

FRYE

/Commerce Center

For Lease

2414 SW ANDOVER ST, SEATTLE, WA 98106

Versatile Floorplans. Flexible Terms.

Find the perfect layout with lease options that fit your timeline
— whether short or long-term.

OFFICE, FLEX/INDUSTRIAL & RETAIL SPACES

NEW LEASING RATES:	Office:	\$18.00 NNN
	Flex/Industrial:	\$15.00 NNN
	Retail:	\$25.00 NNN

2026 ESTIMATED OPEX:	Building C/Flex:	\$5.00/RSF
	Building C/Retail:	\$8.50/RSF
	Building D:	\$9.42/RSF
	Building E:	\$7.58/RSF

SURFACE PARKING:	Office:	3/1,000 RSF
	Flex/Industrial:	1/1,000 RSF
	Retail:	4.22/1,000 RSF

4-BUILDING CAMPUS OFF OF THE WEST SEATTLE
FREEWAY AND DELRIDGE WAY SW

ONSITE AMENITIES: SUBWAY & DELRIDGE DELI MART



FOR MORE LEASING INFORMATION
CONTACT

JACK DEANE
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847.275.8474
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www.orioncp.com

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COMMERCIAL PARTNERS

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Available Spaces.

SUITE	SIZE	TYPE
C 3823	2,188 RSF	Retail
C 3845	2,500 RSF	Retail
C 100A	17,925 RSF	Flex/Industrial
D 101	1,850 RSF	Office
D 120	5,735 RSF	Office
D 200	1,681 RSF	Office
D 207	2,606 RSF	Office
D 208	1,414 RSF	Office
D 215	1,771 RSF	Office
D 225	1,003 RSF	Office
D 101 - D 225	1,414 SF - 10,175 RSF	Office
E 100	5,555 RSF	Office



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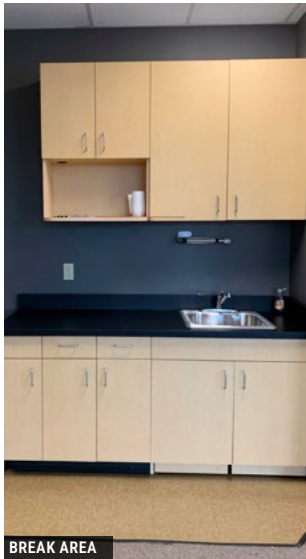
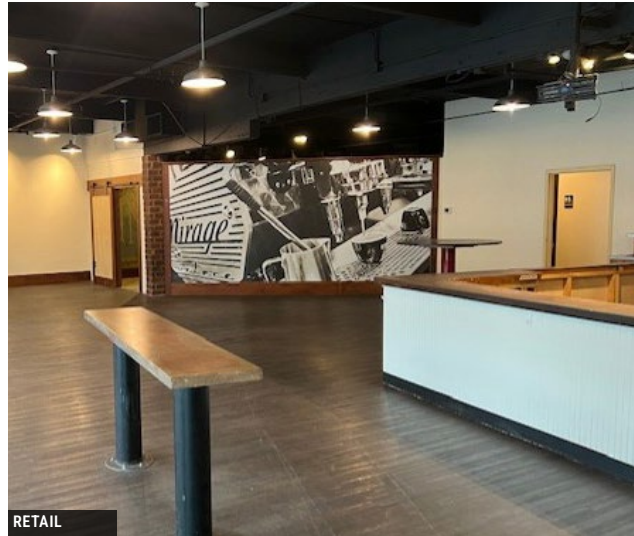
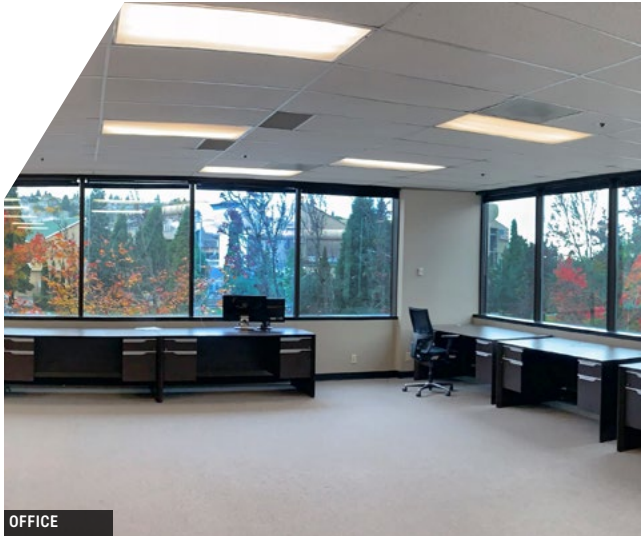
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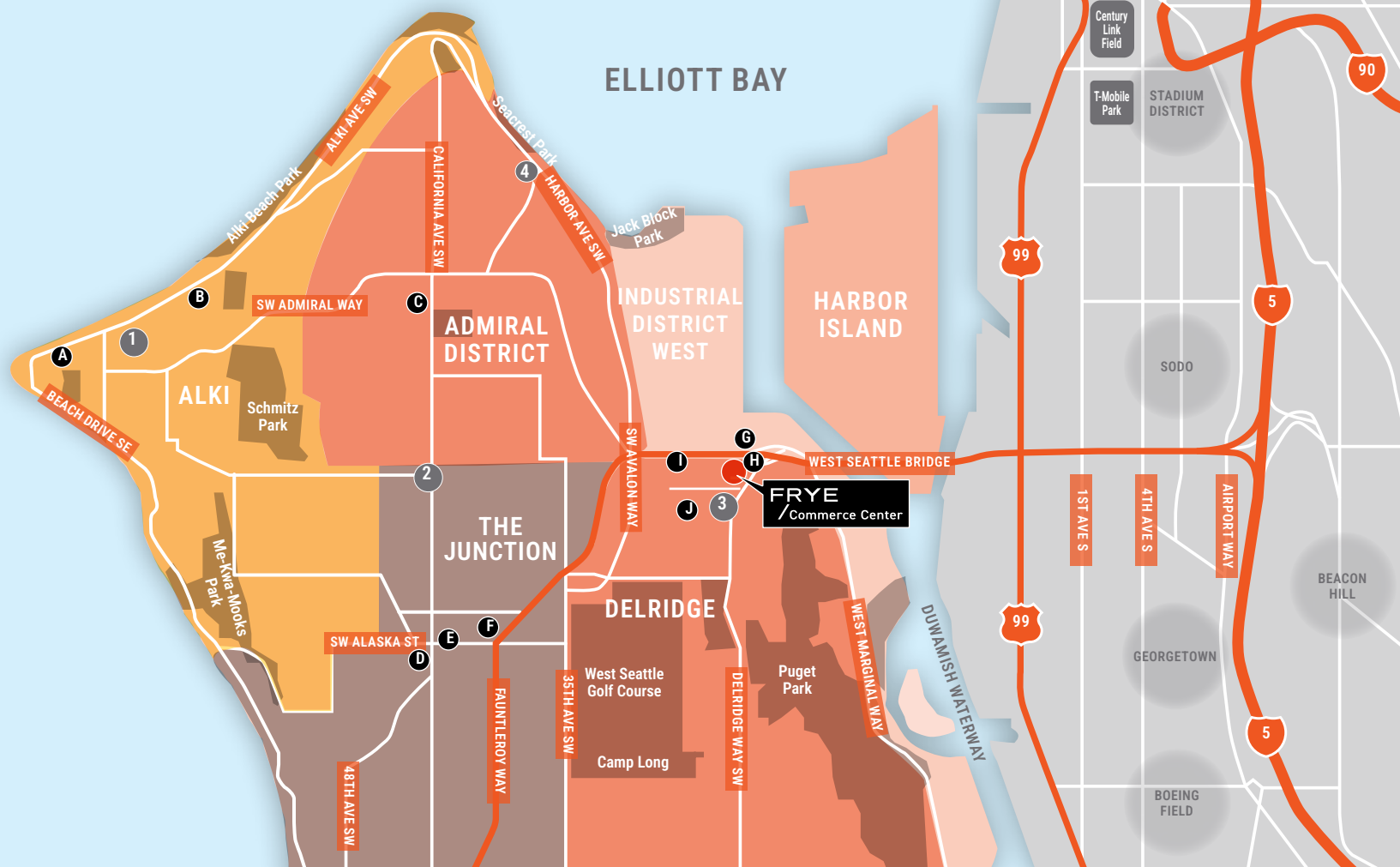
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ALKI

Alki Kayak Tours
 ④ Alki Point Lighthouse
 Alki Spud Fish & Chips
 Ampersand Cafe
 Blue Moon Burgers
 ⑤ Cactus Restaurant
 Christo's
 Driftwood
 El Chupacabra
 Harry's Beach House
 Il Nido
 La Rustica
 Marination Ma Kai
 Pepperdock Restaurant
 Salty's on Alki
 Seacrest Ferry Dock
 Sunfish
 Top Pot Doughnuts
 Wheel Fun Rentals
 West Seattle Brewing Co.

ADMIRAL DISTRICT

④ Admiral Theater
 Admiral Pub
 Bartell Drugs
 Circa Restaurant
 Grillbird
 Luna Park Cafe
 McDonald's
 Metropolitan Market
 Mioposto Pizzeria
 Mission Cantina
 Mudbay
 Prost!
 Safeway/Gas

*Onsite amenities

THE JUNCTION

Azuma Sushi
 ④ Bakery Nouveau
 The Beer Junction
 Chipotle
 Easy Street Records
 Elliott Bay Brewery
 Husky Ice Cream
 Ma'ono
 Mashiko Sushi Bar
 The Matador Restaurant & Bar
 Pagliacci Pizza
 QFC
 Safeway
 Shadowland Eatery
 ⑤ Starbucks
 Talarico's Pizzeria & Lounge
 ④ Trader Joe's
 West Seattle Bowl
 W.S. Family YMCA

DELDRIDGE

④ Chelan Cafe
 Delridge Community Center
 Delridge Deli Mart*
 Home Depot
 ④ Ounces Taproom
 Skylark Cafe & Club
 Subway*
 Sound Physical Therapy*
 Walgreens
 The Westy
 ④ West Seattle Health Club
 Westwood Village Shopping Center
 ④ Youngstown Flats

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