

FRYE

/Commerce Center

For Lease

2414 SW ANDOVER ST, SEATTLE, WA 98106

Versatile Floorplans. Flexible Terms.

Find the perfect layout with lease options that fit your timeline
– whether short or long-term.

OFFICE, FLEX/INDUSTRIAL & RETAIL SPACES

NEW LEASING RATES:	Office:	\$18.00 NNN
	Flex/Industrial:	\$15.00 NNN
	Retail:	\$25.00 NNN

2026 ESTIMATED OPEX:	Building C/Flex:	\$5.00/RSF
	Building C/Retail:	\$8.50/RSF
	Building D:	\$9.42/RSF
	Building E:	\$7.58/RSF

SURFACE PARKING:	Office:	3/1,000 RSF
	Flex/Industrial:	1/1,000 RSF
	Retail:	4.22/1,000 RSF

**4-BUILDING CAMPUS OFF OF THE WEST SEATTLE
FREEWAY AND DELRIDGE WAY SW**

ONSITE AMENITIES: SUBWAY & DELRIDGE DELI MART



FOR MORE LEASING INFORMATION
CONTACT

JACK DEANE
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www.orioncp.com

ORION
COMMERCIAL PARTNERS

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Available Spaces.

SUITE	SIZE	TYPE
C 3823	2,188 RSF	Retail
C 3845	2,500 RSF	Retail
C 100A	17,925 RSF	Flex/Industrial
D 101	1,850 RSF	Office
D 120	5,735 RSF	Office
D 200	1,681 RSF	Office
D 207	2,606 RSF	Office
D 208	1,414 RSF	Office
D 210	1,700 RSF	Office
D 215	1,771 RSF	Office
D 225	1,003 RSF	Office
D 101 - D 225	1,414 SF - 10,175 RSF	Office
E 100	5,555 RSF	Office



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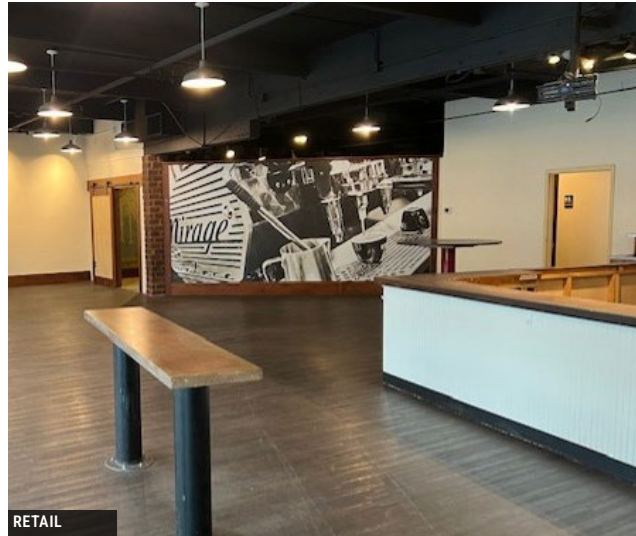
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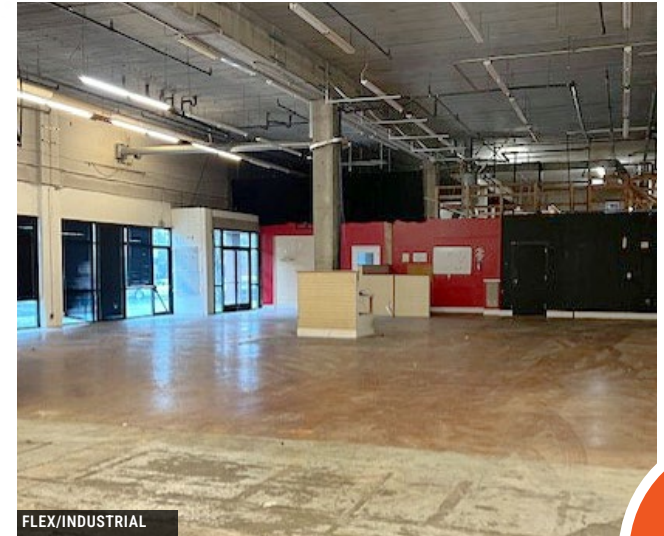
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OFFICE



RETAIL



FLEX/INDUSTRIAL



BREAK AREA



OFFICE

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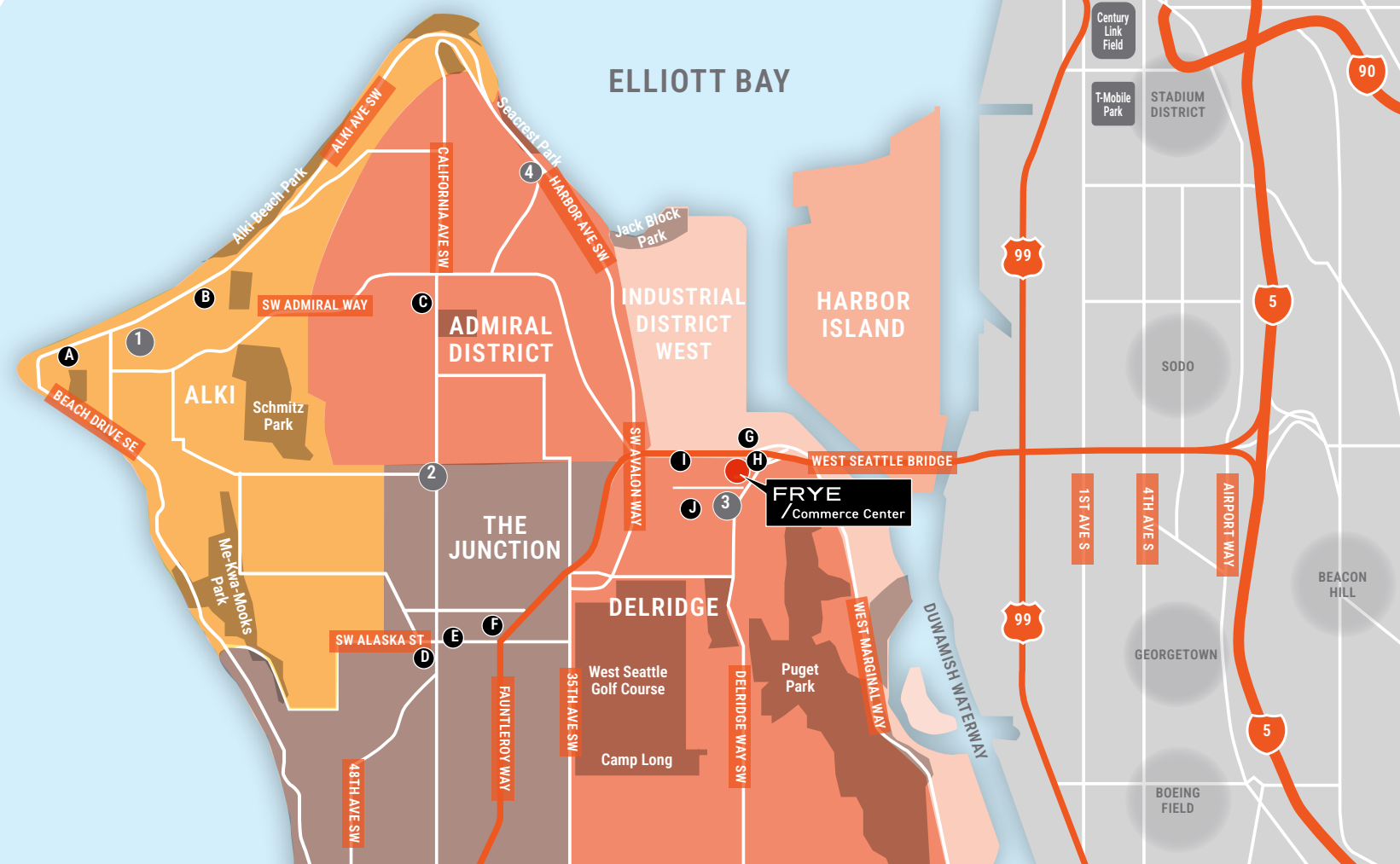
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- ALKI**
 - Alki Kayak Tours
 - Alki Point Lighthouse
 - Alki Spud Fish & Chips
 - Amperсанд Cafe
 - Blue Moon Burgers
 - Cactus Restaurant
 - Christo's
 - Driftwood
 - El Chupacabra
 - Harry's Beach House
 - Il Nido
 - La Rustica
 - Marination Ma Kai
 - Pepperdock Restaurant
 - Salty's on Alki
 - Seacrest Ferry Dock
 - Sunfish
 - Top Pot Doughnuts
 - Wheel Fun Rentals
 - West Seattle Brewing Co.
- THE JUNCTION**
 - Azuma Sushi
 - Bakery Nouveau
 - The Beer Junction
 - Chipotle
 - Easy Street Records
 - Elliott Bay Brewery
 - Husky Ice Cream
 - Ma'ono
 - Mashiko Sushi Bar
 - The Matador Restaurant & Bar
 - Pagliacci Pizza
 - QFC
 - Safeway
 - Shadowland Eatery
 - Starbucks
 - Talarico's Pizzeria & Lounge
 - Trader Joe's
 - West Seattle Bowl
 - W.S. Family YMCA
- ADMIRAL DISTRICT**
 - Admiral Theater
 - Admiral Pub
 - Bartell Drugs
 - Circa Restaurant
 - Grillbird
 - Luna Park Cafe
 - McDonald's
 - Metropolitan Market
 - Mioposto Pizzeria
 - Mission Cantina
 - Mudbay
 - Prost!
 - Safeway/Gas
- DELDRIDGE**
 - Chelan Cafe
 - Delridge Community Center
 - Delridge Deli Mart*
 - Home Depot
 - Ounces Taproom
 - Skylark Cafe & Club
 - Subway*
 - Sound Physical Therapy*
 - Walgreens
 - The Westy
 - West Seattle Health Club
 - Westwood Village Shopping Center
 - Youngstown Flats

*Onsite amenities

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