

FOR LEASE



Office/Fitness/Salon/Retail
BRING YOUR CONCEPT!

6040 California Ave SW

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COMMERCIAL

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Overview

This light bright space located on the South end of California Ave near Fauntleroy Way is ideal for neighborhood office or service retail use.

Currently built with showroom retail in front with great window line with tons of natural light and then back office featuring both open work areas and private offices, kitchenette, two restrooms, and plenty of storage. Back office also has plentiful windows and room for more private offices if desired.

Prior tenants included service retail and also as a former salon - both are great uses for the space. Co-Tenant is West Seattle Co-Work. Great for insurance, real estate, or doctor's office, and more!

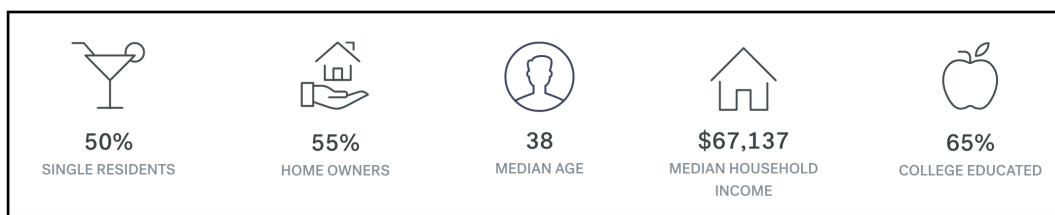
SIZE	PSF	NNN	TOTAL MONTHLY RENT inc NNN
1,681 sq ft	\$28.00	\$7.00 est	\$4,902.92

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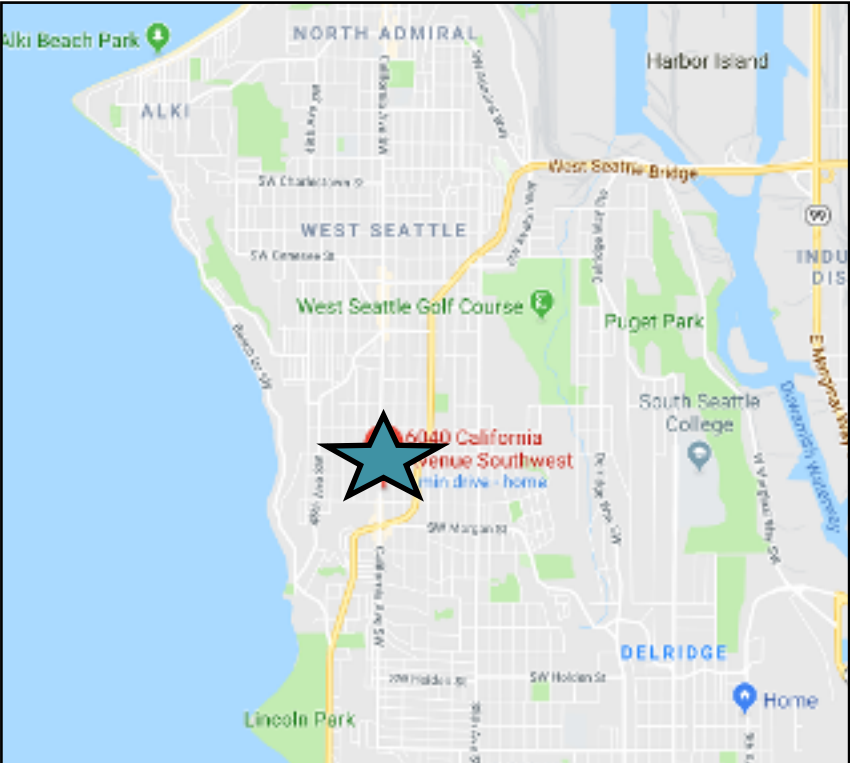


Highlights

- **BRING YOUR CONCEPT** - salon, fitness, retail, or office!
- Light bright space located on the South end of California Ave near Fauntleroy Way.
- Ideal for neighborhood office or service retail use. Great for insurance, real estate, or doctor's office, and more!
- Prior tenants included service retail and also as a former salon.
- Currently built with showroom retail in front with great window-line along desirable California Ave.
- Back office features ample natural light and a combo of both open work area and 3 private offices, kitchenette, two ADA restrooms, and plenty of storage.
- Room for more private offices if desired or open space up!
- Front showroom has hardwood looking flooring and polished concrete flooring in the back.
- Co-Tenant is West Seattle Co-Work. Neighborhood is filled with synergistic restaurant/retail/service neighborhood businesses.



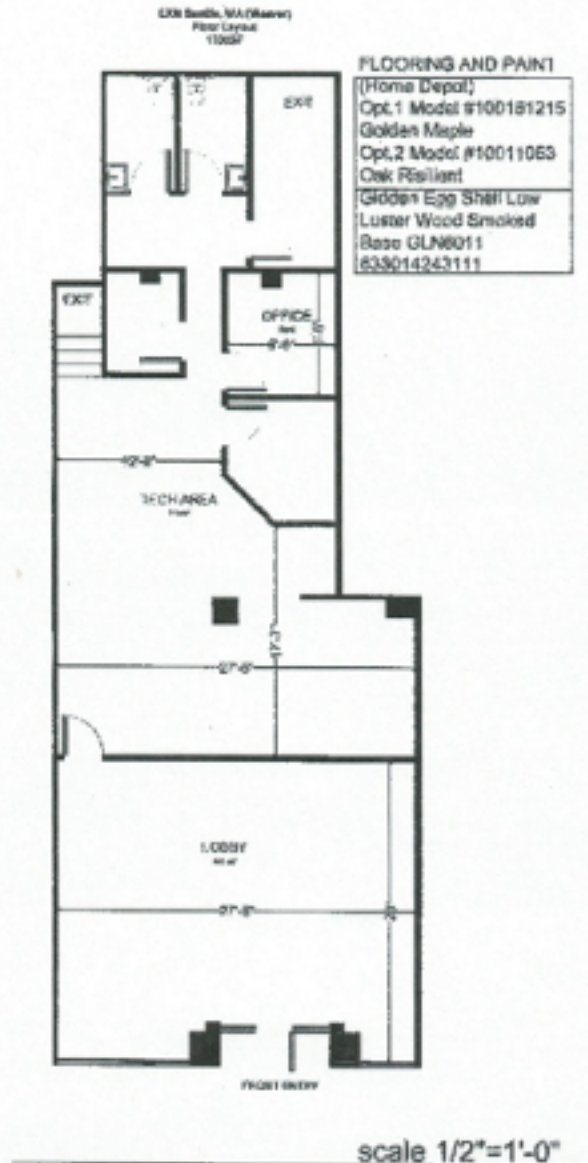
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EXHIBIT B

FLOOR PLAN OF TENANT'S PROPOSED WORK FOR SAID PREMISES

4295/039 12/19/16
cshigley/cadence46040 californiastatistics

References: 1

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, and/or professional advisor.