

# FOR SALE CREATIVE OFFICE SPACE

# MOVE IN READY

PRICE REDUCED!



▶ ▶ ▶ 1916 23rd Avenue South • Seattle, WA 98144

## HIGHLIGHTS:

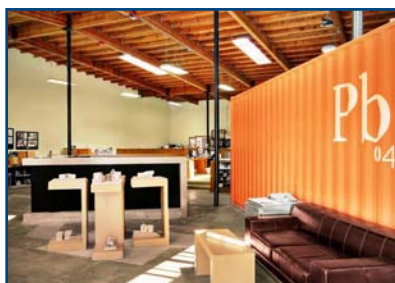
- ▶ **PRICE REDUCED:** \$1,400,000 (\$186.66/sf)
- ▶ Pride of ownership
- ▶ Creative, collaborative space
- ▶ Approximately 7,500 sf building + mezzanine
- ▶ Land: 10,080 sf
- ▶ Built in 1981 & renovated in 2007/2008
- ▶ C1-65 zoning
- ▶ New roof
- ▶ Radiant floor heating
- ▶ New electrical
- ▶ Roll up doors

## THE PROPERTY:

Colliers International is pleased to present the property located at 1916 23rd Avenue South in Seattle, Washington. This is a single-story office building, built in 1981 and renovated in August 2007.

The building is a contemporary style structure with robust design and many attributes. Some of the features include high wooden ceilings, exposed beams and superior natural lighting.

Purposeful design and function are the value added features of this property. This tertiary Central Business District location and the proximity to I-5, I-90, Rainier Avenue and Seattle's new Light Rail Transit make this a very desirable office opportunity.



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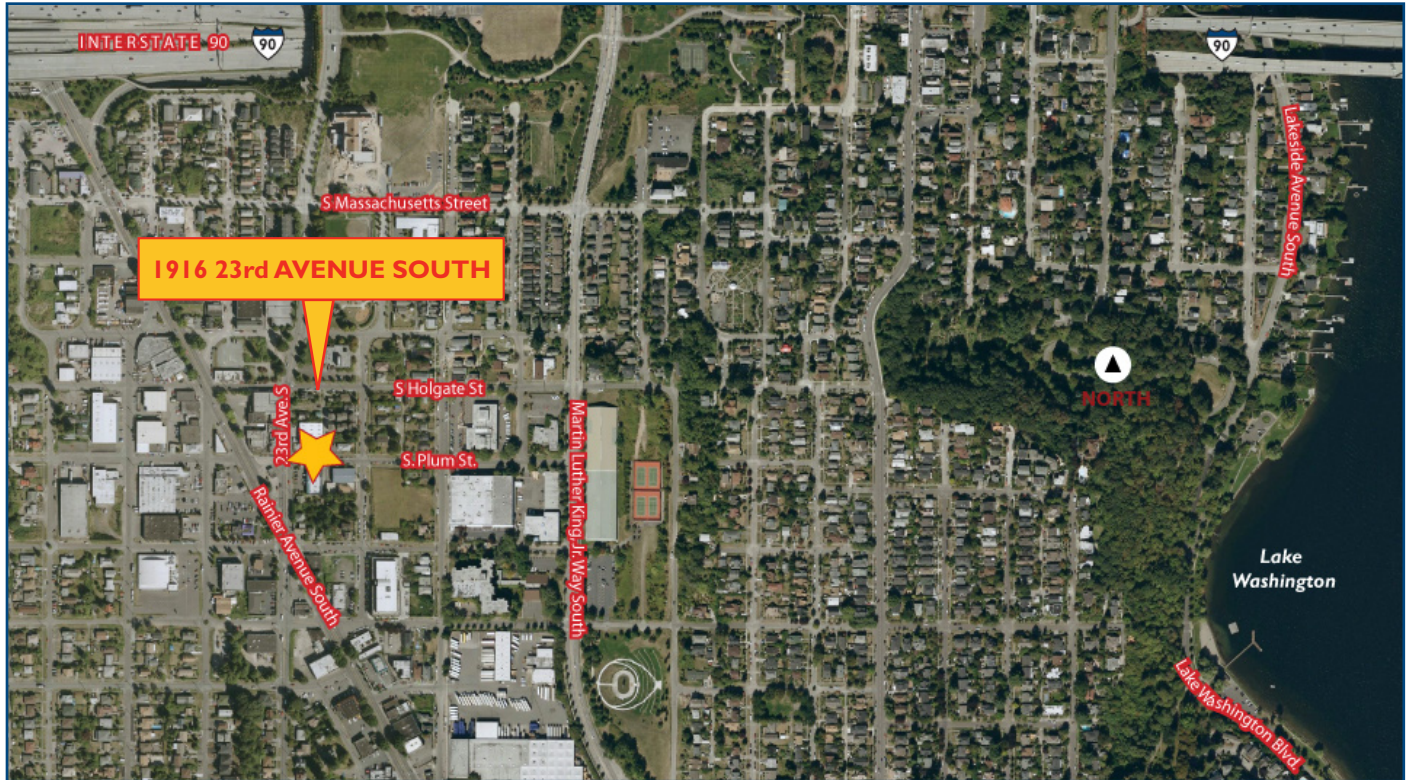
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