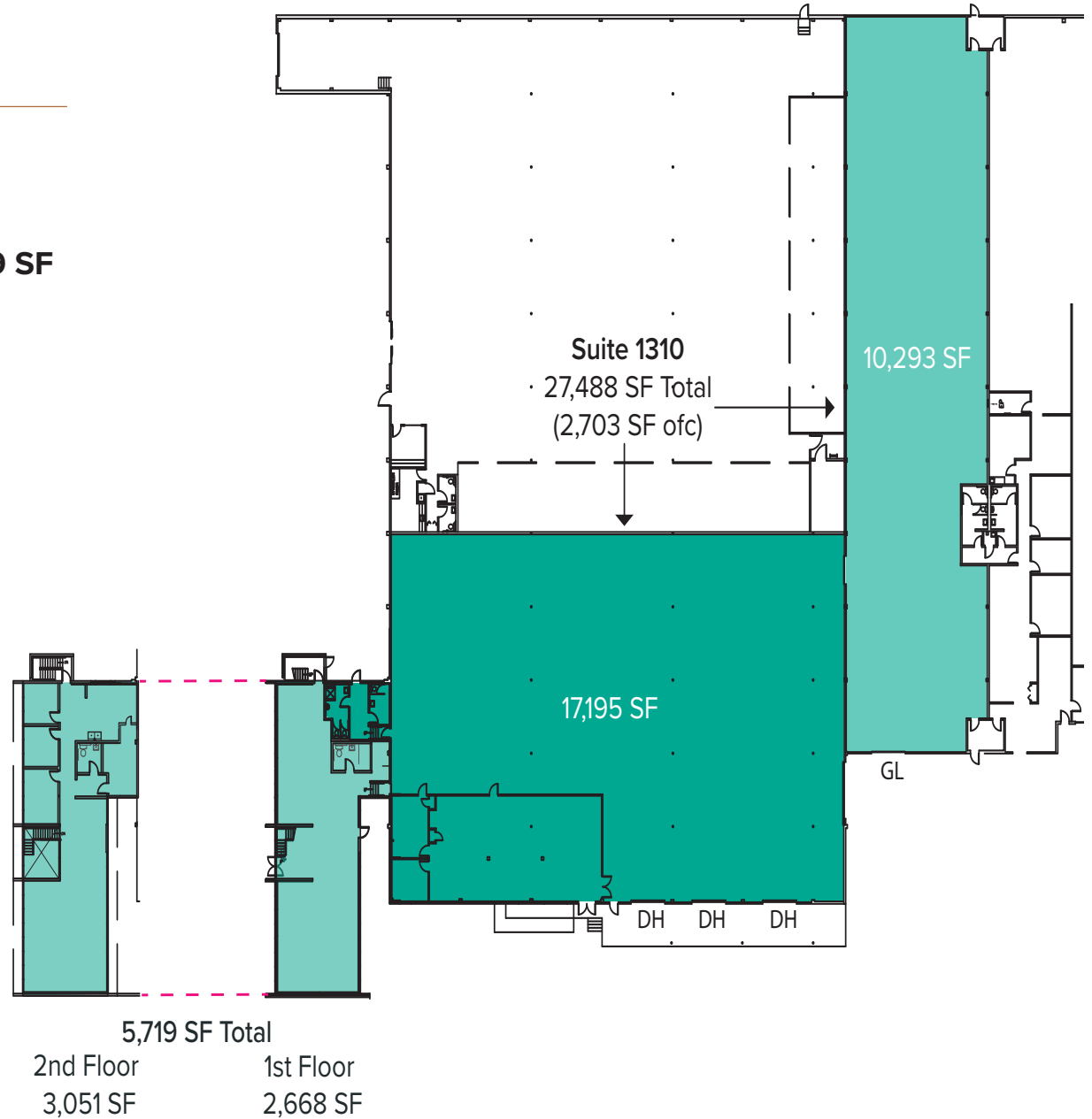
2nd Floor
3,051 SF

1st Floor
2,668 SF

TOTAL FLOOR PLAN

FEATURES

- **Warehouse/Office Space**
- **33,207 SF Contiguous**
- **Divisible to 17,195 SF, 10,293 SF and 5,719 SF**
- **Call Agent for Rates**
- Office and Showroom Area
- 20' Clear Height
- Signage Available
- Sprinkled Building
- Covered Dock Area
- 3 Covered Dock-High Doors
- 1 Grade-Level Door



LOCATION MAP

