

OFFICE

COMMERCIAL CONDOMINIUM | GREENWOOD

600 N 85th Street Unit 102, Seattle WA 98103

YATES
WOOD

BROKERAGE
& PROPERTY
MANAGEMENT

FOR SALE



PROPERTY HIGHLIGHTS

- ✓ SIZE: 3,145 Square Feet
- ✓ PARKING: Six deeded Parking Spaces & two storage units
- ✓ BUILD OUT: Corner unit, flexible work space with reception, 2 offices, conference room, kitchen, bathroom and high ceilings
- ✓ Unit is currently leased to an Architect for \$5,100 + NNN and HOA dues, lease ends in December 2025
- ✓ Leased out investment at a 5% cap rate
- ✓ IMPROVEMENTS: Two HVAC units, sprinklers, 2 double exterior doors, plus direct access to garage parking
- ✓ HOA DUES: \$1,000/month
- ✓ PARCEL NUMBER: 240680-0020
- ✓ PRICE: \$1,200,000 / \$381 per foot



PETER ARGERES

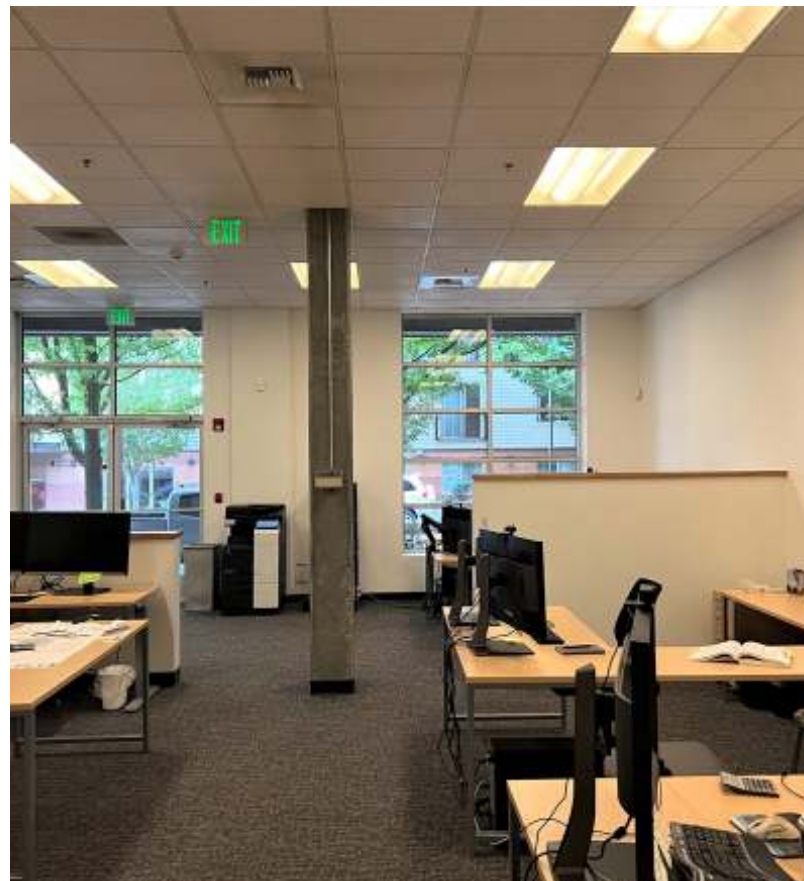
Commercial Broker

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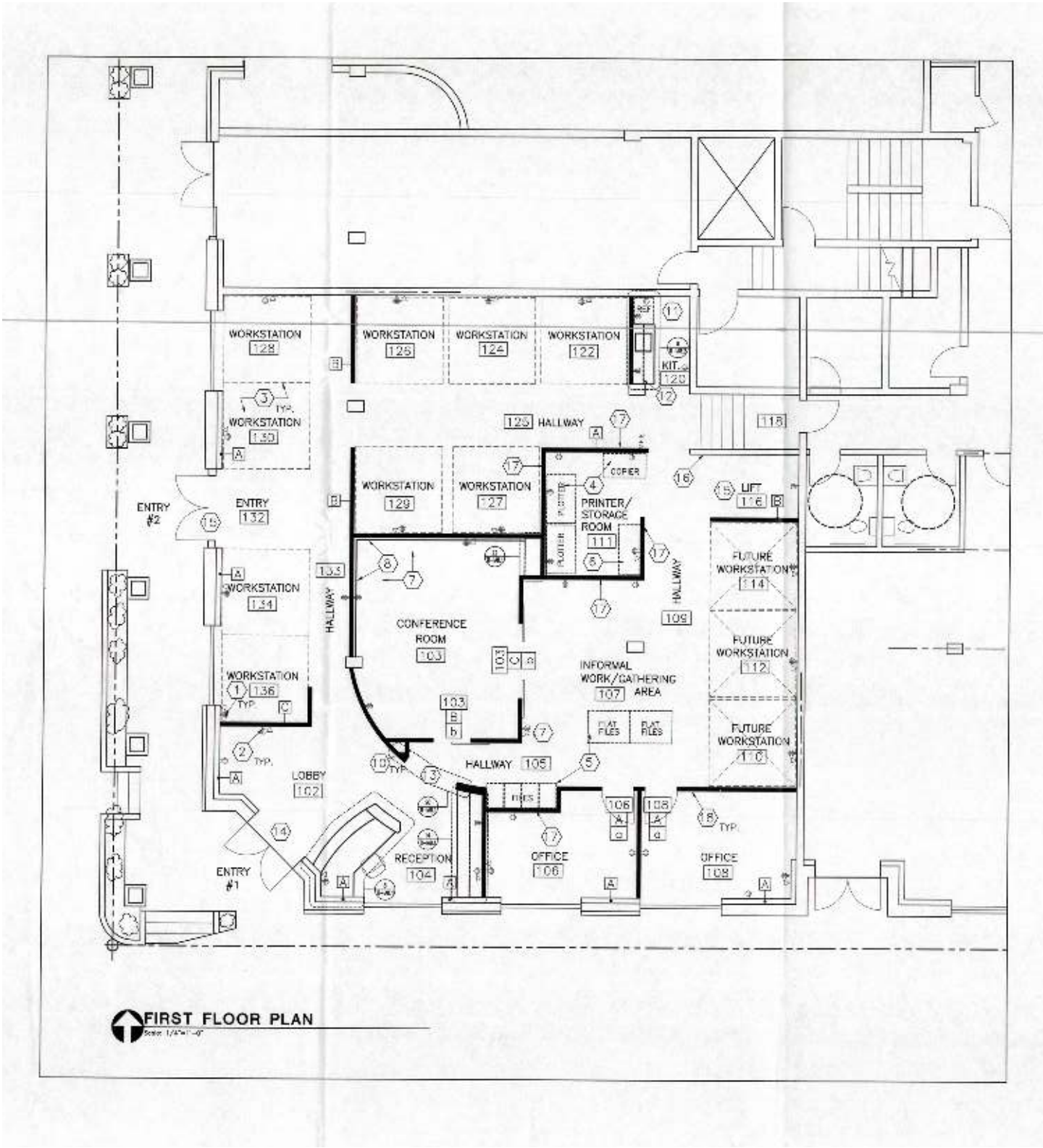
PICTURES

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FLOOR PLAN

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FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

