

OFFICE/RETAIL/FLEX SPACE | QUEEN ANNE

515 Aloha Street Seattle, WA 98109

YATES
WOOD

BROKERAGE
& PROPERTY
MANAGEMENT

FOR SALE



PROPERTY HIGHLIGHTS

- ✓ Vacant building is 8,300 SF
- ✓ Land Size: 6,300 SF
- ✓ Incredibly cool build out with high exposed ceiling, open area, offices and loft space
- ✓ Building has large kitchen area, and two bathrooms with a shower. Current build-out is for Media and Video / Filming Production
- ✓ 3 roll-up doors
- ✓ New HVAC system
- ✓ Zoned LR3-RC Low Rise Parcel # 545 830-0220
- ✓ Located in lower Queen Anne
- ✓ Building is also for lease at \$18.00 SF/YR + NNN
- ✓ Price: \$3,900,000



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PICTURES |

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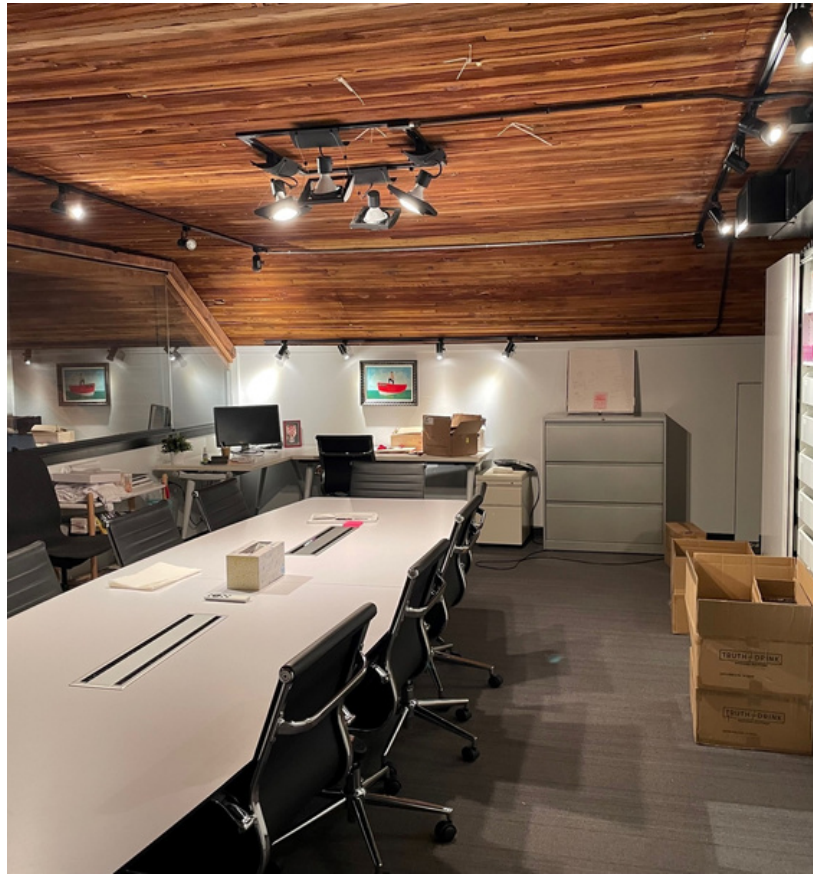


PICTURES |

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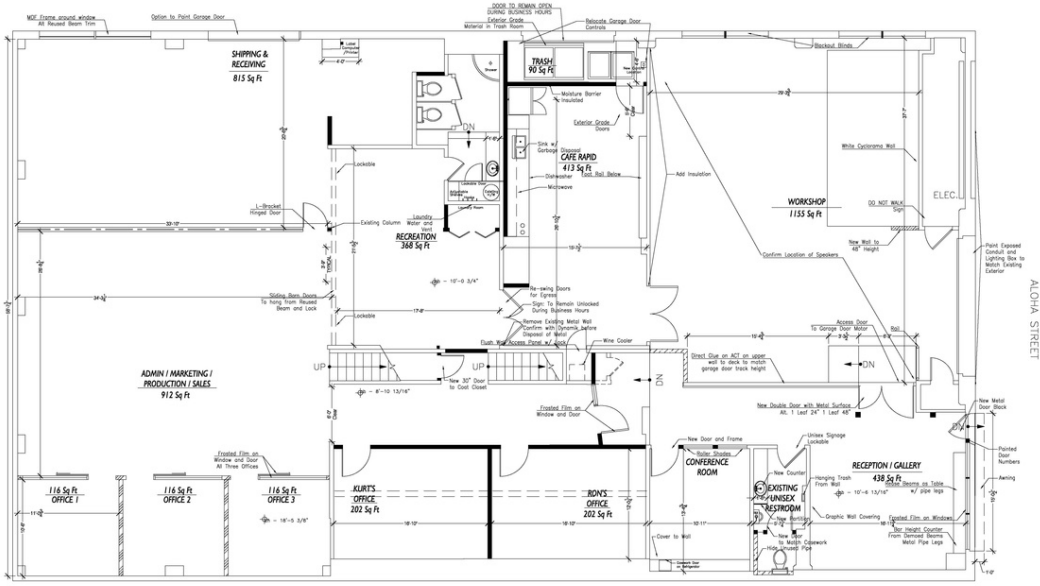
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FLOOR PLAN |

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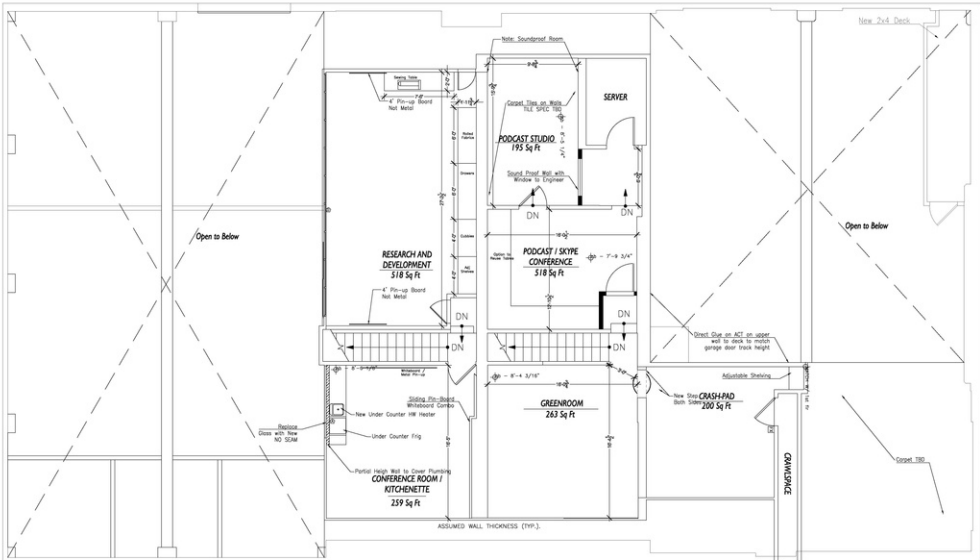
GROUND FLOOR

GENERAL NOTES:

1. RETAIN AS EXISTING UNLESS NOTED
2. REMOVING FINISH IN OCCUPIED AREAS PRIOR TO MOVE-IN
3. ALL WALL OPENING HEADERS AT 2" U.S.G.
4. PAINT ALL EXISTING ACT FLEES - WATER BASED PAINT
5. NO CEILING DEMO
6. SANDBLASTING ALL WOOD CEILING BECK (Gypsum & Downspout)
7. PAINT ONLY IN AREAS NOTED
8. SANDBLASTING AND PAINTING TO BE COMPLETED PRIOR TO FINISH WORK
9. ALL FLOORING/TO BE REPLACED
10. AREAS HATCHED ARE TO BE OCCUPIED AT MOVE-IN
11. CABINETS TO BE REMOVED UNLESS NOTED
12. CLIENT MOVE-IN DATE: MAY 24, 2012
13. ALL DIMENSIONS W/

WALL SCHEDULE

NO.	DESCRIPTION	THICKNESS	FINISH
1	1/2" Gypsum Board	1/2"	White
2	1/2" Gypsum Board	1/2"	White
3	1/2" Gypsum Board	1/2"	White
4	1/2" Gypsum Board	1/2"	White
5	1/2" Gypsum Board	1/2"	White
6	1/2" Gypsum Board	1/2"	White
7	1/2" Gypsum Board	1/2"	White
8	1/2" Gypsum Board	1/2"	White
9	1/2" Gypsum Board	1/2"	White
10	1/2" Gypsum Board	1/2"	White
11	1/2" Gypsum Board	1/2"	White
12	1/2" Gypsum Board	1/2"	White
13	1/2" Gypsum Board	1/2"	White



SECOND FLOOR

GENERAL NOTES:

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8	1/2" Gypsum Board	1/2"	White
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AERIAL MAP |

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