

FOR LEASE



OVERVIEW

The Jorve Roofing Building is located in South Seattle between the Central District and Rainier Valley. The property sits on a secured lot on a highly visible corner location with strong vehicle traffic from both Rainier Ave S and MLK Jr. Way. Easy access to I-90, I-5 and public transportation. The Jorve property is only 1/2 block from the Rainier Ave. Sound Transit Station.

For more information contact:

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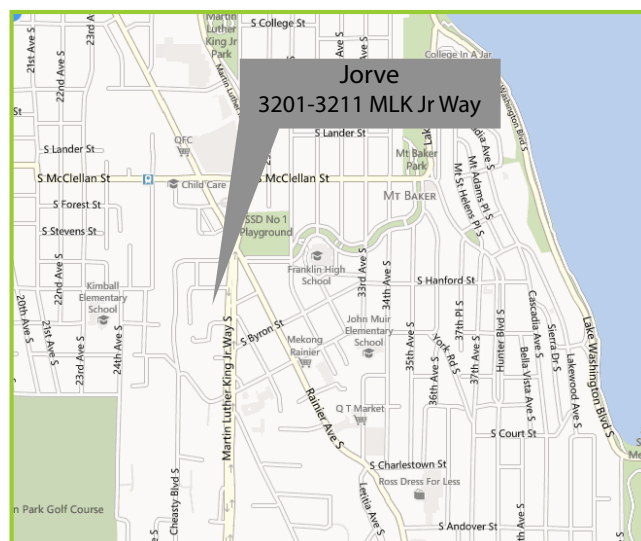
Office/Flex/Warehouse

3211 Martin Luther King Jr. Way South
Seattle



MAIN BUILDING

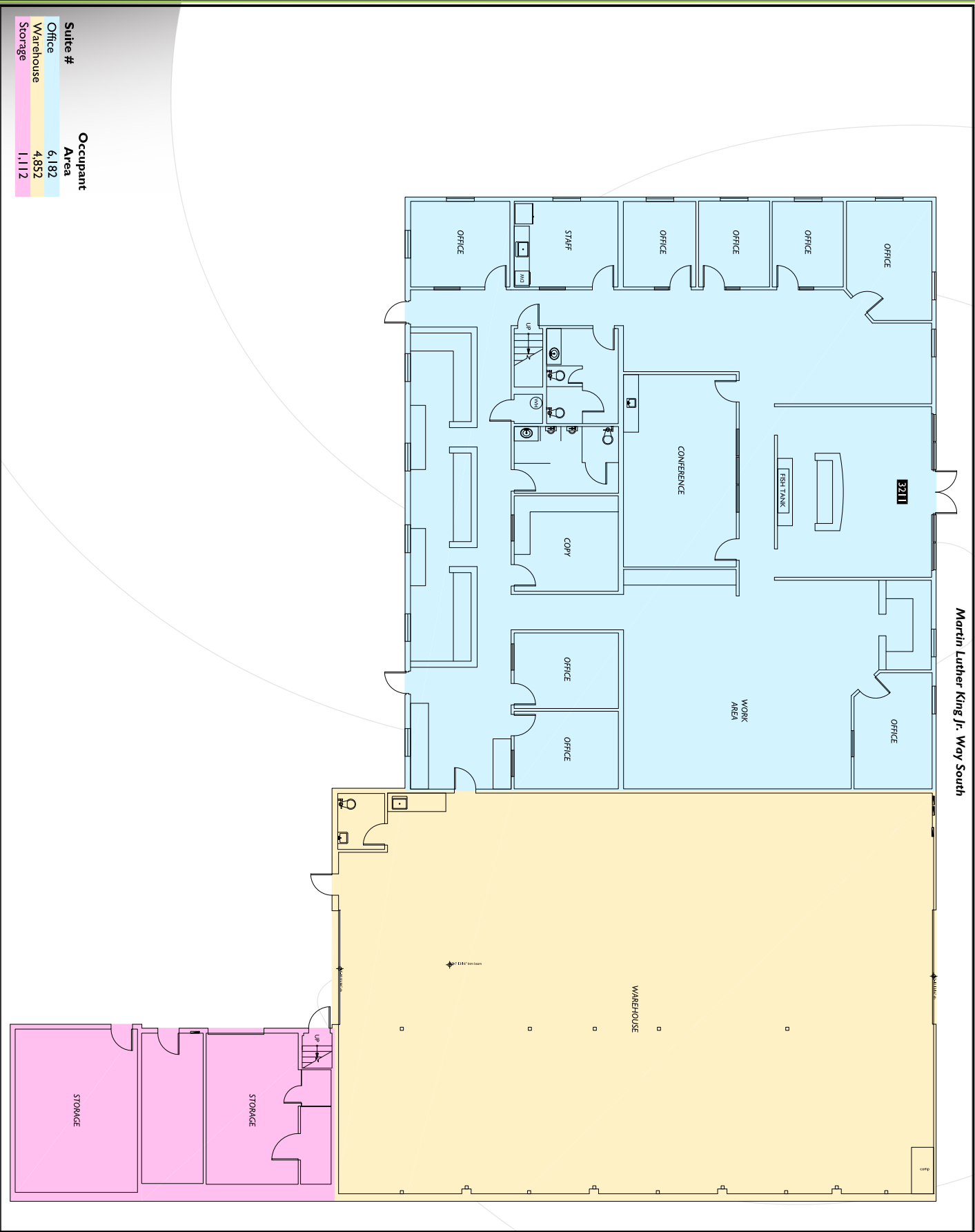
- 12,146 RSF comprised of 6,182 SF office, 4,852 SF warehouse and 1,112 SF storage
- Flexible office space featuring (8) private offices, conference room, kitchen/break room and reception
- Highly visible location fronting Martin Luther King Jr. Way
- Secure lot with up to 30 parking stalls available
- Excellent signage opportunities!
- Available with 90 days notice
- Space is divisible
- Warehouse features: One grade-level 14' clearance garage door, HVAC, ceiling height is 18'8" to bottom of beam
- Rental Rate \$13,000/month/modified gross



Demographics (2014)	1 mile	3 mile	5 mile
Daytime Population	22,174	121,004	320,080
Total Households	8,243	47,165	144,587
Average Household Income	\$67,701	\$60,931	\$74,922

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