



10,214 SF Magnolia/Interbay Warehouse for Lease

2123 West Elmore Street, Seattle, WA 98199

\$1.55/SF/Month NNN

Property Details

<u>Property Address:</u>	2123 W. Elmore Street, Seattle, WA 98199
<u>Base Rent:</u>	\$1.55/SF/Month (\$15,831.70/Month)
<u>2026 Estimated NNN:</u>	\$0.314/SF/Month (\$3,213.08/Month)
<u>Total Monthly Rent:</u>	\$19,044.78 (including NNN)
<u>Building Size:</u>	10,214 SF
<u>Lot Size:</u>	12,120 SF
<u>Year Built:</u>	1987
<u>Off-street parking:</u>	14 spaces
<u>Zoning:</u>	MML U/65
<u>Current Use:</u>	Industrial, Light Manufacturing, Warehouse, Showroom & Office

<u>Property Highlights:</u>	6,630 SF clear span warehouse space
	32 ft ceilings in warehouse
	3-Phase power
	2 dock-high doors
	Fully sprinklered
	4 private offices & 2 large open work areas
	Men & Women's restrooms with showers
	Kitchenette & breakroom
	Excellent visibility & signage opportunities



Property Photos

2123 W Elmore St



Property Photos

2123 W Elmore St



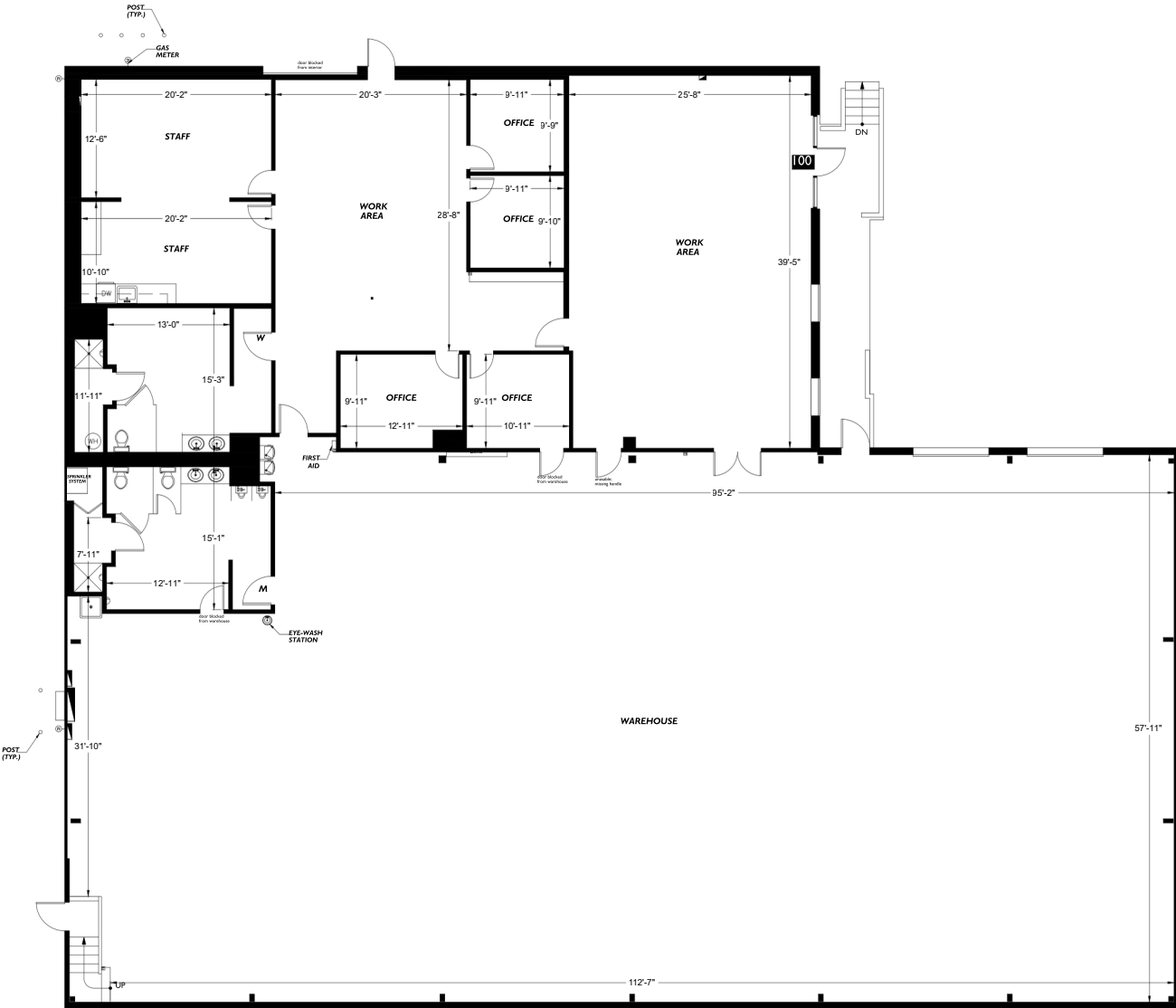
Property Photos

2123 W Elmore St



22nd Avenue W

W Elmore Street
Parking



Adjacent Building

2-D

AS-BUILT

FLOOR PLANS

2DFLOORPLANS.COM

600 NW Gilman Blvd. Suite E
Issaquah, WA 98027
425-677-7511

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Project: C22-399

[illegible]

Client:

Karina Maloney

Site:

Warehouse
2123 W Elmore Street
Seattle, WA 98199



Floor Plan

Floor



Suite #	Occupant Area
Suite 100	3,583.27
Warehouse	6,630.83

Adjacent Building



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**Area Analysis performed
in accordance with
ANSI/BOMA Z65.2 - 2019**

Project: C22-399

[illegible]

Client:

Karina Maloney

Site:

Warehouse
2123 W Elmore Street
Seattle, WA 98199



Lease Plan

Floor

Alley

For additional information please contact:

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LAUREN
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COMMERCIAL REALTOR