

FOR LEASE



PROPERTY HIGHLIGHTS

- ✓ 2,034 SF of Corner Retail or Office Space
- ✓ Formerly an office with multiple offices and a waiting room
- ✓ Great visibility on the corner with high ceilings and large windows.
- ✓ 2 secured parking stalls included in the price
- ✓ Great Wallingford location with lots of amenities and good street parking
- ✓ \$33.00sf/yr. + NNN
- ✓ Also for sale \$1,825,000



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PROPERTY PICTURES-RETAIL

2205 North 45th Street Seattle, WA 98103



NEIGHBORHOOD PROFILE-WALLINGFORD

YATES
WOOD

BROKERAGE
& PROPERTY
MANAGEMENT

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Wallingford is a neighborhood in north central Seattle, lying on a hill above the north shore of Lake Union about four miles from the downtown core. Commercial development is primarily concentrated along North 45th Street where a number of iconic structures stand including the neon "WALLINGFORD" sign, the Wallingford Center, and the original Dick's Drive-In. With its central location, numerous public amenities, including the world-renowned Gas Works Park, and views of both the Olympic and Cascade mountains, Wallingford has long been home to many middle and upper-class families. While Wallingford is mostly residential in nature, the neighborhood's southern edge, along Lake Union, has historically been an industrial and commercial business strip. In recent years, numerous office buildings have been developed as an extension of the burgeoning business center in neighboring Fremont.

PROPERTY LOCATION

2205 North 45th Street Seattle, WA 98103

