



Excellent Owner/User Opportunity

4215 21ST AVE W, SEATTLE, WA 98199

FOR SALE/LEASE



±13,210 SF Owner-User Office

TWO STORIES

1st Floor 5,832 SF

2nd Floor 6,830 SF

Loft 548 SF

+/- 18,000 SF (.41 acre)

PRICE

\$4,300,000 (\$325/PSF)

Call Agents for Lease Details

ABUNDANT ONSITE PARKING

±30 onsite parking stalls

±10 offsite parking stalls

TODD BATTISON

206.296.9625

todd.battison@kidder.com

KATIE NAGLE

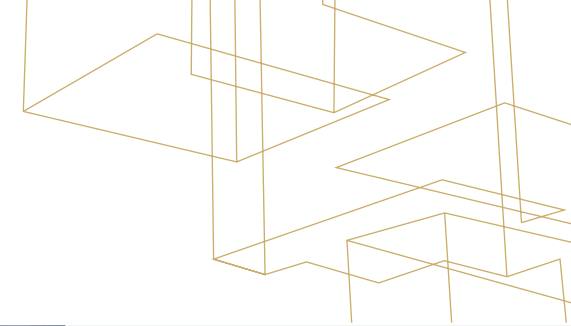
206.296.9625

katie.nagle@kidder.com

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Features

BUILDING SIZE ±13,210 SF

LAND AREA ±18,000 SF
(.41 acre)

PARKING ±30 on-site stalls
±2,500 SF of undeveloped land

POTENTIAL for outdoor playground area

ZONING IG2 U65

SALES PRICE \$4,300,000
(\$325/PSF)

CALL agents for lease details

TODD BATTISON
206.296.9625
todd.battison@kidder.com

KATIE NAGLE
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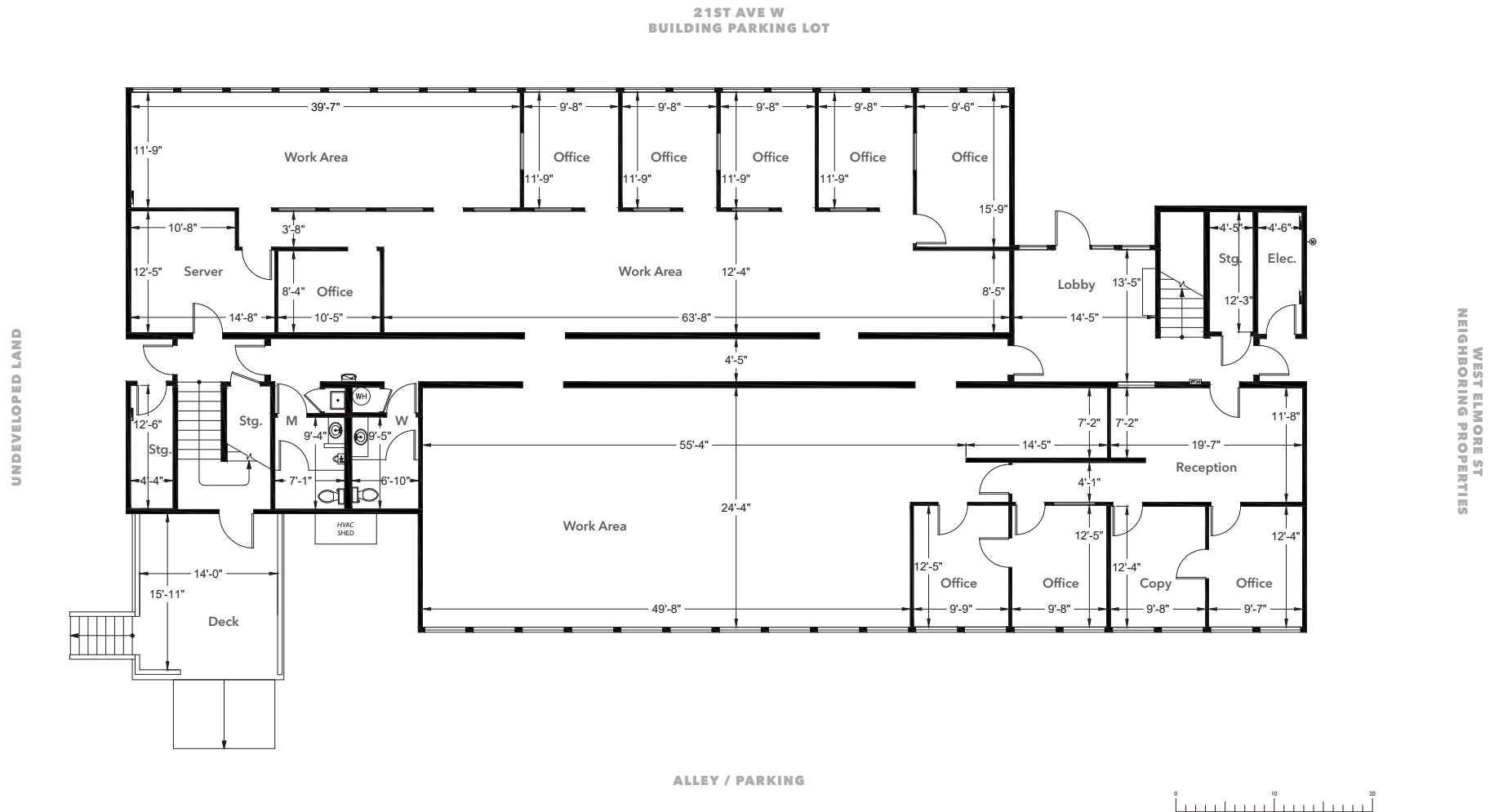


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First Floor: 5,832 SF



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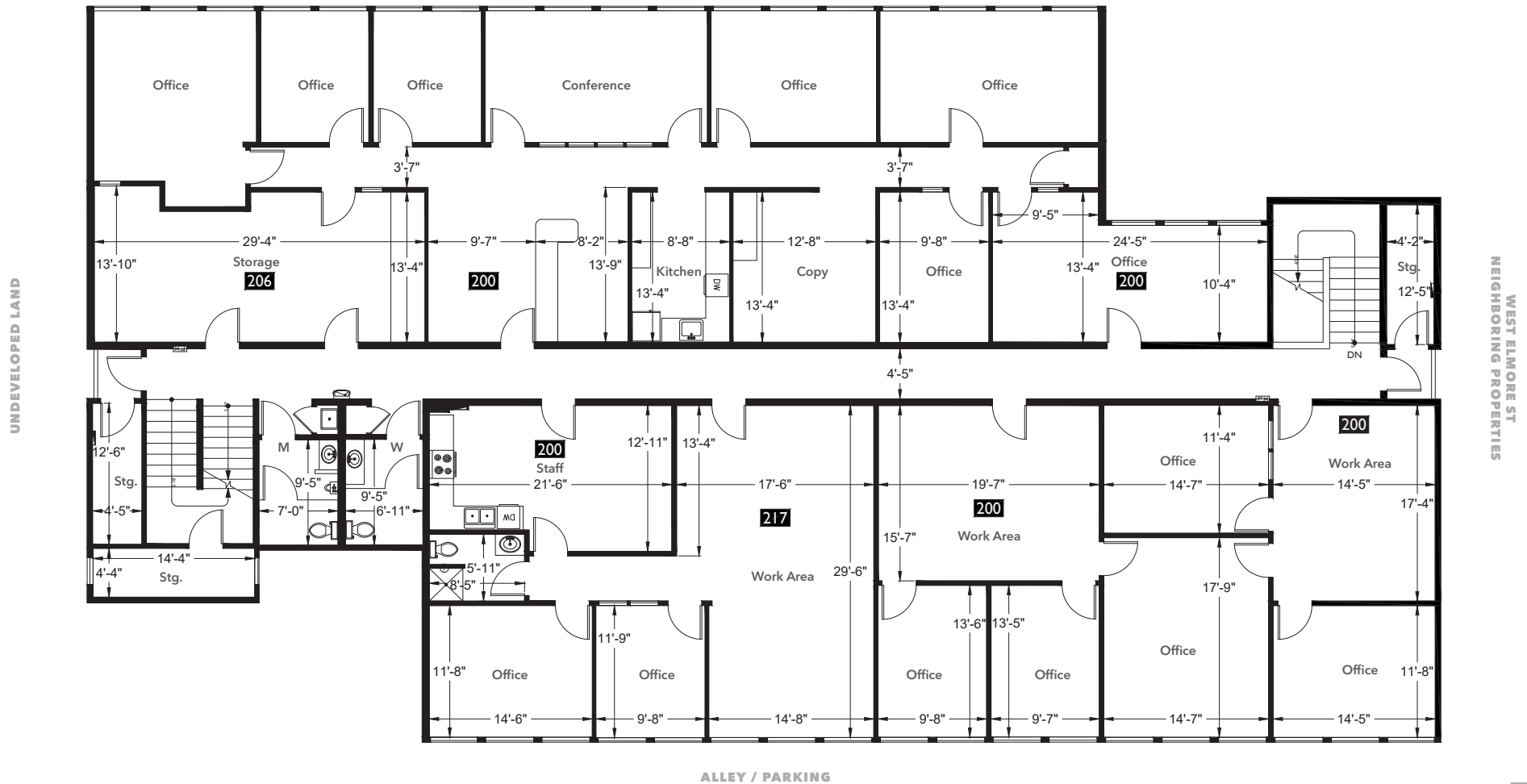
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Second Floor: 6,830 SF

21ST AVE W
BUILDING PARKING LOT



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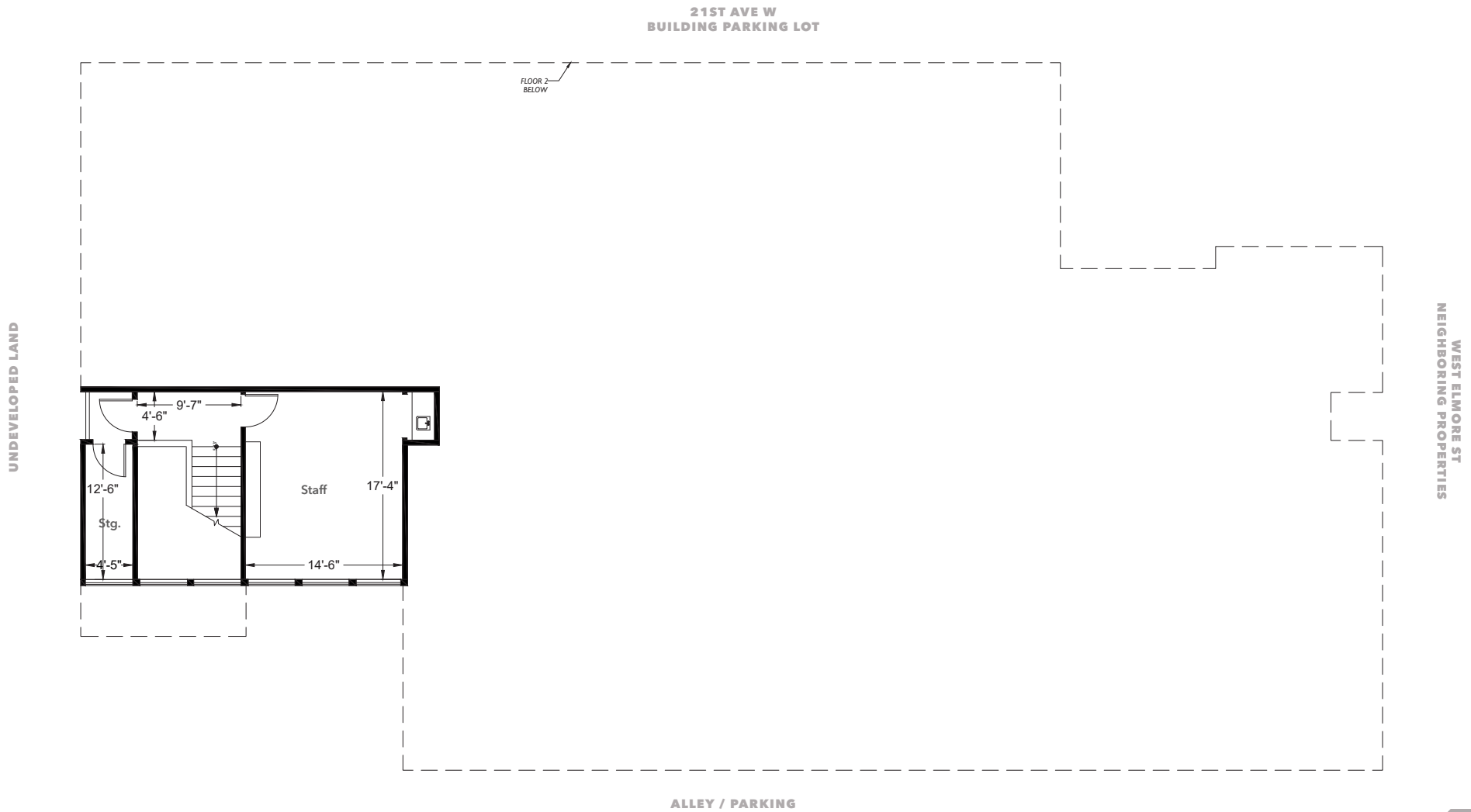
km Kidder Mathews

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Third Floor: 548 SF



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**DOWNTOWN
SEATTLE**

ELLIOT BAY



15 MINS
Seattle CBD



16 MINS
University of Washington

INTERBAY

4215 21ST AVE W

BALLARD BRIDGE

LAWTON PARK

SALMON BAY

BALLARD LOCKS

BALLARD

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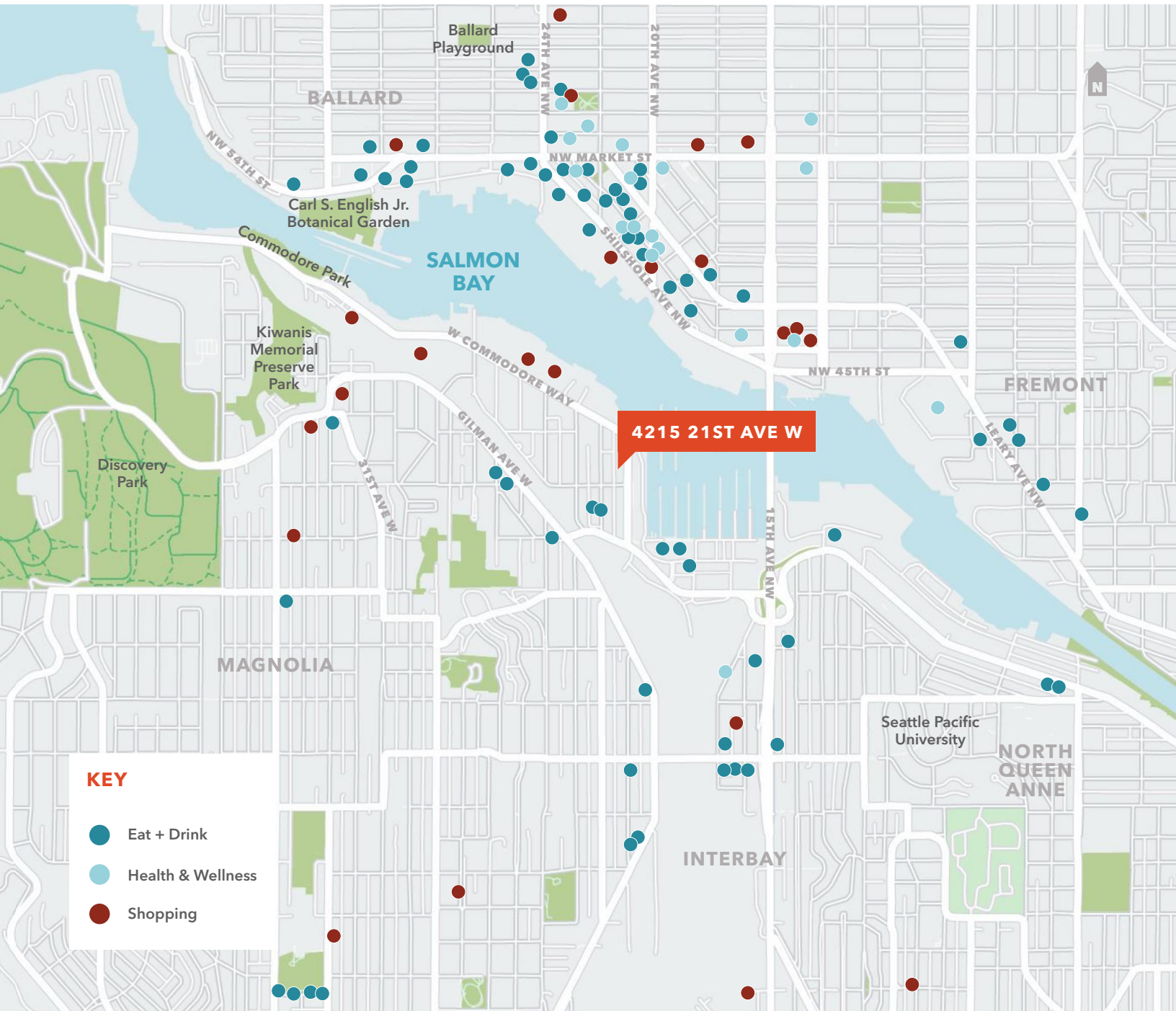
km Kidder
Mathews

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Neighborhood Amenities



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Neighborhood Amenities

EAT + DRINK

La Isla

The Market Arms

8oz Burger & Co.

Pestle Rock

The Matador

La Carta De Oaxaca

Ballard Coffee Works

Full Tilt Ice Cream

The Noble Fir

Bauhaus Ballard

Kangaroo & Kiwi Pub

Bastille Cafe & Bar

King's Hardware

Percy's & Co. Seattle

Stoneburner

Scooter's Burgers

Venture Coffee

Cafe Besalu

Kimchi House

Staple & Fancy

Walrus & Carpenter

Ocho

Hood Famous Bakeshop

San Fermo

Sawyer

HEALTH + SERVICES

Orangetheory Fitness

Ascent Cycles

Gymboree Play & Music

Habitude Salon & Spa

Pilates Studio in Ballard

The Fitness Lab

Inspire - Ballard

LA Fitness

Seattle Sun Tan

EAT + DRINK

Asadero Ballard

Barnacle

Arashi Ramen

Moshi Moshi Sushi

Shelter Lounge

Portage Bay

Freya Cafe

Firehouse Coffee

Sloop Tavern

KISS Cafe

Lockspot Cafe

Red Mill Totem House

Peddler Brewing Company

Senor Moose

GROCERY + SHOPPING

All The Best Pet Care

QFC

Buffalo Exchange

Whole Foods Market

Cameratechs

Horseshoe

Fair Trade Winds

Prism

Gold Dogs

Trader Joe's

JOANN Fabrics and Crafts

Ballard Market

Safeway

Fred Meyer

Ballard Square

Lucca Great Finds

Monster: Art, Clothing & Gifts

Horseshoe

Ballard Blocks

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