

Owner/User or Investment Opportunity

For Sale or Lease

20,912 SF Office/Warehouse



Troesper Building

13500 Linden Avenue North, Seattle, WA

- **Purchase Opportunity:**
 - \$2,975,000 (\$142.26 per square foot)
- **Lease Opportunity:**
 - Suite 2: 9,717 SF Available.
 - 100% office space on three levels. Last used for office and lab.
- **Details:**
 - Suite 1: 11,195 SF (10,500 SF warehouse/695 SF office). Leased through 12/31/2020. Current net income from tenant: \$85,891.
- **Ideal Scenario:**
 - Owner/user or investor who can use vacant office space until lease for Suite 1 ends. Best future use may be a single tenant building. Good long term land bank investment.

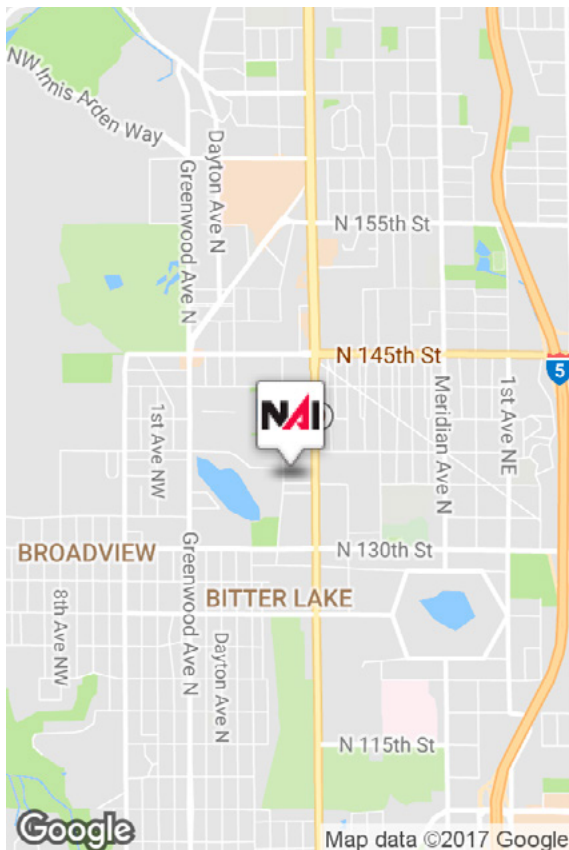
For more information, contact:

Steve Balkman, CCIM

NAI Puget Sound Properties
+1 425 586 5606
sbalkman@nai-psp.com

Ted Winskill

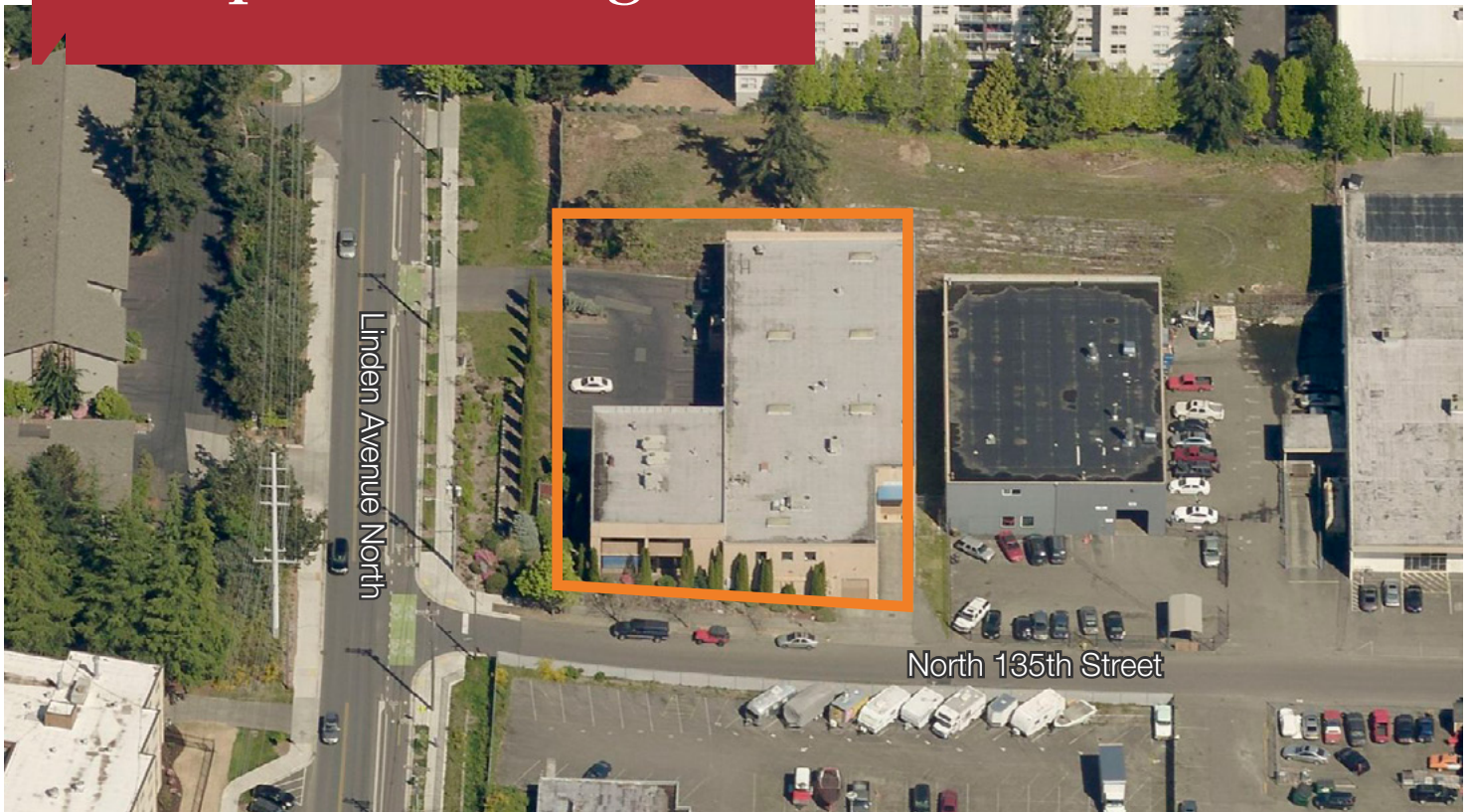
Orion Commercial Partners
+1 206 397 8098
twinskill@orioncp.com



600 108th Avenue NE, Suite 340
Bellevue, WA 98004
+1 425 586 5600
nai-psp.com

Office/Lab Space for Lease

Trosper Building



Property Address:	13500 Linden Avenue North Seattle, WA 98133
Property Type:	Office/R&D/Industrial
Location:	Prime North Seattle Location
Tax Parcel No.:	016400-0055
Year Built:	1987
Parcel Size:	0.57 AC (25,006 SF)
Zoning:	C1-65
Office/Lab:	10,412 SF
Warehouse:	10,500 SF
Ceilings:	24'
Sprinkler System:	Fully sprinklered
Power:	Heavy Power



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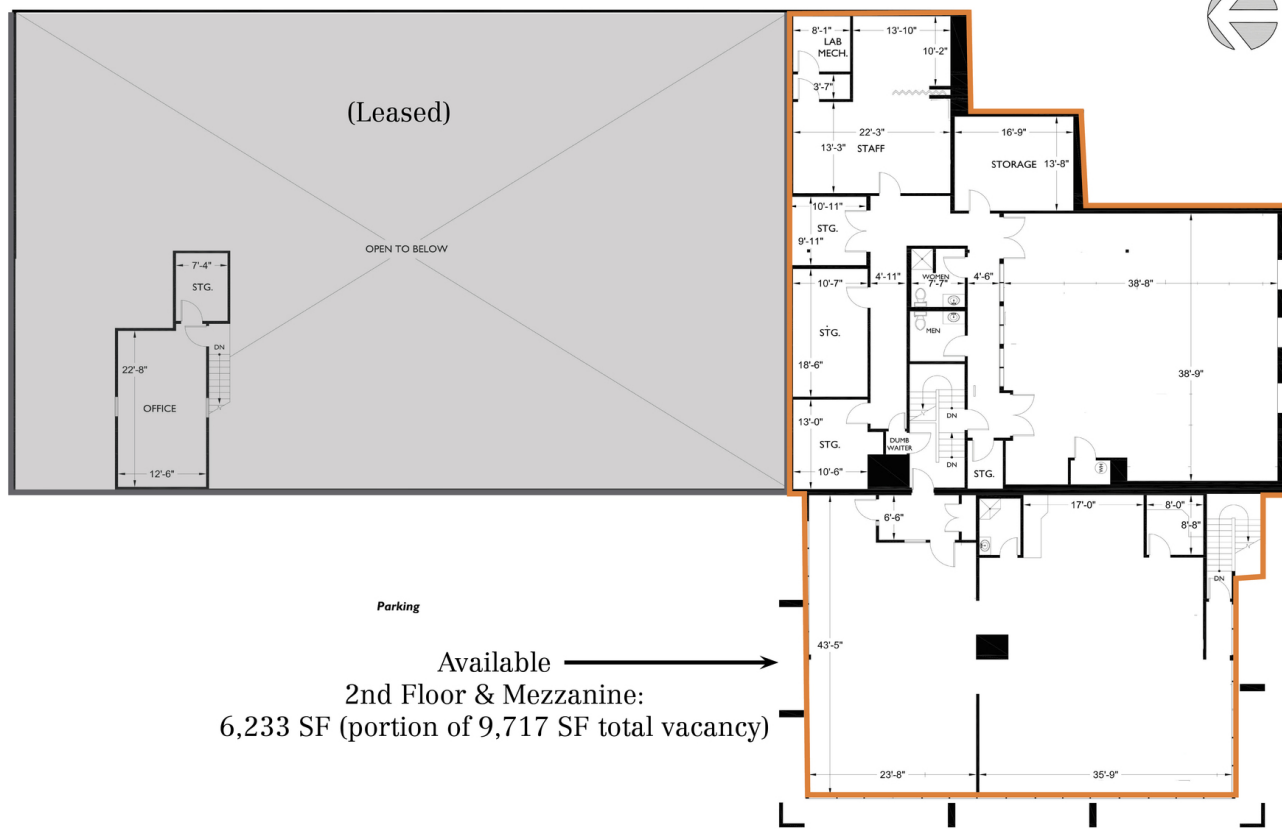
Floor 1

13500 Linden Ave N



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Available →
2nd Floor & Mezzanine:
6,233 SF (portion of 9,717 SF total vacancy)

TEL: 206.228.4744 206.228.4744 1737 NE 67th Court, Suite 100 Seattle, WA 98144	
2-D FLOOR PLANS	
Measured: October 2010 Project: C10-365	
Floor Plan	2
Client	Trosper Building 13500 Linden Avenue North Seattle, WA 98133
Subject	Property Management NW Inc. 17371 NE 67th Court, Suite 200 Redmond, WA 98073



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