



# 2,134 - 6,751 SF Magnolia Flex Warehouse/Office Space for Lease

4259 23rd Ave W, Seattle, WA 98199  
\$1.50/SF/Month NNN



# Property Details

# 4259 23rd Avenue W

**Property Address:** 4259 23rd Ave W. Seattle, WA 98199  
**Price:** \$18/SF/Year  
**2023 NNN:** \$3.95/SF/Year  
**2023 Property Taxes:** \$18,742.46  
**Building Size:** 8,939 SF  
**Lot Size:** 4,483 SF  
**Zoning:** IG2 U/65

**Three warehouse/office suites available for lease totaling 6,751 SF**

- 1 roll-up loading door per suite
- 3-phase power
- 8-12 ft ceilings
- Restroom in each suite

Suite A: 2,188 SF - **LEASED**

Suite B: 2,153 SF

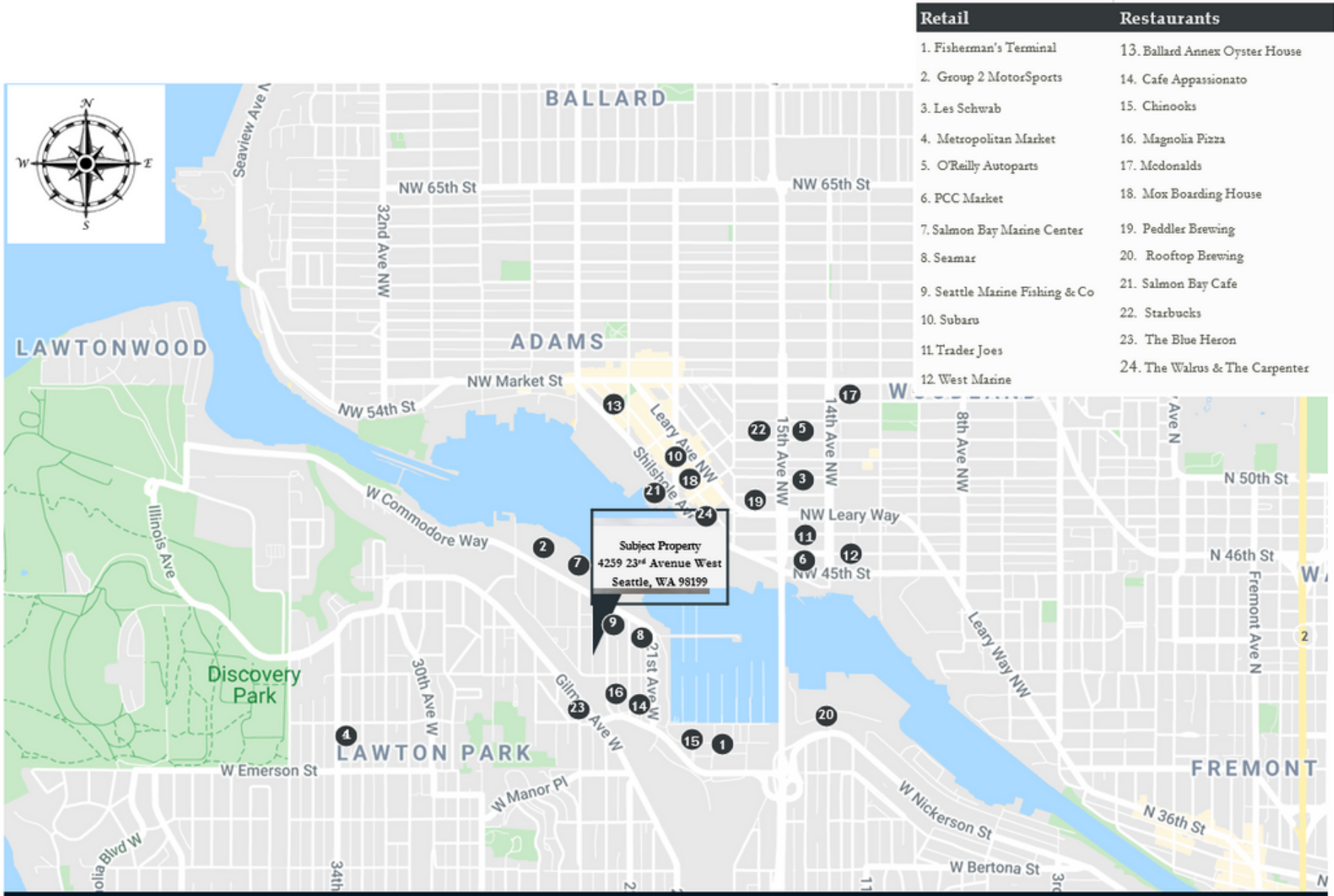
Suite C: 2,134 SF

Suite D: 2,464 SF



# Amenities Map

# 4259 23rd Avenue W











# 1st Floor Photos

# 4259 23rd Avenue West





# 2nd Floor Photos

# 4259 23rd Avenue West



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