

2,577 SF AVAILABLE



FLEX SPACE FOR LEASE

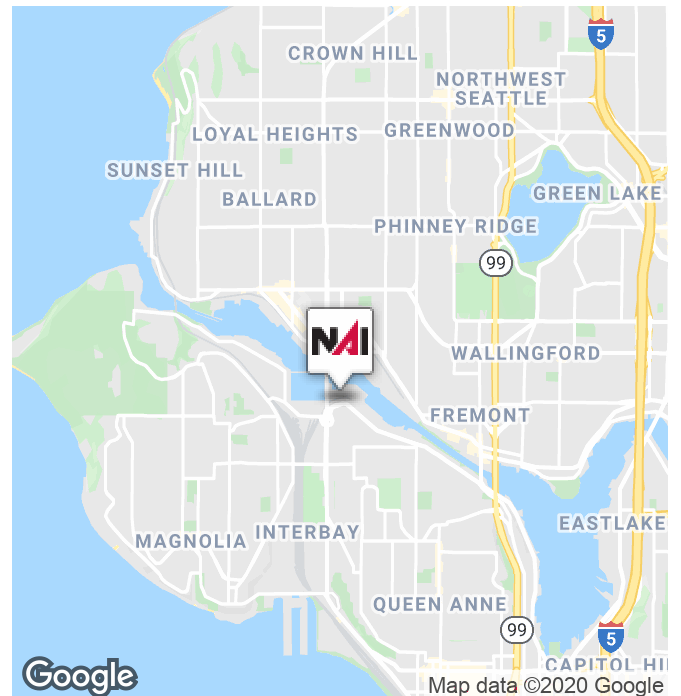


Nickerson Business Center

3837 13th Avenue West, Seattle, WA 98119

Property Highlights

- Suite 101 & 102 - 2,577 SF
- Lease ready suite with high ceilings and grade level drive-in 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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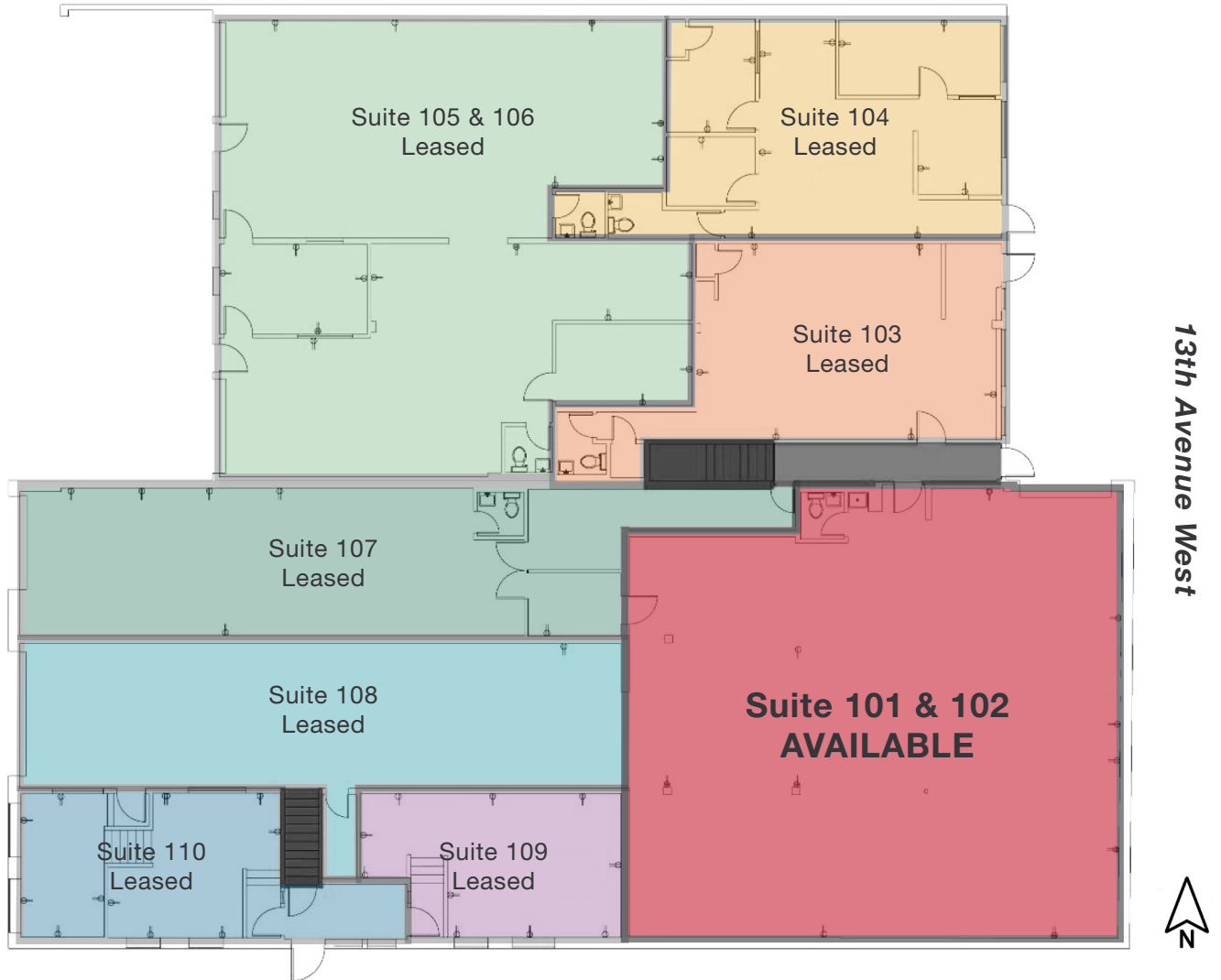
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West Nickerson Street



Building Summary	SF
Gross Building Area	20,784
Total Rentable	20,766
Total Usable	18,277
Total Limited Common	90
Total Floor Common	1,049
Total Building Common	180
Total Vertical	365

Floor Summary	SF
Total Rentable	10,103
Total Usable	9,352
Combined R/U	1.0700
Limited Common	90
Floor Common	0
Building Common	109
Total Vertical	119

Suite	Usable SF	Rentable SF
101 & 102	2,408	2,577
103	787	842
104	870	931
105 & 106	2,241	2,398
107	1,144	1,224
108	1,059	1,187
109	409	458
110	434	486



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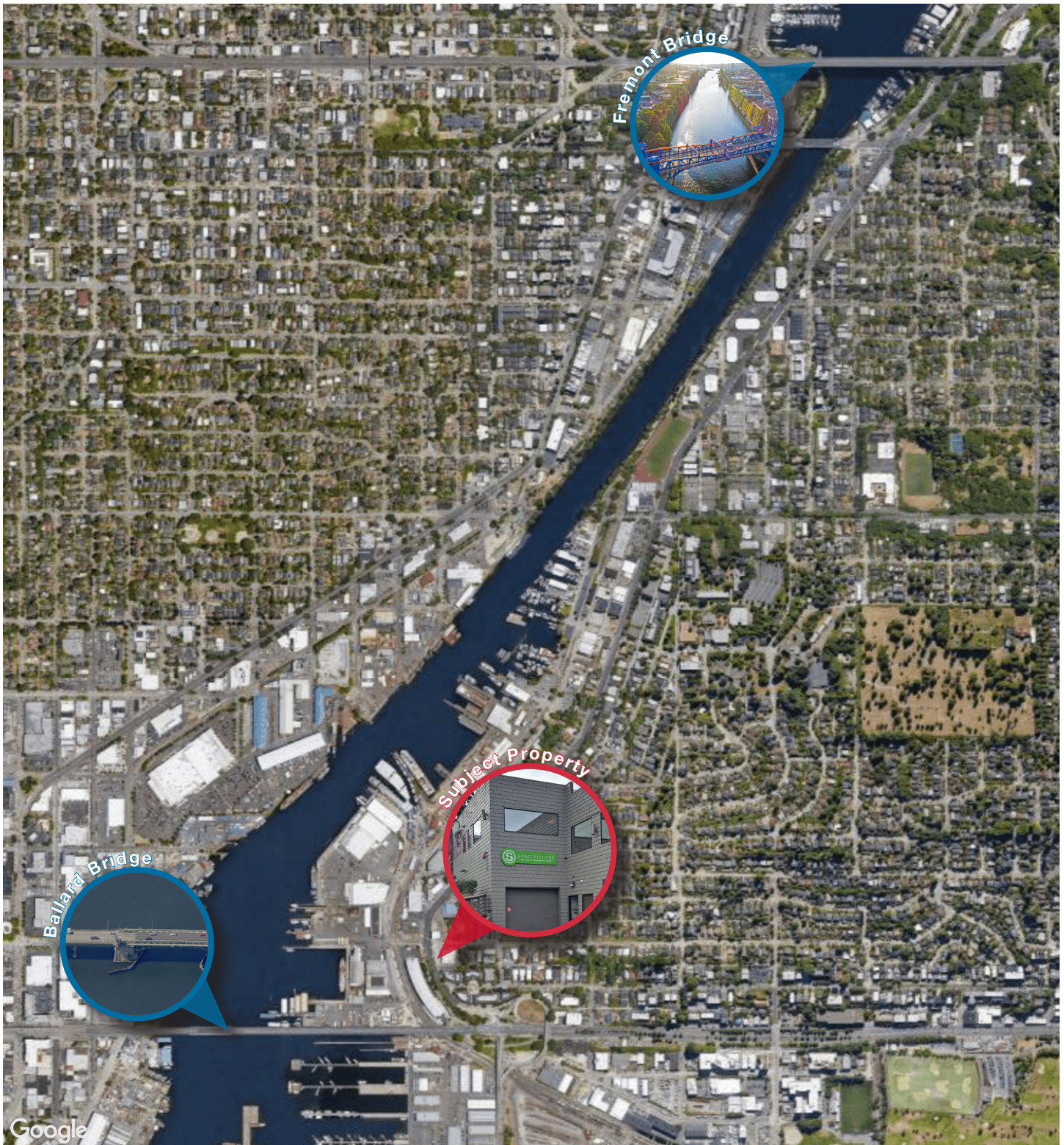
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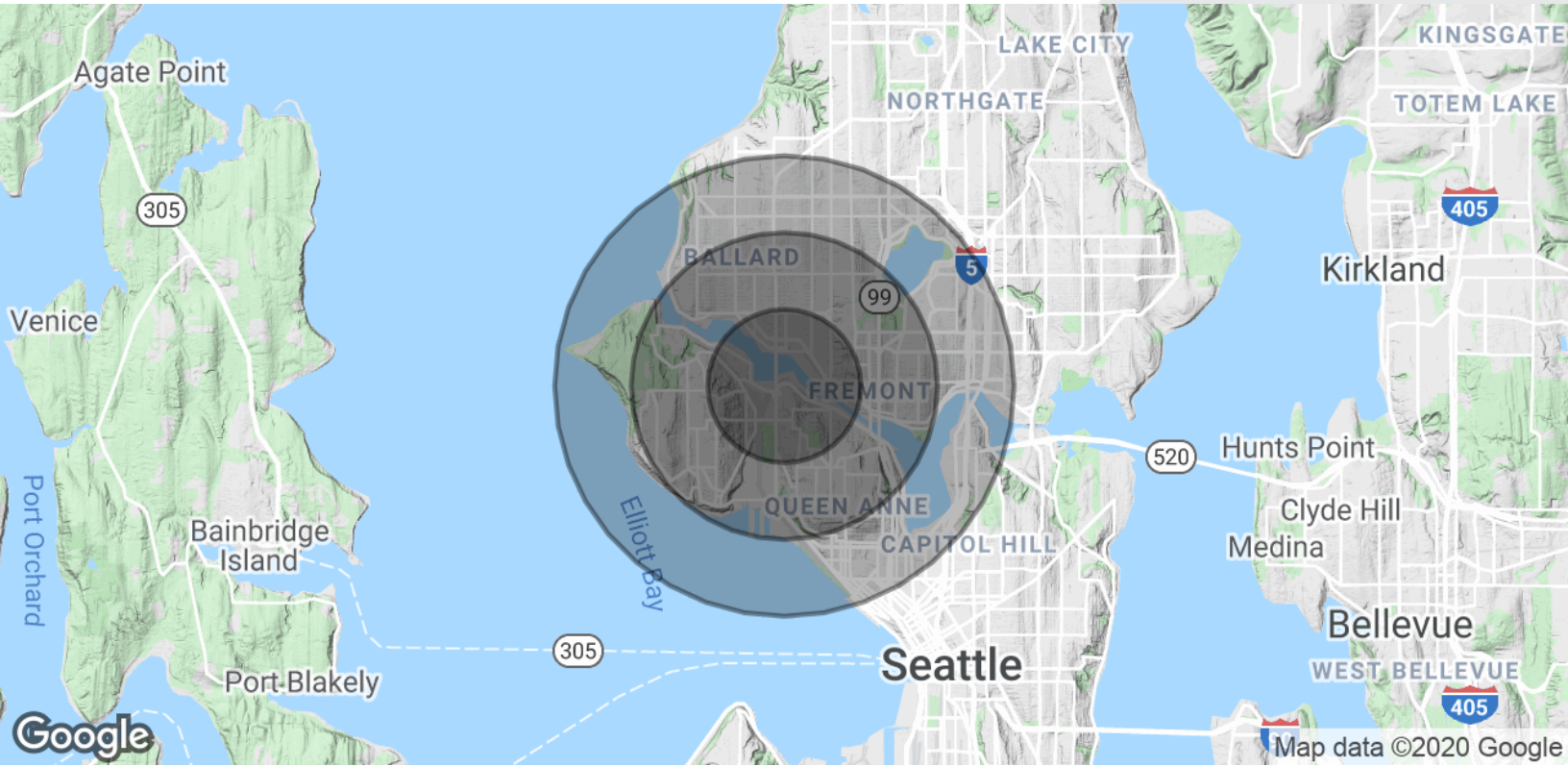
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,237	91,465	179,839
Average age	33.3	35.8	36.7
Average age (Male)	33.5	36.0	36.8
Average age (Female)	33.4	35.6	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,826	46,582	92,380
# 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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