

3204 NE 145TH STREET



FOR SALE OR LEASE

Owner-User Building or Development Site Available for Sale or Lease in Shoreline, WA

3204 NE 145TH ST | SHORELINE, WA

34,919 SF

TOTAL

TWO

PARCELS AVAILABLE

PARCEL 1

4,400 SF Office/Retail Building

Approximately 800 SF of Warehouse

15,599 SF of Land

13 Parking Stalls

Full HVAC

3 Stories

Available to occupy July 1, 2026

For lease at \$9,300/Month, NNN

PARCEL 2

1,040 SF Residential Duplex

8,400 SF of land

Month to month leases

COMBINED SITE

23,999 SF of Land

Potential for an additional 10,920 SF lot to the North for a combined 34,919 SF

Zoned CB

\$11,906 Monthly Net Income

For sale at \$3,150,000, \$131.26/SF of land







3204 NE 145TH ST

HIGHLY- ACCESSIBLE LOCATION

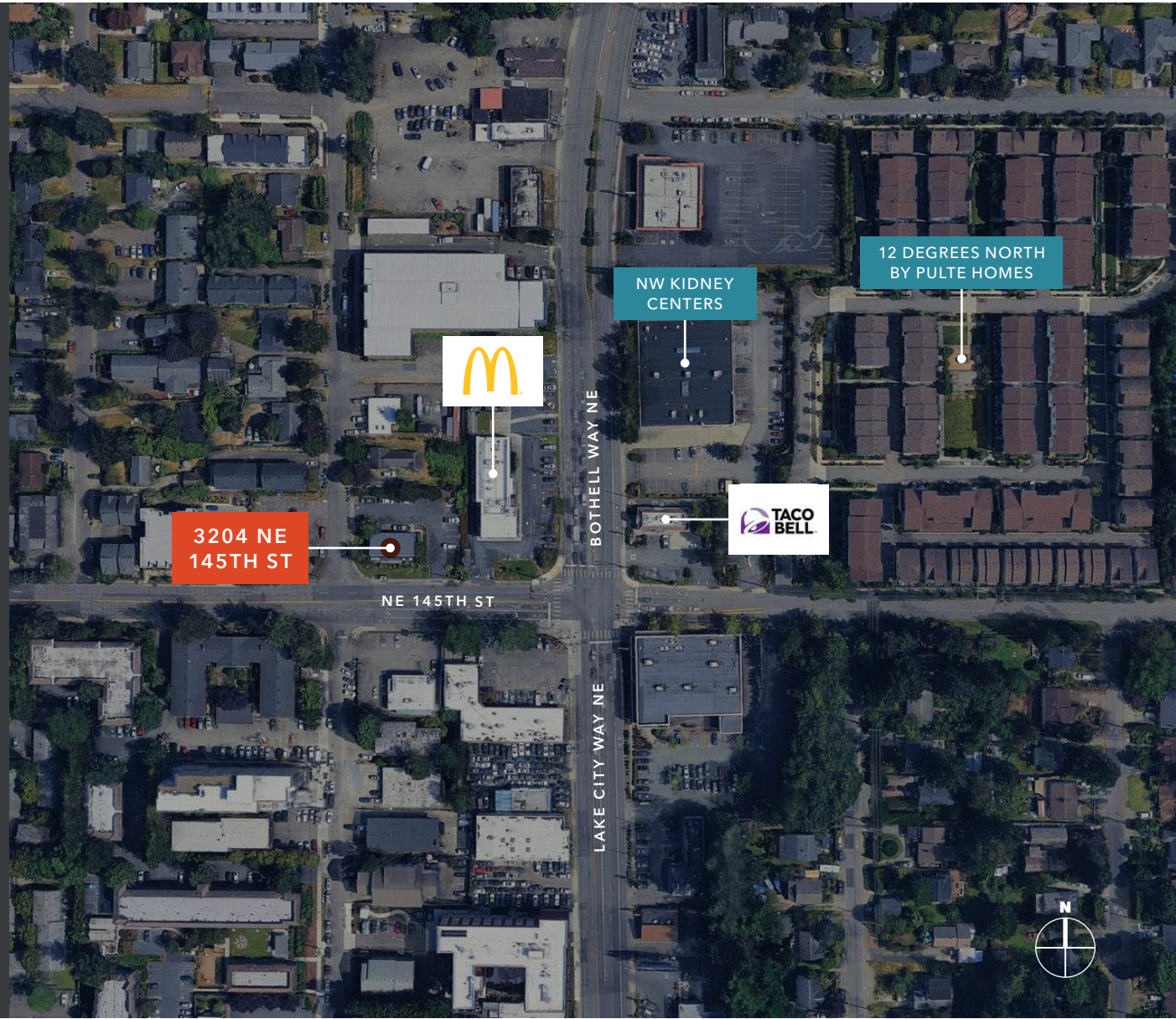
Near major intersection of NE 145th Street and Lake City/Bothell Way with an average of 56,862 VPD

Conveniently located near SR 522, SR 523, and I-5

Easy for visitors to locate

1 MIN
TO SR 522

5 MIN
TO I-5



Lake
Washington

3204 NE
145TH ST



56,862+ VEHICLES
Average Daily Traffic

522



Exclusively listed by

JEFF LOFTUS

Senior Vice President, Shareholder

206.248.7326

jeff.loftus@kidder.com

KEN HIRATA

Senior Vice President, Shareholder

206.296.9625

ken.hirata@kidder.com

KIDDER.COM

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