

FOR LEASE

Lower Level Space



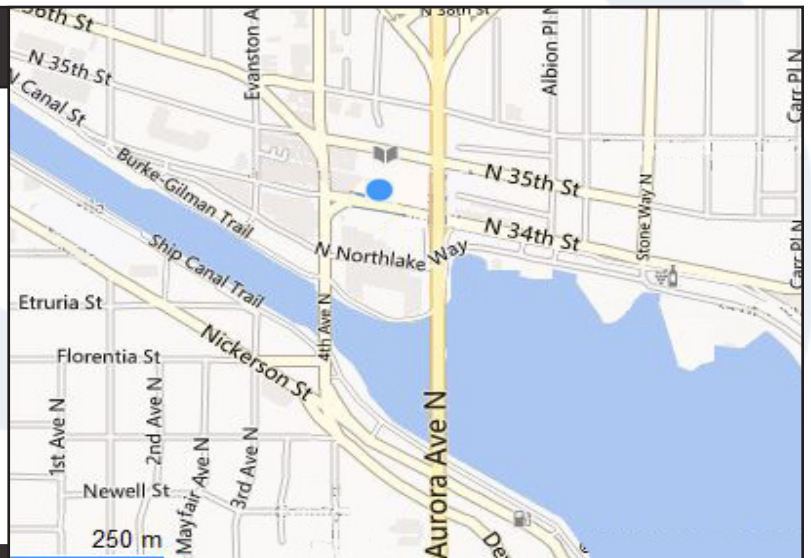
The Canal Building
716 N 34th Street
Seattle, WA 98103

Space Available:

Space	Size	\$/SF/YR	NNN
Lower Level	13,000	\$10.00	\$4.50

PROPERTY FEATURES:

- Up to 13,000 sf of lower level space. Divisible to 4,000 sf
- Wood beams and 14ft ceilings
- Sprinklers, HVAC, elevator, and drive-in door (accessible via alley)
- Good space for creative office users, fitness related tenants, and performance/theater uses
- Parking spaces available for lease in surface lot immediately to the east at market rate
- \$10/sf/yr + NNN



FOR MORE INFORMATION PLEASE CONTACT:

Brian Mayer
206.838.2852
bmayer@ewingandclark.com

Tom Graff
206.295.1445
tomgraff@ewingandclark.com



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2110 Western Ave., Seattle, WA 98121
www.EwingandClark.com

FLOOR PLAN



N. 34th St

