

**5446 California Ave SW,
Seattle, WA 98136
- FOR LEASE -**



**BERKSHIRE
HATHAWAY**
COMMERCIAL DIVISION

Presented by:

Paul Poirier (206) 915-6881 | PaulPoirier@BHHSNWRE.com
Melanie Krebs (206) 930-1881 | MelanieKrebs@BHHSNWRE.com

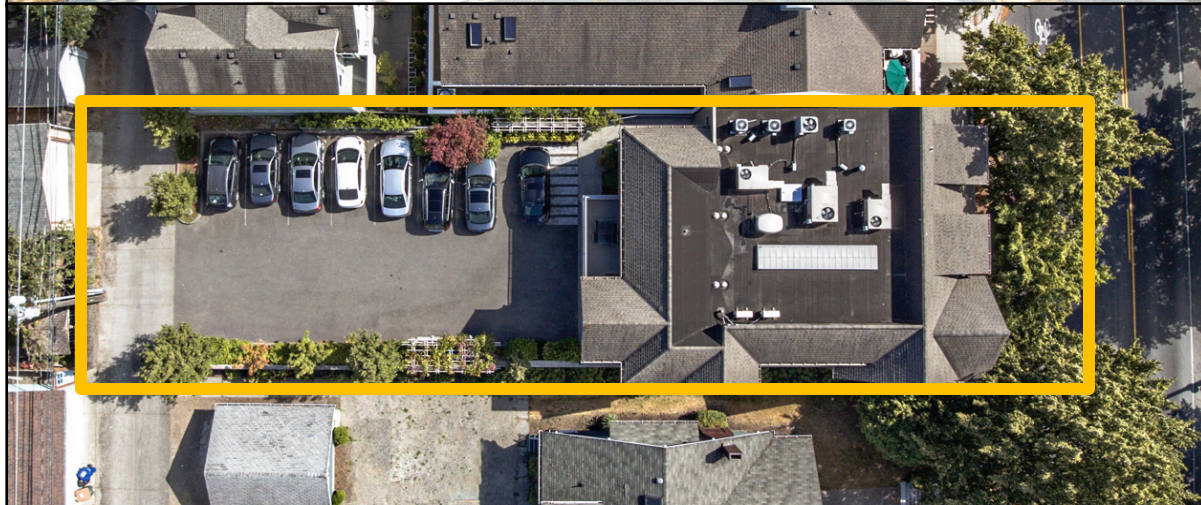
The Property

8,819 square feet office building on the highly sought after street of California Ave SW in West Seattle. First floor can be leased separately as retail space and upper 2 floors as office space (divisible by floor). Minutes to the West Seattle Bridge, Fauntleroy Ferry Terminal and Alaska Junction. Built in 2006, the traditional architecture is on point for the location and offers a solid brick exterior with thoughtful interior spaces and high tech cabling throughout. The building has been meticulously maintained and recently received new exterior paint. Property offers a large parking lot behind the building with 8 spaces for tenant(s). Location offers close proximity to downtown without the in-city congestion.

- Asking Rent: \$22.45-\$28.00 (Subject to Division)
- NNN Lease
- Whole Building \$16,500.00/mo
- NNN Expenses = \$6.80
- Term: 5+ Years

FEATURES

- Year Built: 2006
- Building Square Feet: 8,819sf
- Off Street Parking
- High-Tech Cabling
- High Traffic Location - California Ave SW
- Divisible into Retail/Office
- Rare Stand-Alone Single Tenant Opportunity
- Great Street Presence
- Bright Interior - Offers Many Possibilities
- Brick Exterior - Timeless Trim & Fixtures



Property information has been obtained from sources believed reliable. However, we make no representations or warranties, expressed or implied, as to the accuracy of the information. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Location



Convenient West Seattle location offers close proximity to downtown Seattle, but away from the growing congestion. Walking distance to the Alaska Junction, shops, restaurants and not to mention just a short drive to the West Seattle golf course.

Distances

- 6.3 miles to Downtown Seattle
- 0.5 miles to Alaska Junction
- 1.5 miles to West Seattle Golf Course
- 2.3 miles to Fauntleroy Ferry Terminal
- 12.6 miles to SeaTac Airport

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Interior

FLOOR ONE



FLOOR TWO



FLOOR THREE



*** Floor plan renderings are estimates only & subject to change. Buyer to verify all office spaces and layout.**

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Building



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4700 42nd Ave SW, Suite 600, Seattle, WA 98116

Visit www.5446Cal.com for more information