

DOWNTOWN
SEATTLE



Linden Building Video

FOR SALE LINDEN BUILDING

920 NORTH 137TH STREET | SEATTLE, WA

SEATTLE OWNER / USER
OPPORTUNITY WITH FUTURE
DEVELOPMENT UPSIDE

BUILDING SIZE:

51,565 SF (8,114 SF Office)

Divisible to 33,167 SF and 18,398 SF

PROPERTY SIZE:

93,130 SF (2.14 Acres)



STEVE HENDERSON

425.646.5248

henderson@broderickgroup.com

ERIC MEUSSNER

425.274.4282

meussner@broderickgroup.com

PROPERTY FEATURES

- Transitioning North Seattle neighborhood
- Available for Occupancy
33,167 SF: Now
18,398 SF: Now
- Rare infill industrial building
- Excellent access off I-5 (North 130th Street or North 145th St) - 1.5 miles
- 16' - 18' warehouse clear height
- Dock and Oversized Grade-Level Loading
- Two (2) large paved and fenced yards (approx. 20,000 SF in total)
- Located adjacent to Interurban Trail
- Close to amenities
- Desirable location provides upside for multi-family and assisted living development

LINDEN SQUARE
APARTMENTS

AMESBURY
COURT
APARTMENTS

LINDEN
BUILDING

INTERURBAN
SENIOR LIVING
APARTMENTS

SR-99

LINDEN AVE & INTERURBAN TRAIL

FOR SALE

LINDEN BUILDING

920 NORTH 137TH STREET | SEATTLE, WA

51,565 SF TOTAL
(8,114 SF OFFICE / 1,872 SF MEZZ)

Available Now



33,167 SF

(4,694 SF Office / 1,872 SF Mezz)

Available Now



18,398 SF

(3,418 SF Office)



STEVE HENDERSON

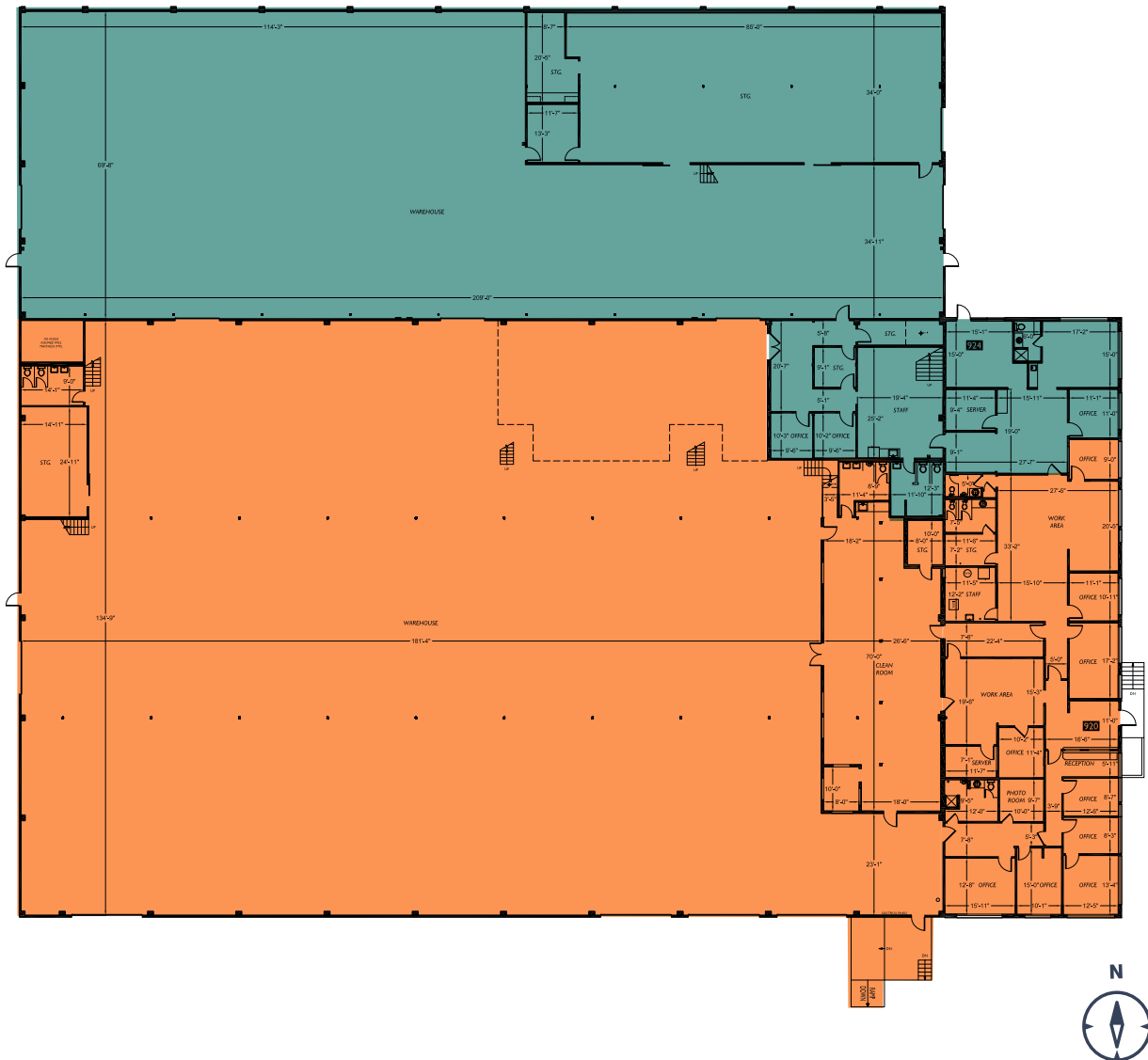
425.646.5248

henderson@broderickgroup.com

ERIC MEUSSNER

425.274.4282

meussner@broderickgroup.com



FOR SALE
LINDEN BUILDING

920 NORTH 137TH STREET | SEATTLE, WA

Site Size: 93,130 SF
(2.14 Acres)

Total Building Size: 51,565 SF

Improved SF: 8,114 SF

Warehouse SF: 41,479 SF

Zoning: C1 – 75(M)
Commercial,
City of Seattle

Parcel #: 016400-0120

Year Built: 1960

LINDEN BUILDING

Aurora Ave N

N 145th St (1.5 Miles to I-5)



N 130th St (1.5 Miles to I-5)

NEIGHBORHOOD BUSINESSES

FOOD & BEVERAGE

- Krispy Kreme
- Siam Bistro
- V House Noodle
- Chick-Fil-A
- Starbucks
- HK Dim Sum
- Rain Cafe
- Jimmy Johns
- Kidd Valley

RETAIL

- Grocery Outlet
- Asian Family Market
- Ross
- Rite Aid
- Hobby Lobby
- PetSmart
- Lowe's
- Office Depot
- Car Toys

SERVICES

- LA Fitness
- Planet Fitness
- Key Bank
- Wells Fargo
- Comfort Inn & Suites



STEVE HENDERSON

425.646.5248

henderson@broderickgroup.com

ERIC MEUSSNER

425.274.4282

meussner@broderickgroup.com