



5,400 SF Wallingford Space for Lease

3509 Stone Way North, Seattle, WA 98103
\$34.00/SF/Year NNN

Property Details

3509 Stone Way North

Property Address:	3509 Stone Way North, Seattle, WA 98103
Price:	\$34/SF/Year
Estimated 2024 NNN:	\$7.30/SF/Year
Building Size:	5,400 SF including 1,280 SF mezzanine
Lot Size:	4,565 SF
Zoning:	IC-65 (M)

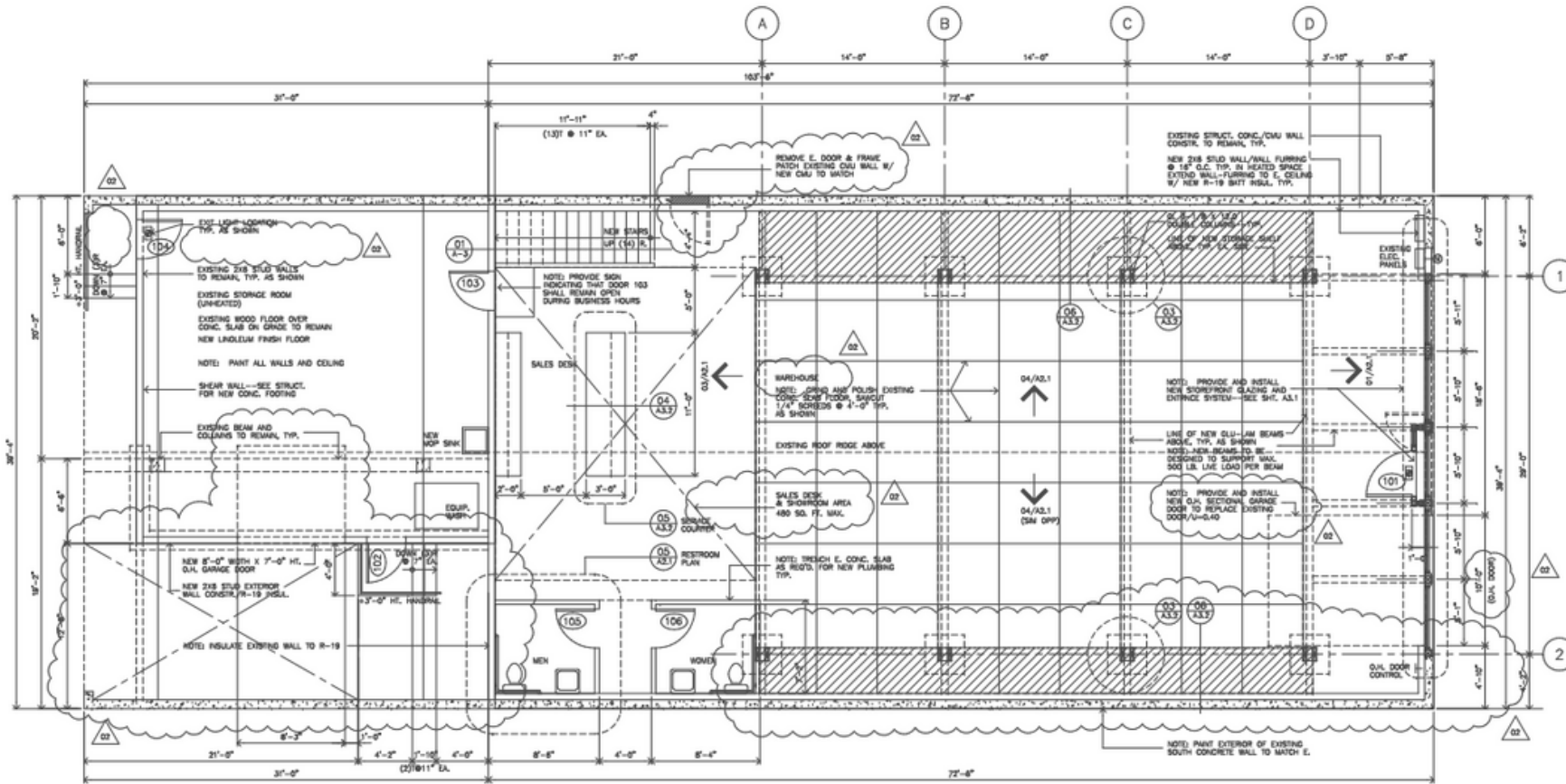
Modern 5400 SF Building Consisting of :

- 2,840 SF open showroom with 18' ceilings
- 1,280 SF storage/warehouse with double loading doors off alley
- 1,280 SF mezzanine office featuring open work area, private office, kitchenette and restroom
- 10 - 18 ft ceiling height
- Polished concrete floors
- Roll-up door on Stone Way and double loading doors in rear alley
- 3 restrooms
- Washer/Dryer & utility sink
- Excellent Wallingford Location with nearly 40' of street frontage and a stone's throw from numerous restaurants, shops, Burke Gilman Trail and Lake Union

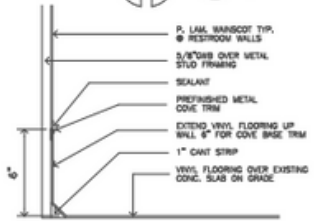


Floor Plan - 1st Floor

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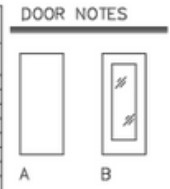


MAIN FLOOR PLAN
1/4" = 1'-0"



- GENERAL SCOPE OF WORK:**
1. DEMOLISH EXISTING STOREFRONT GLAZING AND CONSTRUCT NEW STOREFRONT ENTRANCE GLAZING PER PLANS
 2. CONSTRUCT NEW SHELVING DISPLAY SYSTEM ALONG EXISTING CONC. WALLS IN RETAIL AREA WITH OVERHEAD BEAMS PER PLAN—SEE HATCHED AREAS
 3. REPLACE E. STAIR TO MEZZANINE WITH NEW STAIR PER PLANS, AND INSTALL NEW RAILING FOR MEZZANINE TO MATCH.
 4. CONSTRUCT NEW MEN'S AND WOMEN'S BARRIER-FREE RESTROOMS PER PLANS, PROVIDE PLUMBING AND WIRING, TRENCH E. CONC. SLAB AS REQUIRED.
 5. NEW FINISHES IN MAIN RETAIL SPACE, INCLUDING FURRING OUT E. CONC. WALLS W/ STUD WALLS AND GIB PER PLANS
 6. REMODEL MEZZANINE PER PLANS FOR NEW LUNDRUM COUNTER
 7. NEW LIGHTING (UNDER SEPARATE PERMIT)

DOOR SCHEDULE											
DOOR NO.	SIZE	THICK.	TYPE	MATL.	FRM.	MATL.	FRM.	DET.	LAB.	SW.	REMARKS
102	3'-0" x 7'-0"	1-3/4"	A	ALUM.	PT.	ALUM.	PT.				STOREFRONT ENTRANCE—AUTOMATIC DOOR W/PUSH PADDLE
104	3'-0" x 7'-0"	1-3/4"	A	HQ.	PT.	HQ.	PT.				NFRC U-FACTOR = 0.60
106	3'-0" x 7'-0"	1-3/4"	A	HQ.	PT.	HQ.	PT.				NFRC U-FACTOR = 0.60
105	3'-0" x 7'-0"	1-3/4"	A	HQ.	PT.	HQ.	PT.				
103	3'-0" x 7'-0"	1-3/4"	A	HQ.	PT.	HQ.	PT.				
101	3'-0" x 7'-0"	1-3/4"	A	HQ.	PT.	HQ.	PT.				



DRAWN: JAS
 CHECKED: JAS
 DATE: 3-14-10
 FILE NO.: 111

SCALE:

CONSULT:

S J R C / A
 ASSOCIATES ARCHITECTS

PROJECT: BELLEVUE HEALTH CARE — FREEMANTLE NORTH
 3509 STONE WAY NORTH
 BELLEVUE, WA, 98005

SHEET CONTENT: MAIN FLOOR PLAN & DOOR SCHEDULE
 SHEET NUMBER: A1.1

Photos

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Exclusively Listed by:

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