



UNIQUE OFFICE WITH VIEWS FOR SALE OR LEASE

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

NAI Puget Sound
Properties

PROPERTY OVERVIEW

ICICLE COURT

4019 21ST AVE W | SEATTLE, WA

- Total Building: 26,430 RSF
- 11,783 RSF Available
- Divisible down to $\pm 1,500$ RSF suites
- Amazing water views
- Onsite parking ratio 2.69/1,000 SF
- 2nd floor has an exercise room and showers
- Lease rate negotiable
- Also for sale. Unpriced. 51.56% leased.

Silver Bay Seafoods Lease:

- + 9 year remaining term
- + Net Income = \$259,719 (04/17/2025)
- + Lease expires 04/16/34

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AVAILABILITY

4TH FLOOR

Tenant Silver Bay Seafoods

BUILDING AVAILABLE

26,430 USF
12,070 USF

3RD FLOOR

Suite 300 1,501 USF
Last remaining 3rd floor space!
(Silver Bay Seafoods leases remainder of floor)

2ND FLOOR

Suite 200 1,500 USF -
(Full Floor, Divisible) 6,725 USF

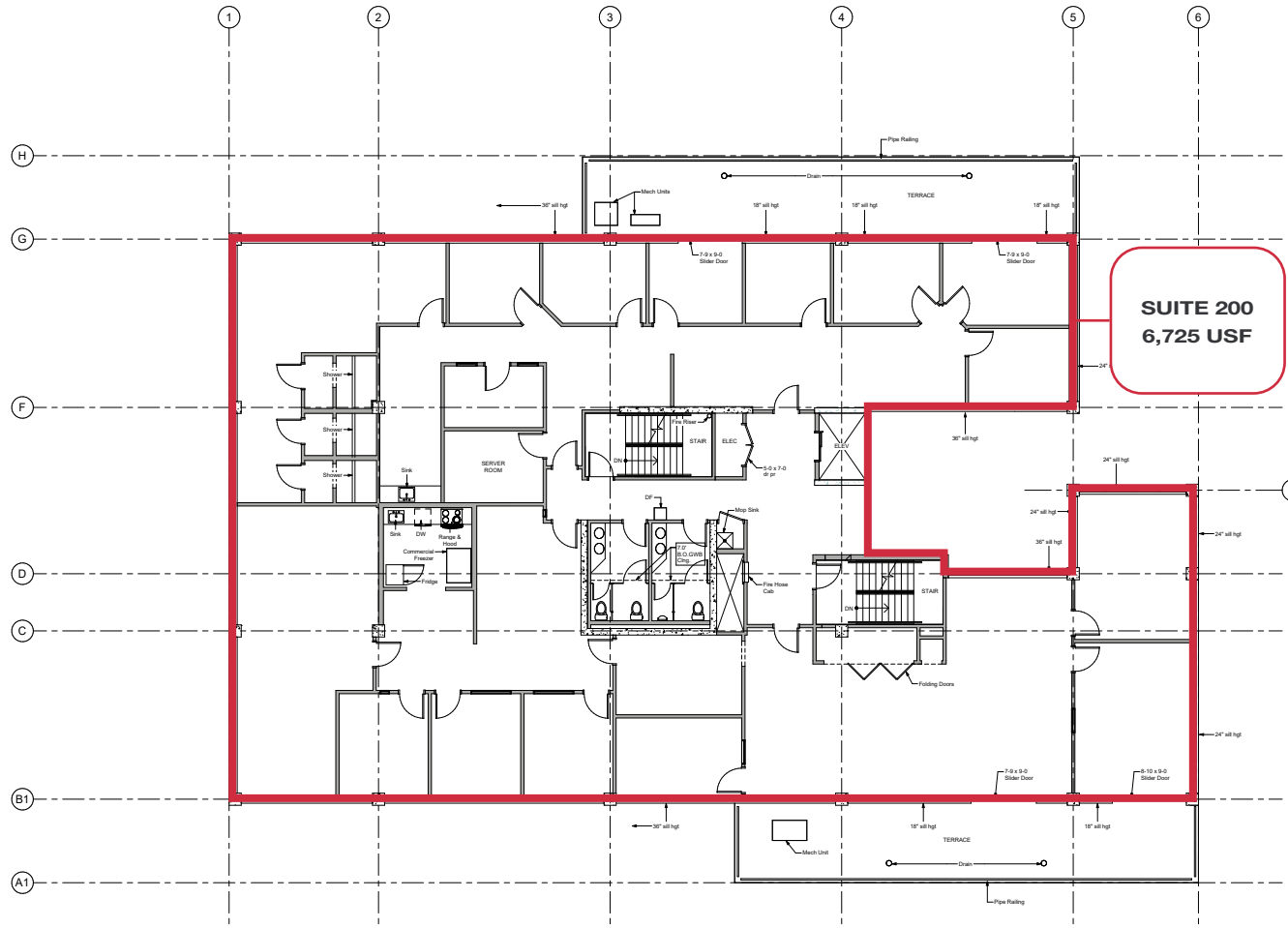
1ST FLOOR

Suite 101 1,844 USF
Suite 102 2,000 USF



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SUITE 300
1,501 USF



2ND FLOOR

SUITE 200

FULL FLOOR: 6,725 USF
DIVISIBLE TO $\pm 1,500$ USF

SUITE 102
1,844 USF

Architectural floor plan of Suite 102, showing a layout of approximately 1,844 square feet. The plan includes a kitchen area with a built-in stove, sink, and refrigerator; a dining area with a built-in table and chairs; a lounge area with a sofa and armchair; a bathroom with a toilet, sink, and shower; and a bedroom with a bed and dresser. The plan also shows a staircase, a closet, and a storage area. The suite is located on the second floor of a building, with a view of the street and surrounding area. The plan is drawn to scale, with dimensions provided for all major areas and features.

SUITE 102
1,844 USF

BALLARD FROM ABOVE

