



10001 Lake City Way NE Seattle, WA 98125

Rare Standalone Flex Building with Frontage on Lake City Way

- ±19,146 SF total between two floors (built 1978 / remodeled in ±2007)
 - » ±8,460 SF Warehouse
 - » ±6,955 SF Main Office
 - » ±2,850 SF Mezzanine Office
 - » ±835 SF Out Storage Building
- ±1.41 Acres Total (±61,420 SF) – Zoned NC3-55 (Neighborhood Commercial 3)
- Existing Pylon signage on Lake City Way NE (36,000+ VPD)
- Clear span warehouse area (21'-25' clear height) with dock & grade level loading (each 10'x12')
- 3-phase power service and fully insulated and heated warehouse area
- Fully fenced and secured site with two ingress/ egress points and 23 striped parking stalls (Potential to stripe additional stalls)
- Owner-user occupancy within 6 months (Billboard on site produces additional income stream)
 - » Please inquire with Listing Brokers for details

Asking Price

\$6,425,000

[View Matterport Virtual Tour](#)

Talor Okada

Executive Vice President
talor.okada@colliers.com
+1 425 492 5145

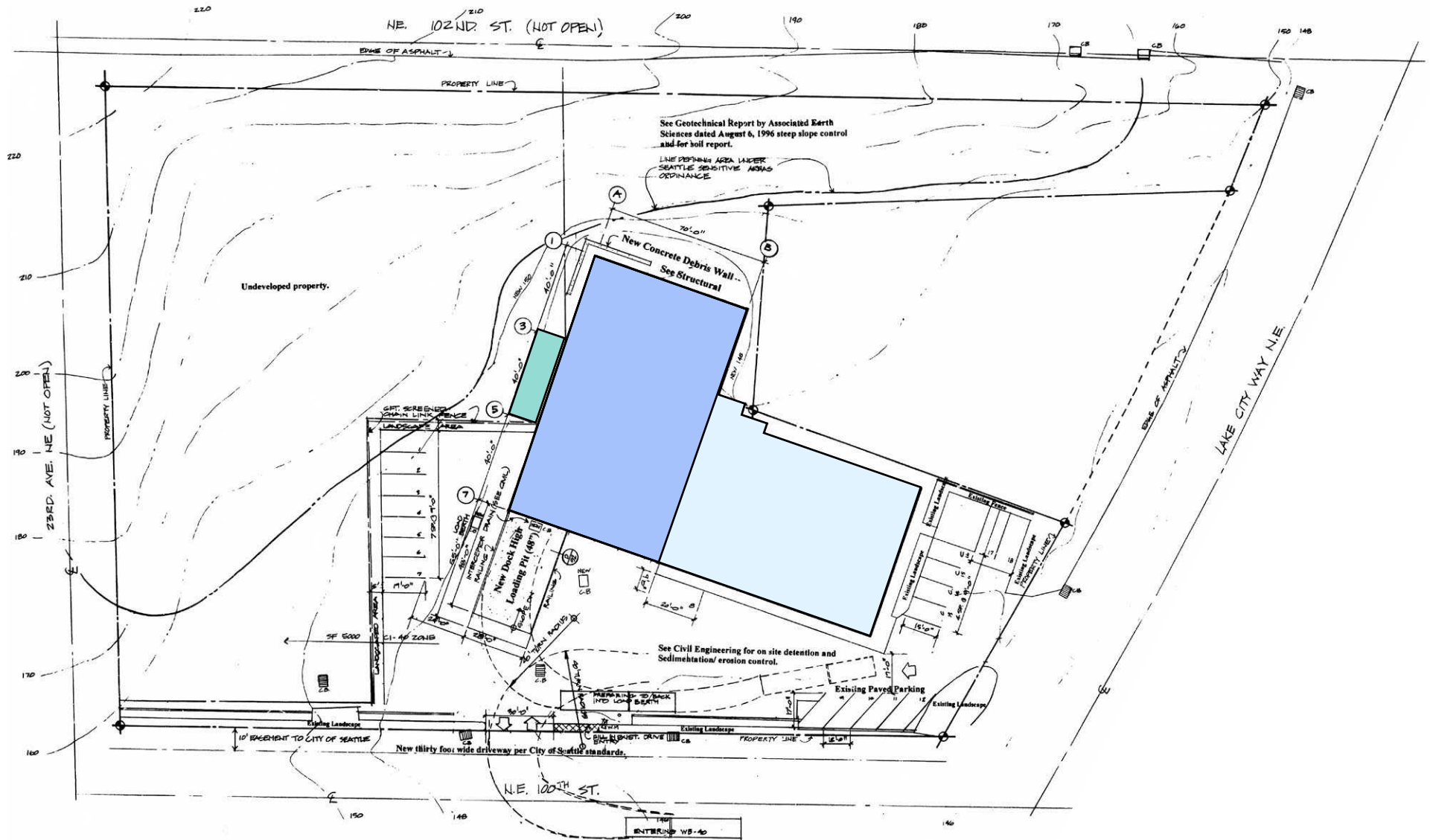
Rich Sander

Associate Vice President
rich.sander@colliers.com
+1 360 981 2543



Colliers Bellevue

11225 SE 6th Street, #240
Bellevue, WA, 98004
colliers.com



Talor Okada
 Executive Vice President
 talor.okada@colliers.com
 +1 425 492 5145

Rich Sander
 Associate Vice President
 rich.sander@colliers.com
 +1 360 981 2543

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Talor Okada
Executive Vice President
talor.okada@colliers.com
+1 425 492 5145

Rich Sander
Associate Vice President
rich.sander@colliers.com
+1 360 981 2543

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Zoning: NC3-55 (City of Seattle)

NC3-55 (Neighborhood Commercial 3 with 55-foot height limit, City of Seattle jurisdiction). This flexible zoning allows for a wide variety of office, retail, and light industrial uses in addition to dense multifamily development with a maximum building height of 55 feet.



Talor Okada
Executive Vice President
talor.okada@colliers.com
+1 425 492 5145

Rich Sander
Associate Vice President
rich.sander@colliers.com
+1 360 981 2543

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Talor Okada
 Executive Vice President
 talor.okada@colliers.com
 +1 425 492 5145

Rich Sander
 Associate Vice President
 rich.sander@colliers.com
 +1 360 981 2543

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.