

FOR SALE OR LEASE

2112 THIRD AVENUE

SEATTLE, WA 98121



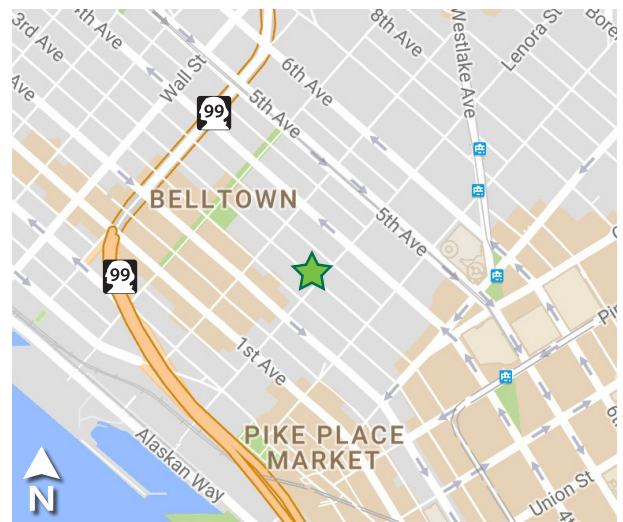
BUILDING INFO

- + Sale price=
\$15,000,000.00
- + Annual lease rate
(NNN) = \$25.00 prsf year
1 rate



BUILDING FEATURES

- + Size: $\pm 36,271$ sq. ft. (Gross Area)
 $\pm 24,071$ sq. ft. (NRA)
 $\pm 6,018$ sq. ft. per floor
- + Six levels of commercial space:
Office space on floors 2, 3, 4 & 5
Two levels of secured parking (3rd Avenue
grade-level & alley-level parking)
- + Tremendous owner/user opportunity in the
heart of Seattle
- + Building signage available
- + Year Constructed/Renovated: 1970/2008
- + Zoning: DMR/R -125/65, City of Seattle



CONTACT US

DAN STUTZ

Senior Vice President
+1 206 292 6097
dan.stutz@cbre.com

EVAN STEINRUCK

Senior Associate
+1 206 292 6022
evan.steinruck@cbre.com

CBRE, INC.

1420 5th Avenue
Suite 1700
Seattle, WA 98101

www.cbre.us/seattle

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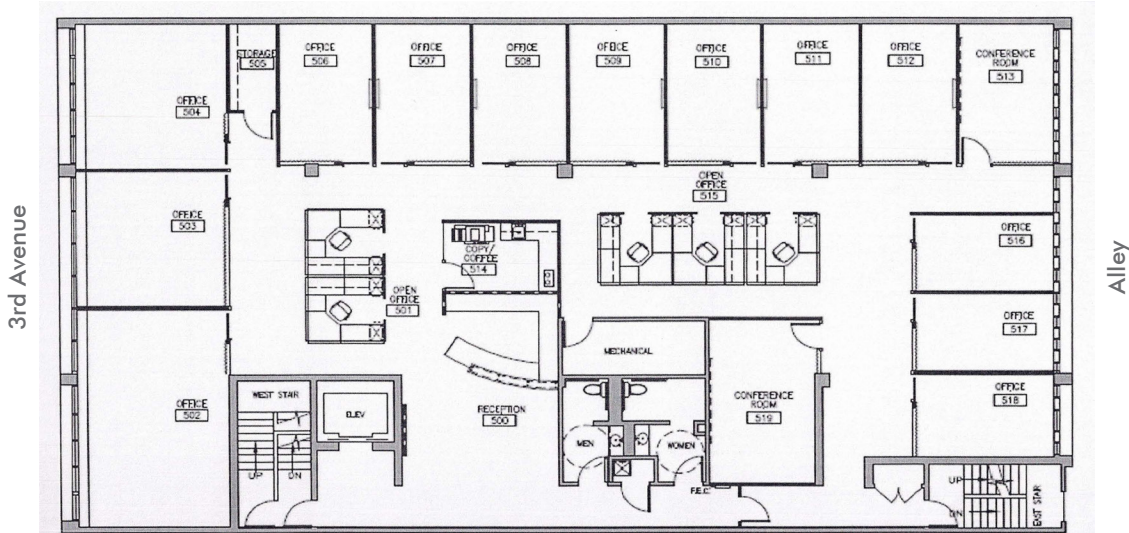
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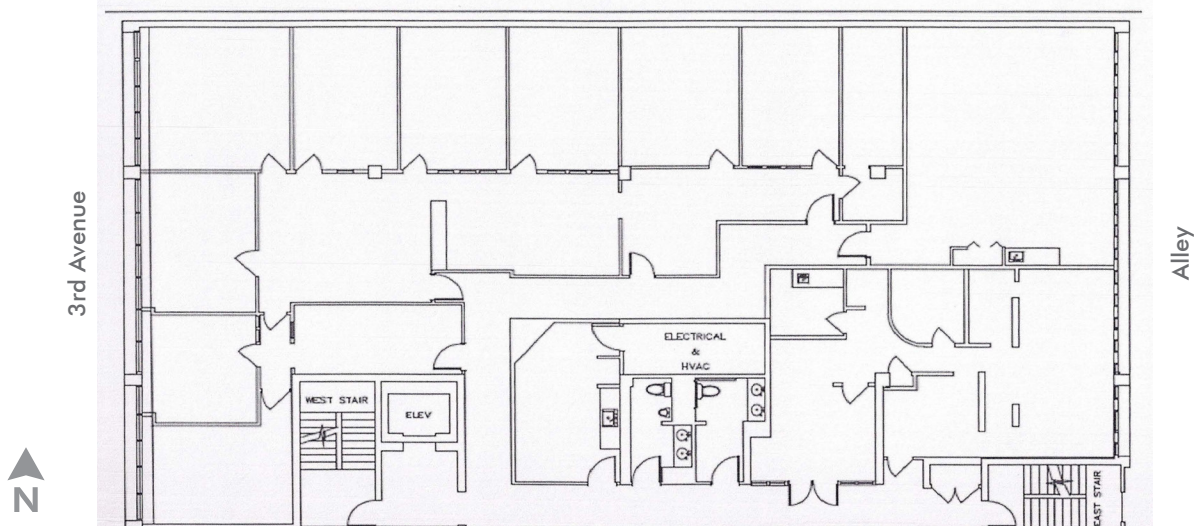


BUILDING FLOOR PLANS

FIFTH FLOOR



FOURTH FLOOR



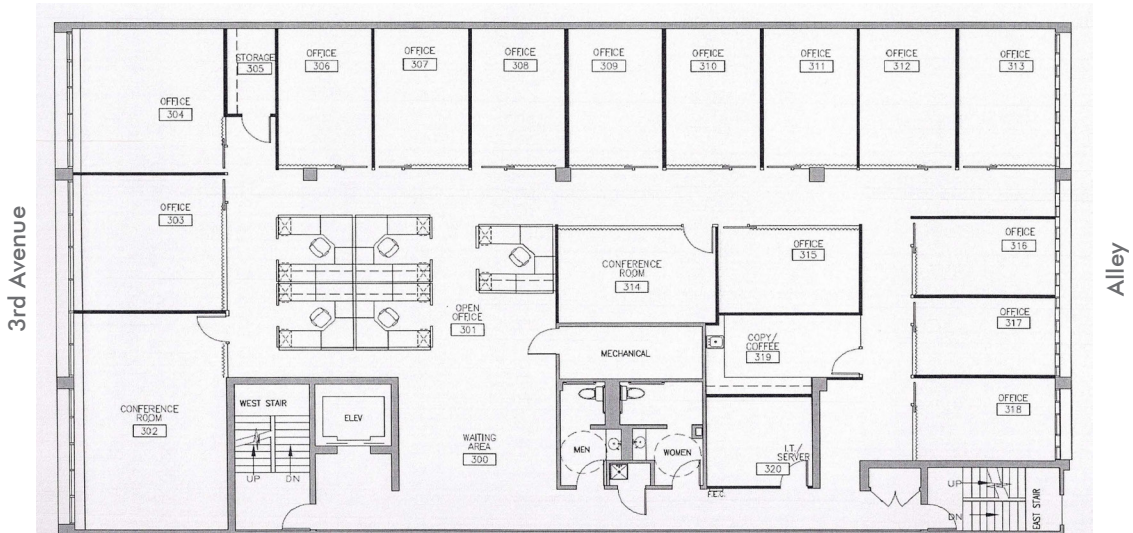
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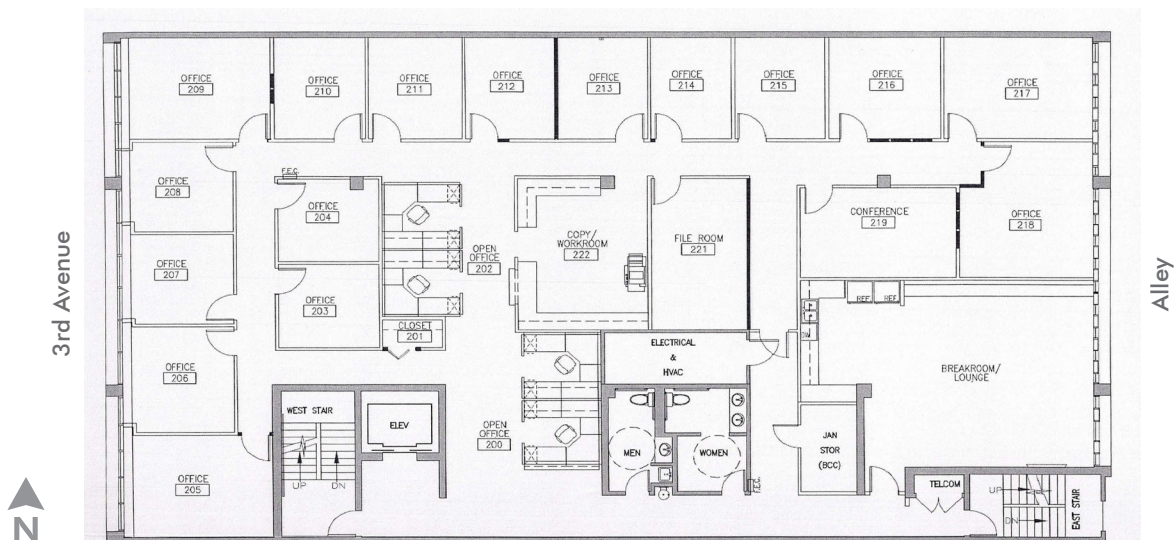


BUILDING FLOOR PLANS

THIRD FLOOR



SECOND FLOOR



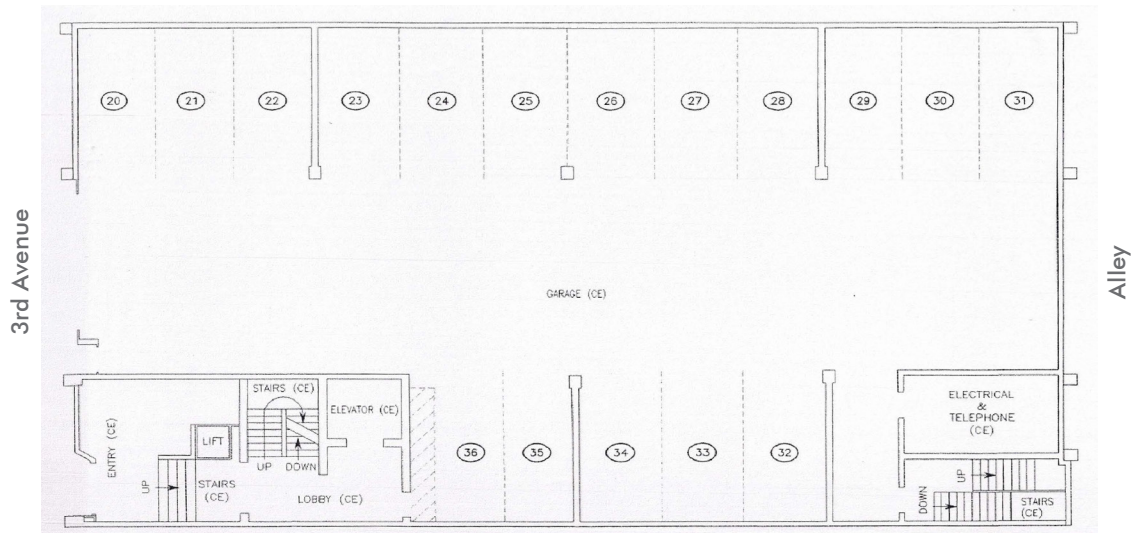
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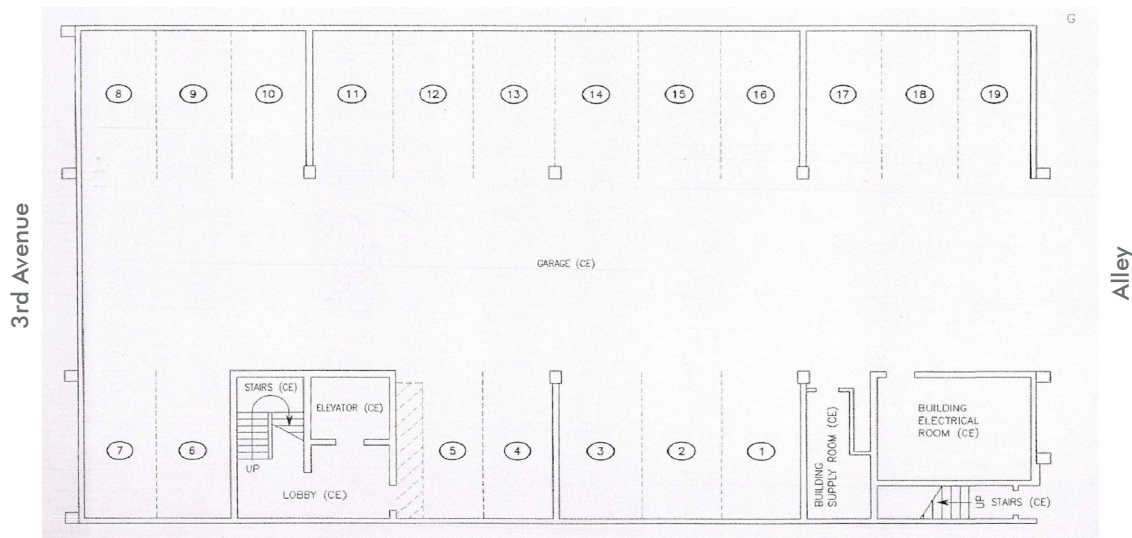


BUILDING FLOOR PLANS

FIRST FLOOR PARKING (THIRD AVENUE LEVEL) - 17 STALLS



BASEMENT PARKING (ALLEY ACCESS) - 19 STALLS



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