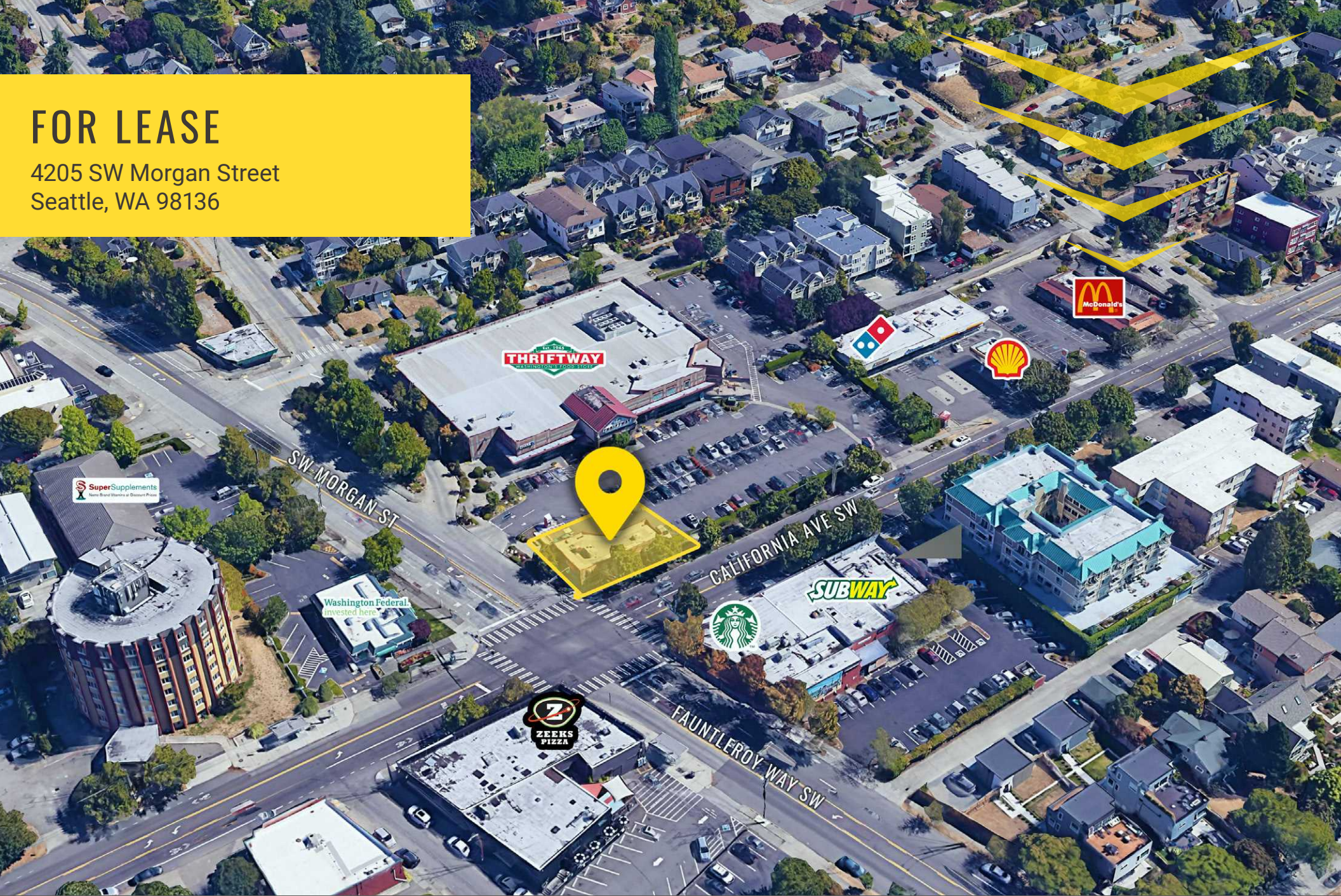


FOR LEASE

4205 SW Morgan Street
Seattle, WA 98136



MORGAN STREET

Tim Weber | Don Whittles | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

4205 SW MORGAN STREET:

1,615 SF \$48.00 PSF PLUS NNN

- Adjacent to West Seattle Thriftway
- Signalized intersection
- High visibility single tenant pad
- Located in the heart of West Seattle’s quaint neighborhood
- Mix of national & local tenants
- Dense neighborhood with strong demographics



Population



Average HH Income

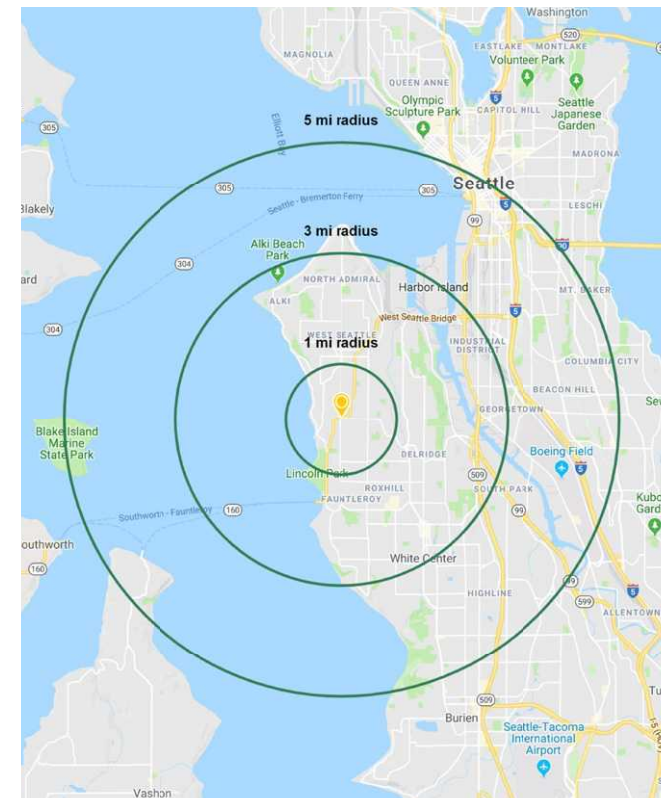


Daytime Population

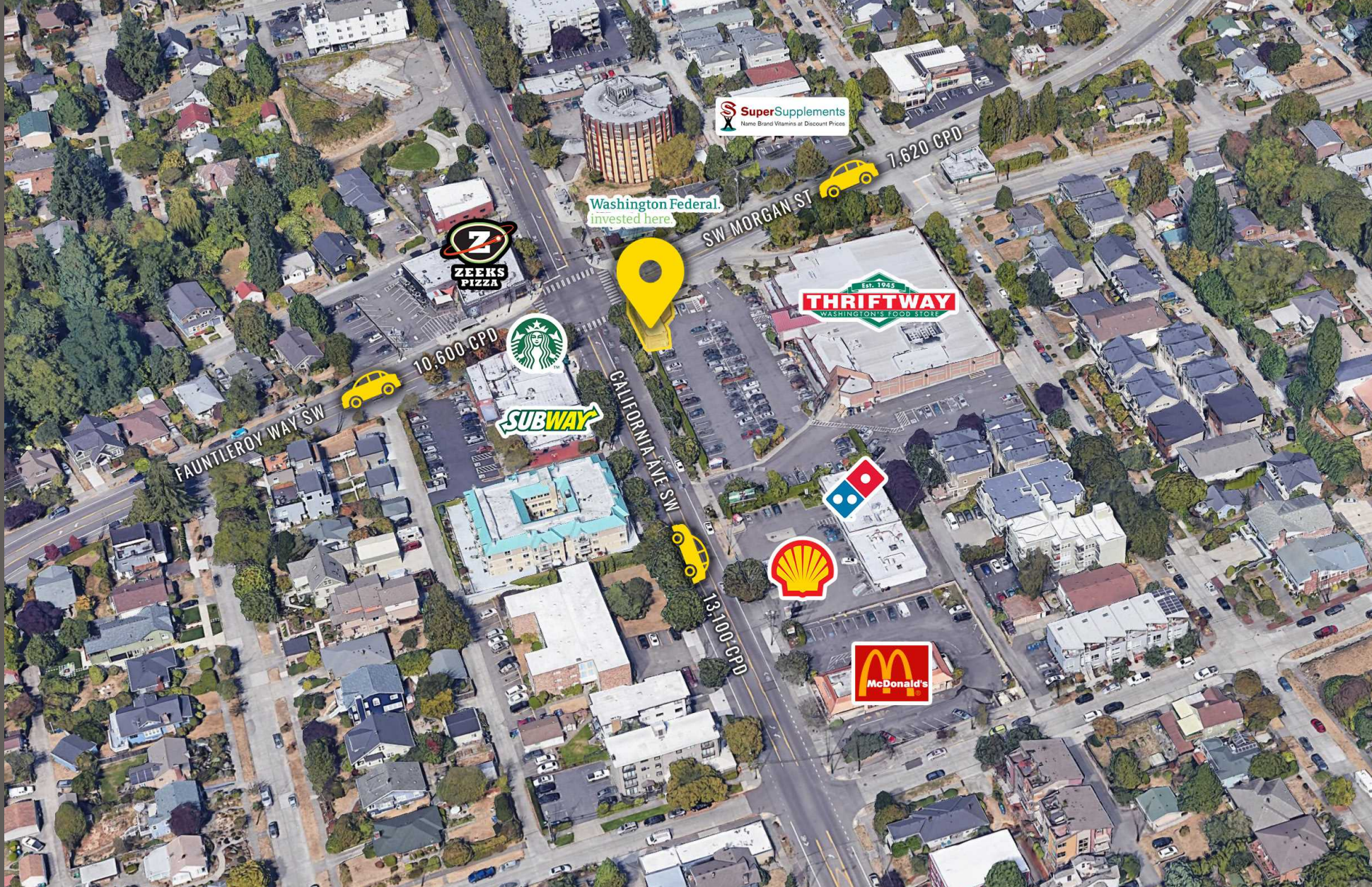
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	24,075	\$116,800	8,645
Mile 3	103,609	\$115,410	67,185
Mile 5	217,575	\$102,927	232,617

NEARBY TENANTS



LOCATION DETAILS

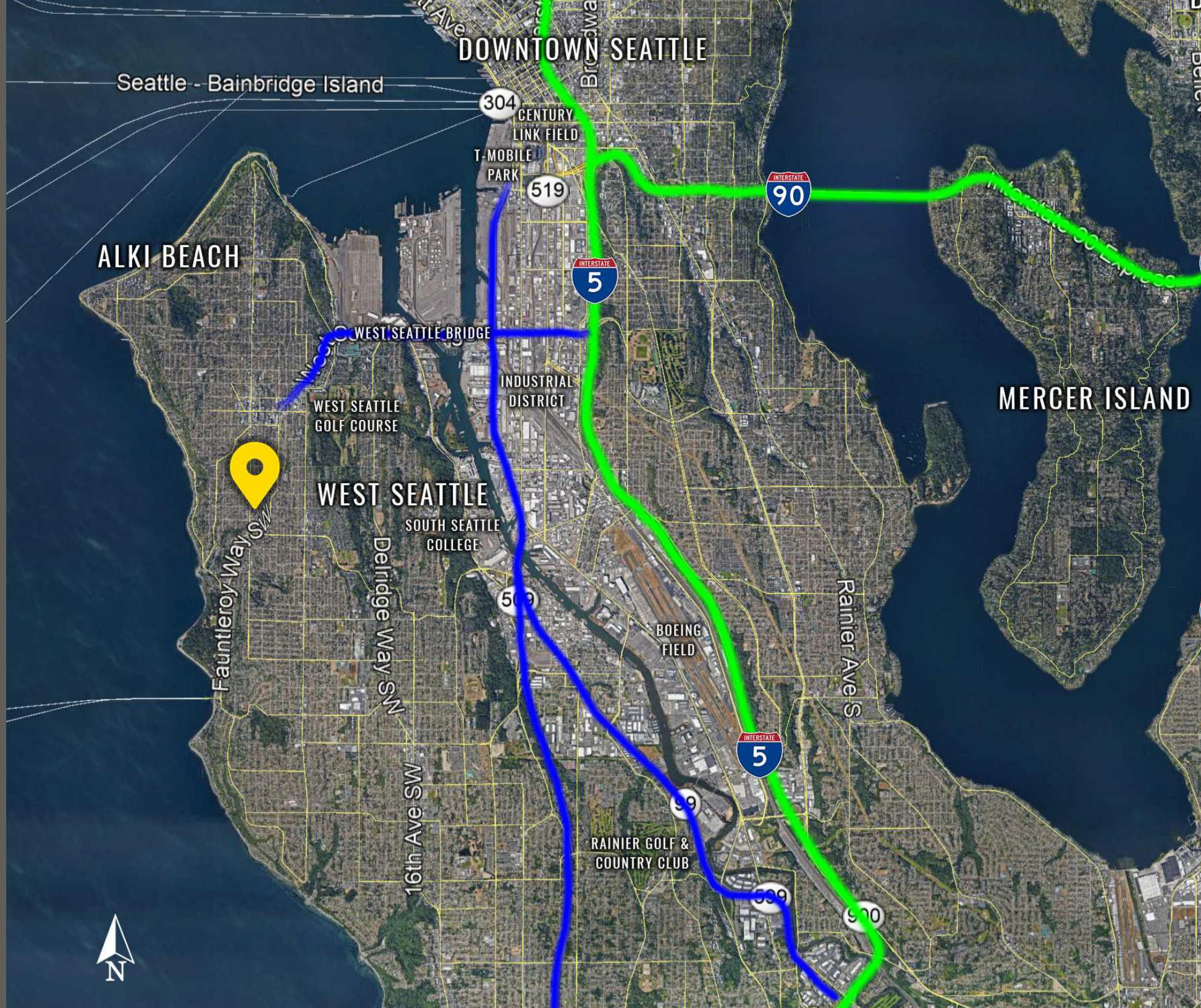


12,800 CPD
Fautleroy Way SW



13,100 CPD
California Ave SW

ACCESS TO MAJOR ARTERIALS



ALKI BEACH

DOWNTOWN SEATTLE

MERCER ISLAND

Seattle - Bainbridge Island

304 CENTURY LINK FIELD

T-MOBILE PARK

519

INTERSTATE 90

INTERSTATE 5

WEST SEATTLE BRIDGE

WEST SEATTLE GOLF COURSE

WEST SEATTLE

SOUTH SEATTLE COLLEGE

509

Fauntleroy Way SW

Delridge Way SW

16th Ave SW

BOEING FIELD

Rainier Ave S

INTERSTATE 5

RAINIER GOLF & COUNTRY CLUB

599

509

970



WEST SEATTLE is a laid-back residential area. The sandy strip of Alki Beach is popular with volleyball players, kayakers and sunbathers, while its coastal path has views of Puget Sound and the Seattle skyline. West Seattle Junction is the area's commercial heart, with casual eateries, coffeehouses and funky shops.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



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