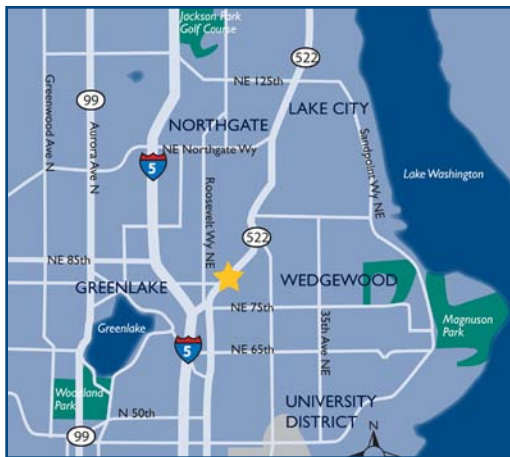


FOR SALE

Office/Retail/Flex Owner-User Opportunity

YENTER BUILDING

8201 LAKE CITY WAY NE • SEATTLE, WASHINGTON • 98115



THE BUILDING

Built in 1989, the 9,964 square foot Yenter Building offers a great combination of office/retail and warehouse in a highly visible, central location.

THE PROPERTY

- ▶ 14 Parking Stalls, 9 Covered
- ▶ Well Maintained by Current Owner/User
- ▶ Turn-Key Opportunity
- ▶ Grade-Level Loading Door
- ▶ Abundant Natural Light
- ▶ High Ceilings

ACCESS & AMENITIES

The property location offers close proximity to freeway interchanges, favorable drive times to destinations within Puget Sound, and a short walking distance of an abundance of retail shopping, restaurants, and entertainment. The building is situated on SR-522 (Lake City Way), blocks from I-5, and has easy access to Hwy 99, Hwy 520, and I-90.

PRICE

\$2,750,000.00

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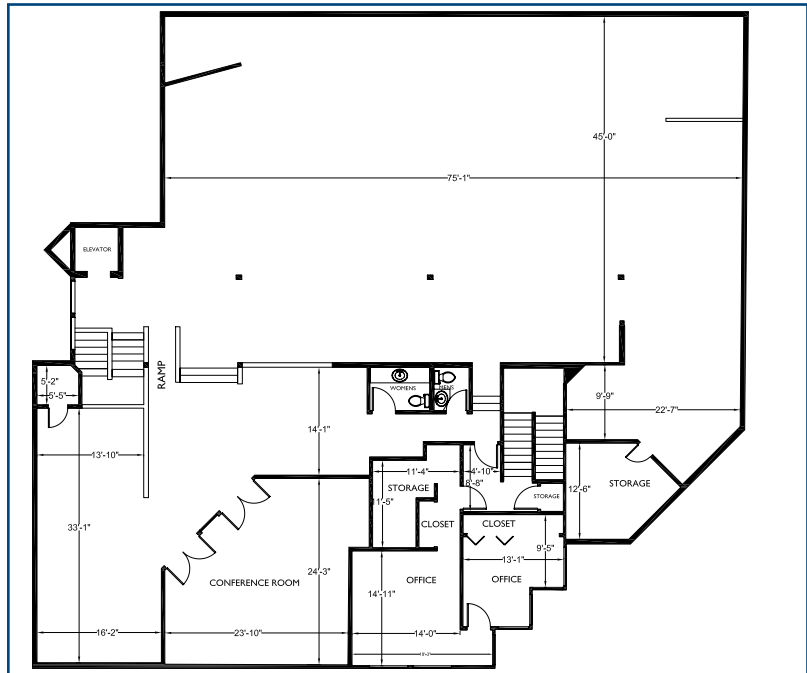
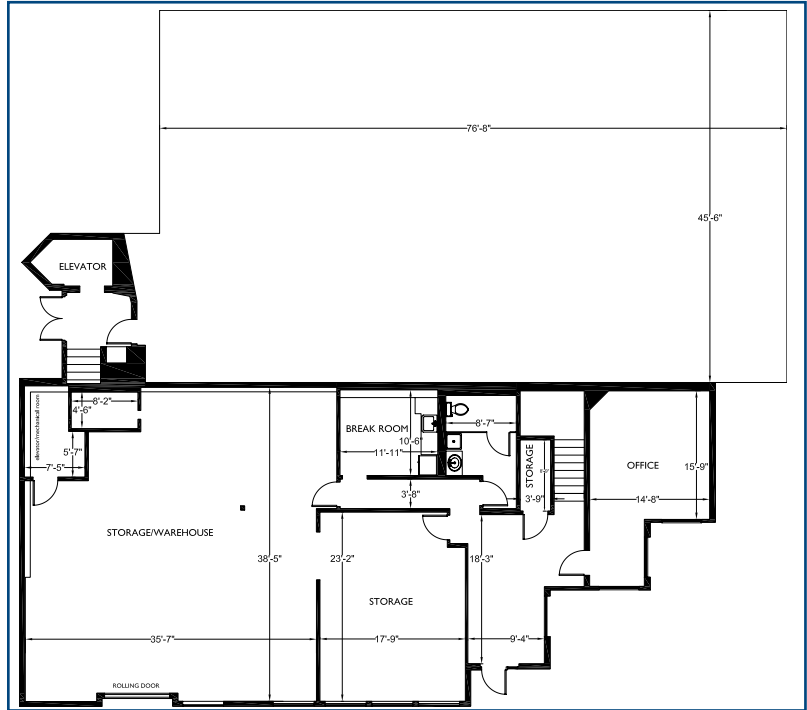
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