

Matt Bohner 425.829.6742 matt@srecommercial.com



TABLE OF CONTENTS

Offering Summary	03
Property Details	04
Photos	05
Floor Plan	06
Sale Comparable Summary	07
Contact	08



OFFERING SUMMARY

The 113th Street Professional office building is located just off Lake City Way NE in Seattle. The 2,600 square foot upstairs is vacant and available immediately for an owner-user to occupy.

The building features secured covered parking and is served by an elevator.

The location is close to the employment base of north Lake Washington. It provides an accessible office solution without the need to commute to downtown Seattle.



PROPERTY DETAILS

Address	2611 NE 113th St, Seattle, WA 98125
Total Building Size	7,388 SF
Building Configuration	 First Floor – 2,188 SF, Building Lobby and Parking Garage Second Floor – 2,600 SF, Office Area with five private offices, conference room and reception Third Floor- 2,600 SF, Office Area with five private offices, conference room and reception.
Parking	Six covered stalls, Seven uncovered stalls
Total Lot Size	8,095 SF
Parcel Number	890250 0395
Year Built	1992
Years Renovated	New Siding in 2008, New Roof in 2011
Zoning	NC3/30







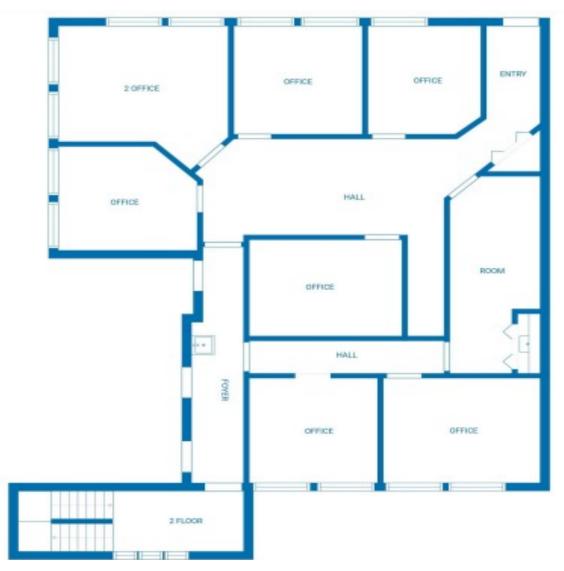






113th Street Professional Office Building

FLOOR PLAN(Layout on floors 2 and 3)



6

SALE COMPARABLE SUMMARY

No.	-	Address	Year Built	Building SF	Sale Date	Sale Price	Price Per SF
1		2707 NE Blakely Street, Seattle, WA 98105	1961	9,012	4/11/23	\$3,3 80,000	\$375.06
2		1222 N 185th Street, Shoreline, WA 98133	1980	7,935	11/18/22	\$2,500,000	\$315.06
3		7107 Greenwood Ave N, Seattle, WA 98103	1926	4,760	5/22/23	\$1,630,000	\$342.44
4		5903 244th Street SW, Mountlake Terrace, WA 98043	1964	3,203	4/5/23	\$1,280,000	\$399.63
5		6702 220th St SW, Mountlake Terrace, WA 98043	1962	2,754	1/13/23	\$1,130,000	\$410.31
6		6204 8th Ave NW, Seattle, WA 98107	1962	2,180	8/9/23	\$975,000	\$447.25
		2611 NE 113th St, Seattle, WA 98125	1992	7,388	077723	\$2,000,000 Asking Price	\$270.71

CONTACT

Matt Bohner Vice President 425.829.6742 matt@srecommercial.com

DISCLAIMER

SRE represents the Seller in this offering. Information contained herein has been obtained from reliable sources and is not guaranteed. Neither Seller nor SRE make any representations or warranties regarding the accuracy of this information. Prospective buyers should carefully verify all information contained herein.

www.srecommercial.com

