

The Fisheries Building at Salmon Bay in Interbay

4241 21st Avenue West
Seattle, WA 98199

20,778 SF Remodeled Office Building
with Ample Off-Street Parking

200-5,920 SF Offices Available for Lease

Views of the Ship Canal, Bike Storage,
Building Conference Room, Shower
Facility, On-Site Management



Exclusively listed by Lauren Hendricks
Windermere Real Estate Midtown Commercial



LAUREN
HENDRICKS
COMMERCIAL REALTOR



- ▶▶ **Property Address** 4241 21st Avenue West, Seattle, WA 98199
- ▶▶ **Parcel Number** 277110-0445
- ▶▶ **Lot Size** 12,000 Square Feet; 0.28 Acres
- ▶▶ **Zoning** MML U/65
- ▶▶ **Present Use** 4-story Office Building
- ▶▶ **Year Built** 1979 (Remodeled & Most Major Systems Updated in 2015/2016)
- ▶▶ **2026 Property Taxes** \$45,256.63
- ▶▶ **Building Square Feet** 20,778 RSF
- ▶▶ **Off-Street Parking Spaces** 23 stalls + 8 on-street parking available on a first come basis

Updated and well-maintained office building with views of the Ship Canal, off-street parking, on-site management and flexible lease terms.

Property Features

- ▶▶ Professional and secure lobby entrance
- ▶▶ Updated building systems
- ▶▶ Building amenities include conference rooms, shower facility, bike parking/storage
- ▶▶ Excellent views of Salmon Bay, Fisherman's Terminal and active working boatyards
- ▶▶ Covered and uncovered parking for tenants and guests
- ▶▶ Close to Vertical World Climbing Gym, Fisherman's Terminal, Discovery Park and many great restaurants and breweries



The Fisheries Building At Salmon Bay In Interbay

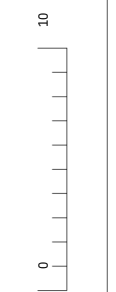
Space ID	Suite #	Rentable SF	Lease Type	Current Rent/Month	Current Rent/SF/Yr	Market Rent/Month	Market Rent/SF/Yr
1st Floor							
Available upon request (MTM TT)	100	394	FSG	-	-	-	-
Available upon request (MTM TT)	102	207	FSG	-	-	-	-
Available upon request (MTM TT)	103	333	FSG	-	-	-	-
Available upon request (MTM TT)	104	262	FSG	-	-	-	-
Available upon request (MTM TT)	105	381	FSG	-	-	-	-
Available upon request (MTM TT)	106	276	FSG	-	-	-	-
Vacant	107	327	-	-	-	-	-
Building Conference Room	108	382	-	-	-	-	-
Available upon request (MTM TT)	109	382	FSG	-	-	-	-
1st Floor Subtotal		2,944					
2nd Floor							
Vacant	204	3,468	-	-	-	-	-
Vacant	206	2,484	-	-	-	-	-
2nd Floor Subtotal		5,952					
3rd Floor							
Vacant	300	1,533	-	-	-	-	-
Available upon request (MTM TT)	302	2,625	Base Year	-	-	-	-
Available upon request (MTM TT)	306	1,804	FSG	-	-	-	-
3rd Floor Subtotal		5,962					
4th Floor							
Available upon request	400	5,920	Base Year	-	-	-	-
4th Floor Subtotal		5,920					
Total		20,778					



2DFLOORPLANS.COM
 600 NW Gilman Blvd, Suite E
 Issaquah, WA 98027



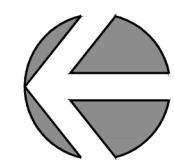
Measured: January 2018 Project: C18-11

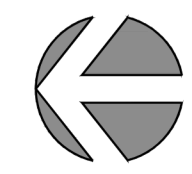


Floor Plan **1** Floor

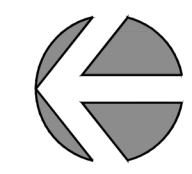
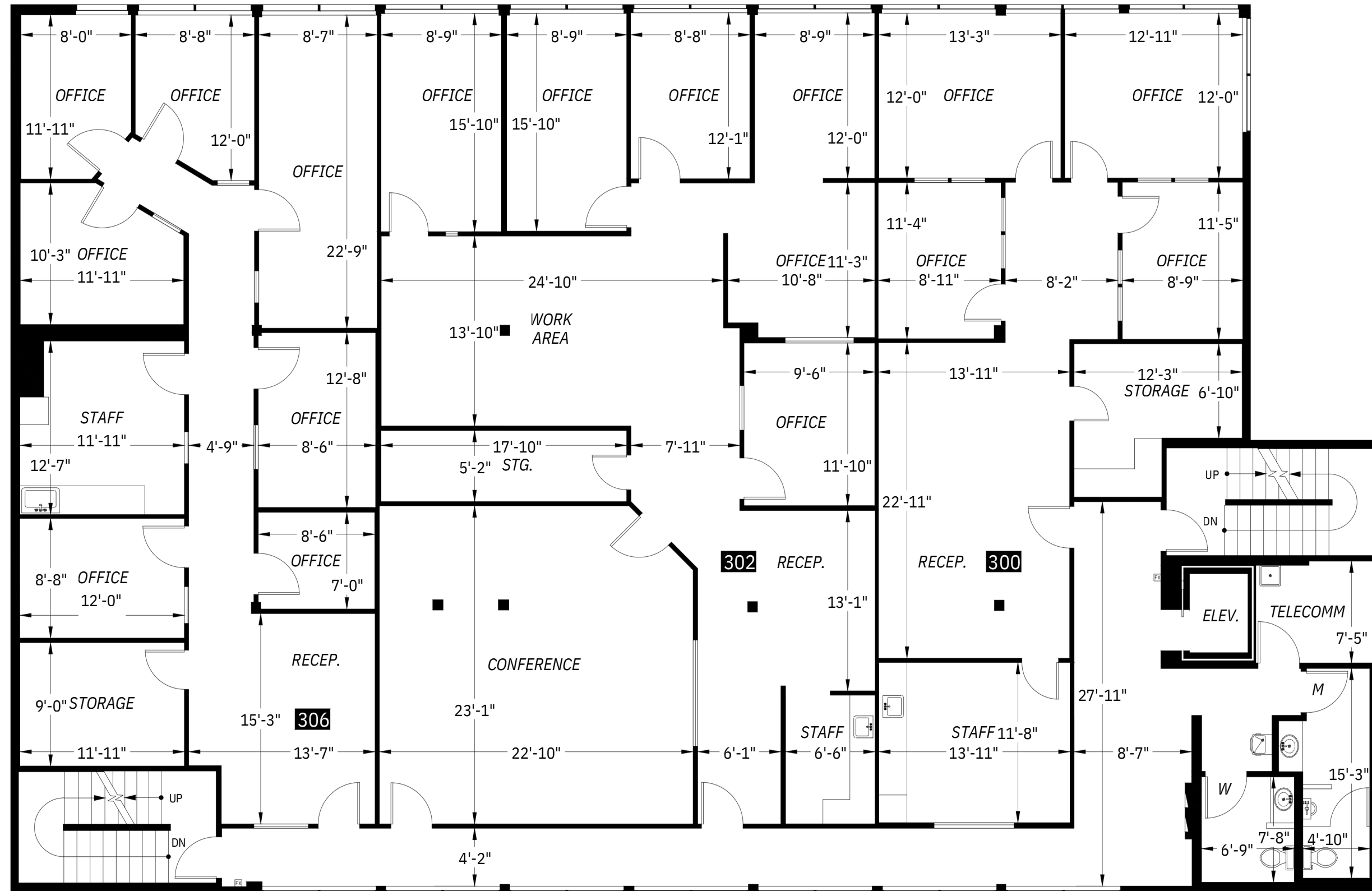
Office Building
 4241 21st Avenue West
 Seattle, WA 98199

Subject



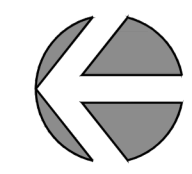
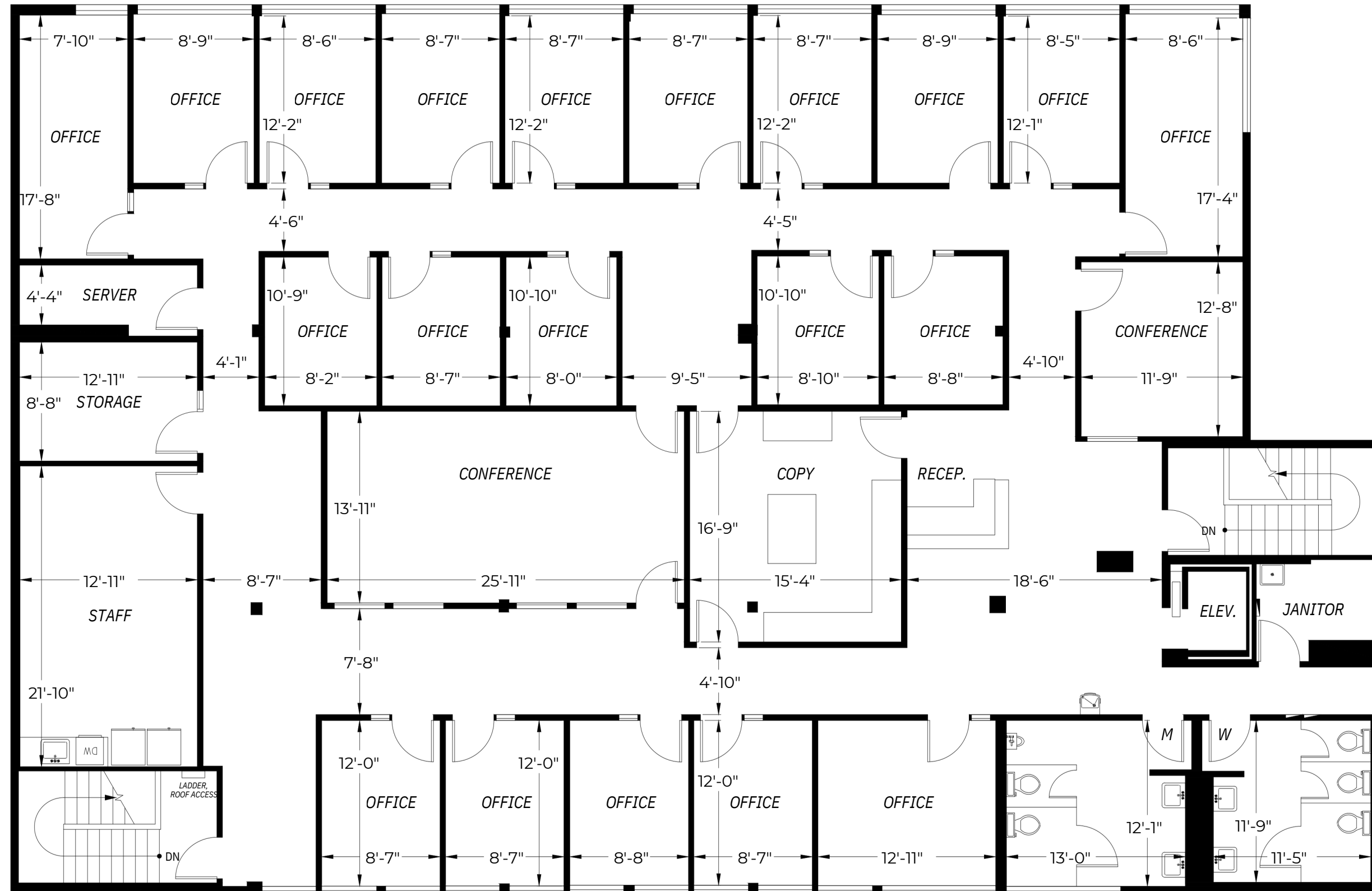


<p>2DFLOORPLANS.COM 300 NW Gilman Blvd, Suite E Issaquah, WA 98027 2-D AS-BUILT FLOOR PLANS</p>	<p>Measured: January 2018 Project: C18-156</p>
<p>Floor Plan 2 Floor</p>	<p>Scale</p>
<p>Office Building 4241 21st Avenue West Seattle, WA 98199</p>	<p>Subject</p>



<p>2DFLOORPLANS.COM 300 NW Gilman Blvd, Suite E AS-BUILT Floor Plans Issaquah, WA 98027</p>	<p>Measured: January 2018 Project: C18-156</p>
<p>Floor Plan 3 Floor</p>	<p>Office Building 4241 21st Avenue West Seattle, WA 98199</p>
<p>Scale</p>	<p>Subject</p>

21st Avenue West



<p>2DFLOORPLANS.COM 300 NW Gilman Blvd, Suite E AS-BUILT FLOOR PLANS Issaquah, WA 98027</p>	<p>Measured: January 2018 Project: C18-156</p>
<p>Scale</p>	<p>Floor Plan</p>
<p>4 Floor</p>	<p>Subject</p>
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