FOR LEASE

SALAL FINANCIAL CENTER BUILDING

Class-A Office Space for Lease in Northgate

9706 4TH AVE NE, SEATTLE, WA

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Kidder Mathews

Property Highlights

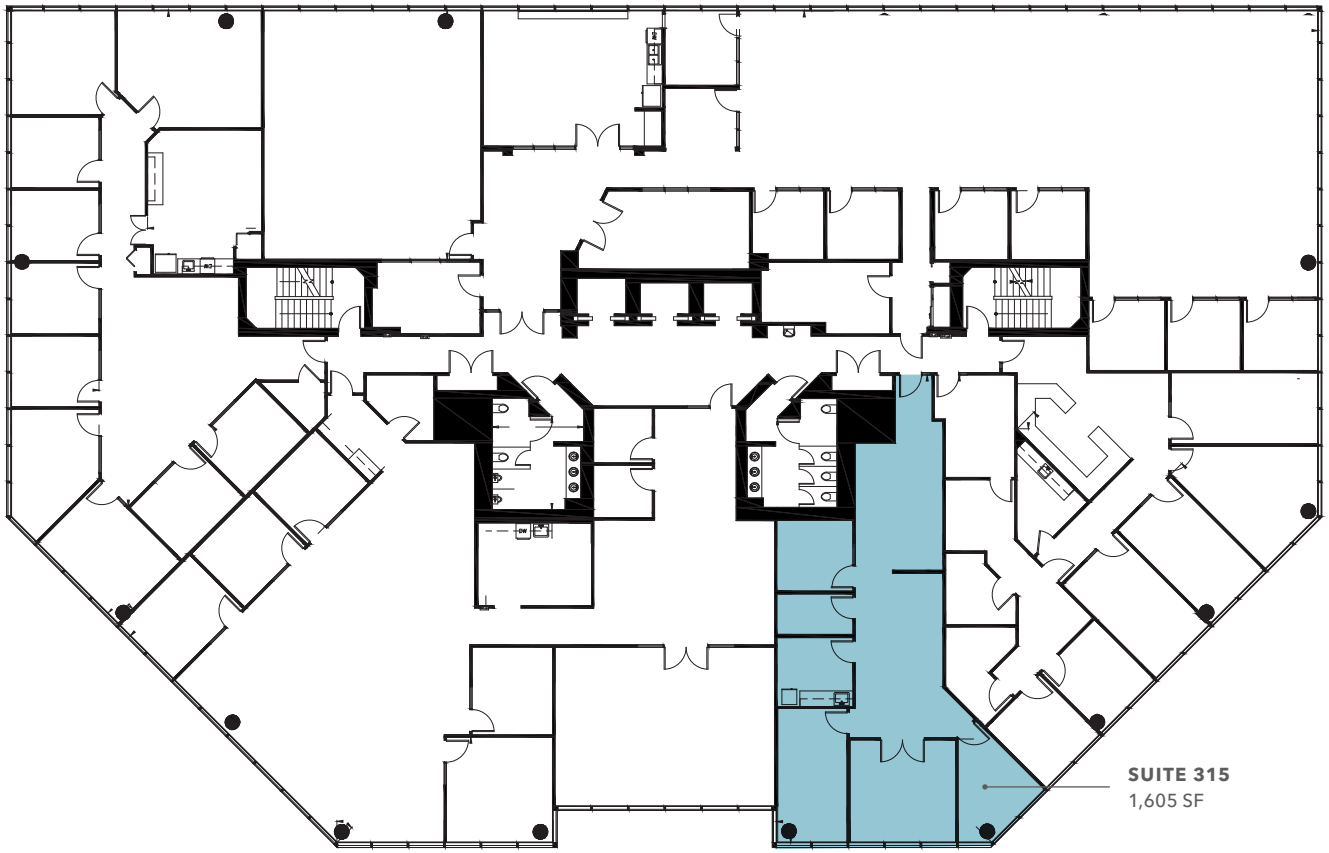
- Class-A office building
- Suite 315 available January 1, 2027
- 1,605 RSF total
- Lease rate (FSG): Year 1 rate $44.00 PSF
- Recent exterior landscaping and lobby renovations
- New common corridors and restrooms
- Tenant improvements negotiable
- Free parking (3/1,000 SF) in adjacent building garage
- Efficient floor plans
- Bike storage
- Showers on the first floor
- Comcast fiber in building

1,605 SF
SUITE 315

1/1/27
AVAILABLE

THIRD FLOOR PLAN

READY TO OCCUPY.



4TH AVE NE

1,605 SF
SUITE 315

1/1/27
AVAILABLE

$44.00 F/S
YEAR ONE ASKING RATE

HIGHLY-ACCESSIBLE LOCATION

Various dining, entertainment, and shopping options just minutes away

Conveniently located near Interstate 5 and Highway 99

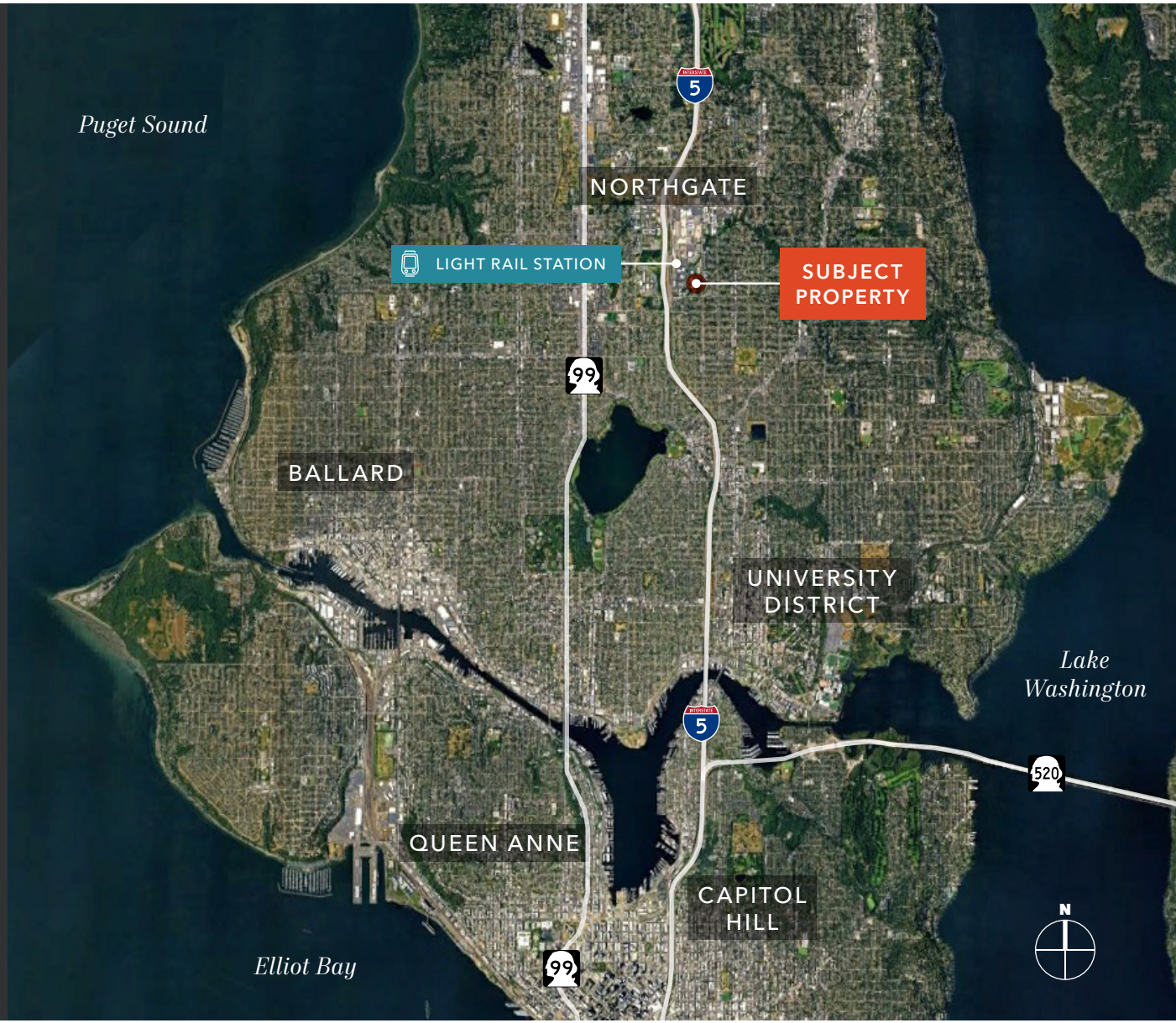
Northgate Light Rail Station and Transit Center within walking distance

Less than 20 minute drive to downtown Seattle and South Lake Union

Close proximity to Northgate Mall

16 MIN
DOWNTOWN SEATTLE

12 MIN
SOUTH LAKE UNION



SALAL FINANCIAL CENTER BUILDING

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