# 2,577 SF AVAILABLE

### **FLEX SPACE FOR LEASE**

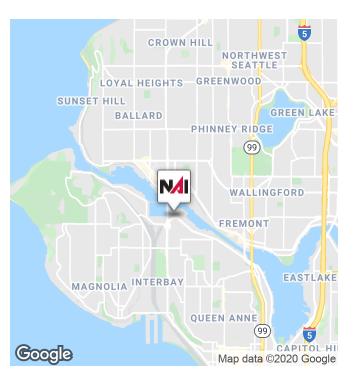


## Nickerson Business Center

3837 13th Avenue West, Seattle, WA 98119

#### **Property Highlights**

- Suite 101 & 102 2,577 SF
- Lease ready suite with high ceilings and grade level drivein roll up door
- Desirable North Queen Anne Hill location
- Close to Ballard Bridge, Fremont Bridge, and Seattle
  Pacific University
- Two surface lots and ample street parking





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Wyk Parker Partner | 206.332.1484 wparker@nai-psp.com

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West Nickerson Street



Building Summary	SF	Floor Summary	SF	Suite	Usable SF	Rentable SF
Gross Building Area	20,784	Total Rentable	10,103	101 & 102	2,408	2,577
Total Rentable	20,766	Total Usable	9,352	103	787	842
Total Usable	18,277	Combined R/U	1.0700	104	870	931
Total Limited Common	90	Limited Common	90	105 & 106	2,241	2,398
Total Floor Common	1,049	Floor Common	0	107	1,144	1,224
Total Building Common	180	Building Common	109	108	1,059	1,187
Total Vertical	365	Total Vertical	119	109	409	458
				110	434	486



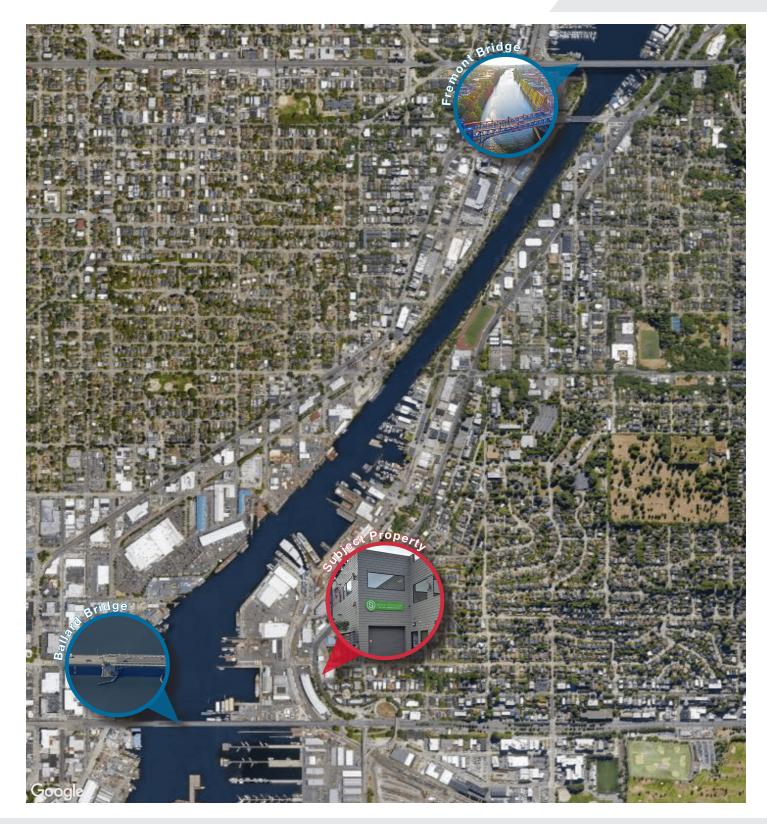
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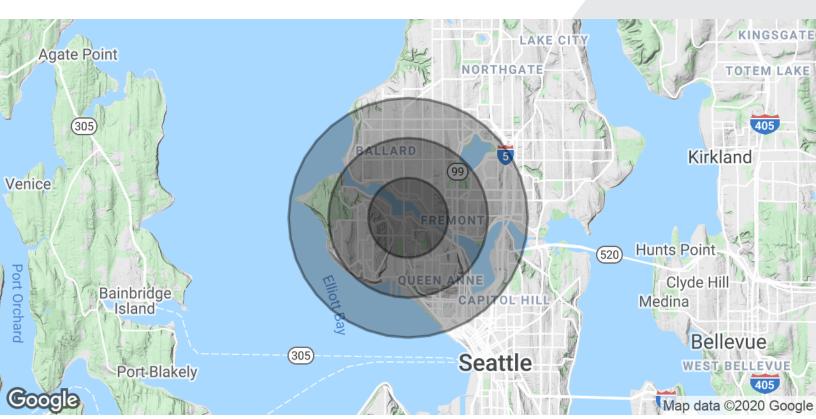
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#### **FLEX SPACE FOR LEASE**



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,237	91,465	179,839
Average age	33.3	35.8	36.7
Average age (Male)	33.5	36.0	36.8
Average age (Female)	33.4	35.6	36.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,826	46,582	92,380
# of persons per HH	2.1	2.0	1.9
Average HH income	\$83,404	\$89,880	\$90,403
Average house value	\$486,278	\$573,846	\$581,053

\* Demographic data derived from 2010 US Census



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