

# FOR SALE

Owner-User or Value-Add Office Building

\$2,000,000 Asking Price

2611 NE 113th St, Seattle, WA 98125



**Matt Bohner**

425.829.6742

[matt@srecommercial.com](mailto: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 113<sup>th</sup> 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

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





## FLOOR PLAN(Layout on floors 2 and 3)



# 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	\$3,380,000	\$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	1947	2,180	8/9/23	\$975,000	\$447.25
		2611 NE 113th St, Seattle, WA 98125	1992	7,388		\$2,000,000 Asking Price	\$270.71

# CONTACT

**Matt Bohner**  
Vice President  
425.829.6742  
[matt@srecommercial.com](mailto: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](http://www.srecommercial.com)