2,577 SF AVAILABLE

FLEX SPACE FOR LEASE

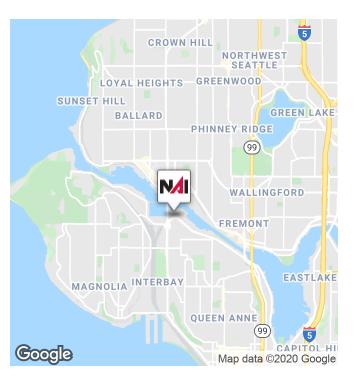


Nickerson Business Center

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





https:www.nai-psp.com

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

NO WARRANTY, EXPRESS OR IMPLED IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEERIN THIS INFORMATION IS SUBILITY WITHORAWAL WITHOUT NOTICE AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL SOOFERATING BROKE RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPRINDENTLY CONFIRM THE ACCURACY OF THE INFORMA-TIE IS AND DOCUMENTS THAT CONSTITUTIFIE THE ALL IS FOLICISONE THE INFORMATION DESCRIBED HEREIN I OGG AB FE CONFICIATION R IN I ELS AND DOCUMENTS THAT CONSTITUTIFIE THE ALL IS FOLICISONE THE INFORMATION DESCRIBED HEREIN I OGG AB FE CONFICIATION R IN

ITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS KERS, BLYCRES, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOLLD NOT RMATIONCONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS UNDROGES, OWI VANDE NAK, DIE TTARDEN MERGE DE LIEDERCETTRE CONTRAINED



FLEX SPACE FOR LEASE

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



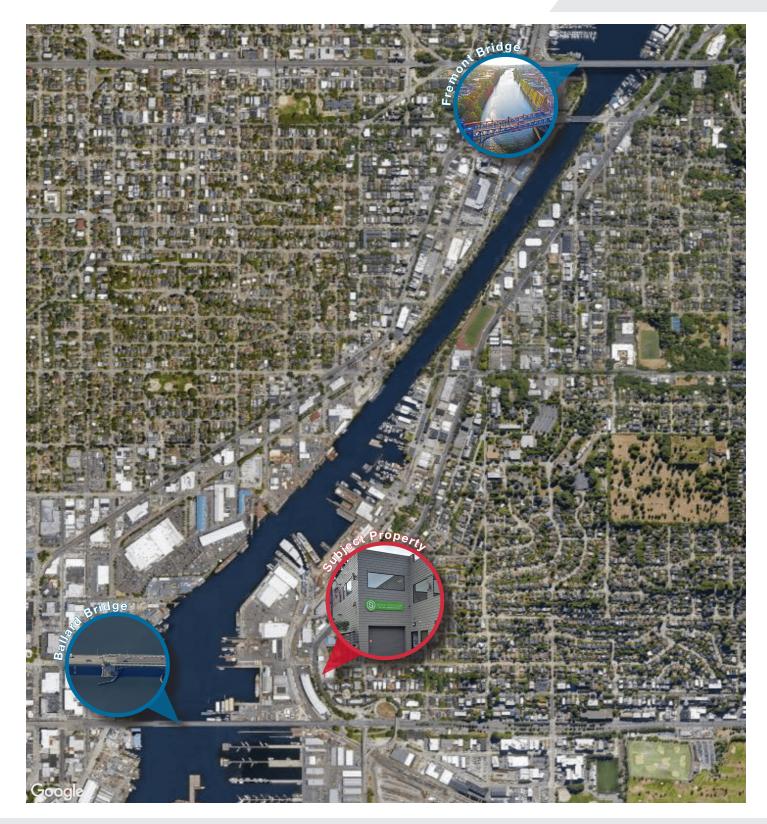
https:www.nai-psp.com

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

NO WARRANTY, EXPRESS OF IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STATING POINT OF ANALYSIS, AND SHOULD INDEPRIDENTLY CONCIDENT. THE ACCURACY OF THE INFORMATION/CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOYNS, RECORDS, RELY ON IT, BUT SHOULD USE IT AS A STATING POINT OF ANALYSIS, AND SHOULD INDEPRIDENTLY CONCIDENT THE ACCURACY OF THE INFORMATION/CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOYNS, RECORDS, RELS AND DOCUMENTS THAT CONSTITUTE RELIBEL SOURCES OF THE INFORMATION DESCRIBED HERIN. LOGOS ARE FOR UPURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.



FLEX SPACE FOR LEASE





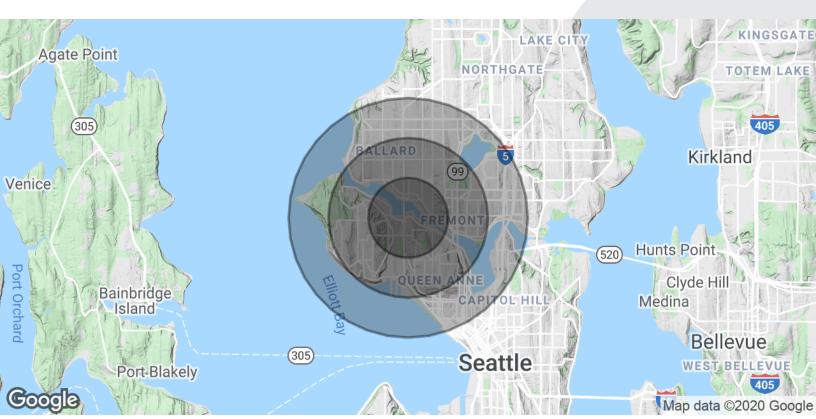
Wyk Parker Partner | 206.332.1484 wparker@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS INPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATIONCONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, RELS AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

https:www.nai-psp.com

2,577 SF AVAILABLE

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



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

NO WARRANTY, DRPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THIS INFORMATION IS SUBMITTED SUBJECT TO EFRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS WITHORWAL WITHOUT MOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING COMMITIONS IMPOSED BY OUR PRINCIPALS, COCREPANING BROKERS, BUYERS, TEWARTS AND OTHER PARTIES WHO RECEIVE THIS DOLLARDING SHOULD NOT BEELE AND TOOL STATUTE AND SENTIFICIAL REST AND SENTIFICIAL DESTRIES OF THE INFORMATION IN THOM WITHOUT MOTICE, AND OTHER PARTIES WHO RECEIVE THIS DOLLARDING SHOULD NOT BEELE AND TOOL STATUTETICAL REST OFFICIAL DESTRIES OFFICIAL

https:www.nai-psp.com