

# 5TH AVENUE PROFESSIONAL CENTER

10564 5th Ave NE | Suite 402 | Seattle, WA 98125

FOR LEASE

VIDEO

AERIAL

MAP



Cal C. Mitchell T 425.922.2886 F 888.417.1792 Cal@CCMcommercial.com

The information contained herein has been obtained from reliable sources but is not guaranteed by CCM Commercial. A prospective Buyer/Tenant should verify each item related to this property and all information contained herein.

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**CCM Commercial**

Commercial Real Estate Services



## EXCLUSIVE LISTING BROKER

**CAL C. MITCHELL** 

Principal \ Managing Broker \ MCNE

Hello: 425.922.2886

Email: [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)

### **CCM COMMERCIAL**

12400 SE 38th St.

Suite 53312

Bellevue, WA 98006



## Property Features

### FOR LEASE

**\$2,085.00 BASE RENT + NNNs**

**\$1,041.83 NNNs**

### PROPERTY / BUSINESS FEATURES

- Premise Size: 1,390 SF
- Professional Class A Office Space
- Located in the Heart of Northgate (Right Behind Nordstrom)
- Major Shopping Mall Nearby (Northgate Mall)
- Building & Monument Signage Available
- Abundant FREE Parking All Around
- Multiple Local Amenities
- Excellent Street Visibility
- Premier North Seattle Location
- 25,000+ VPD (Vehicles Per Day) on 5th Avenue

### TOUR INSTRUCTIONS

- Please call Cal at 425.922.2886 to Schedule Tours
- No Tours Without Listing Agent Present
- Do Not Contact or Disturb Employees

**5TH AVENUE PROFESSIONAL CENTER, SUITE 402** is located the heart of the Northgate neighborhood, across the street from Northgate Mall. This premier location has excellent street visibility with an abundance **FREE PARKING** all around. 25,000+ VPD. Numerous amenities nearby. Minutes to freeways.



## Aerial View







Premier Location in the Northgate Area

## Aerial Views



Bird's Eye View of Building



Near Multiple Local Amenities



25,000+ VPD Traffic Counts on 5th Avenue





Plenty of FREE Parking in Front of Building & All Around

## Parking, Signage & Nearby Amenities



The Seattle Public Library Located Nearby



Northgate Mall Located Across the Street



Building & Monument Signage Available





Reception Area



View of Waiting Area



View From Reception Desk



View From Reception Desk



## Suite 402 – Interior Views



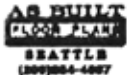


## Suite 402 – Interior Views





## Building Floor Plan



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# Neighborhood Demographics

## Demographics

### Population

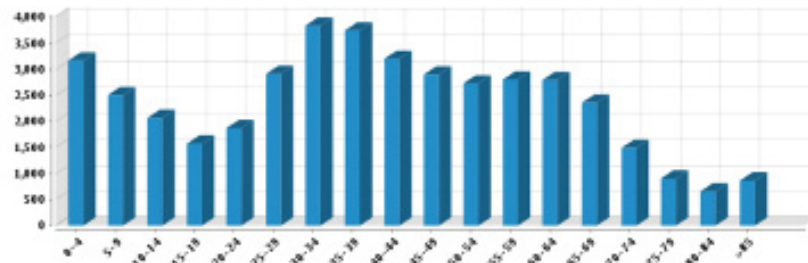
#### Summary

Estimated Population:	42,428
Population Growth (since 2010):	14.8%
Population Density (pop / mile):	7,871
Median Age:	39.35

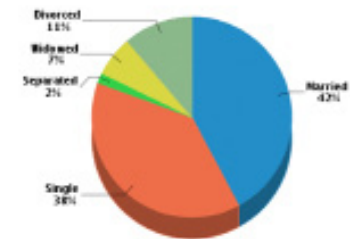
#### Household

Number of Households:	19,737
Household Size (pop):	2
Households w/ Children:	4,420

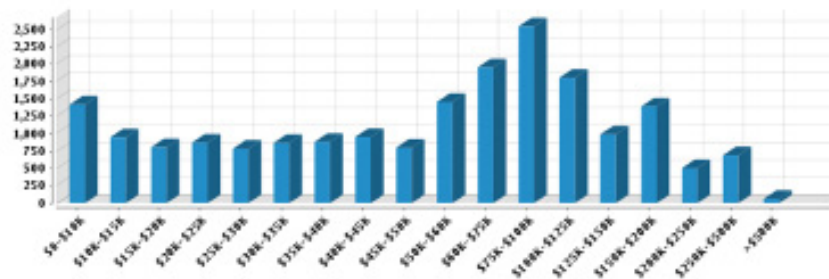
### Age



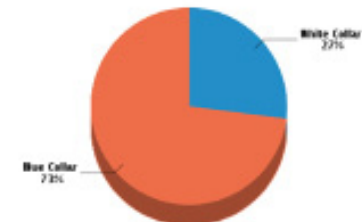
### Marital Status



### Household Income



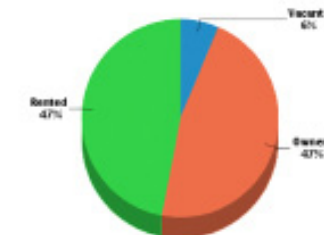
### Workforce



### Workers by Industry

Agriculture, Forestry, Fishing:	3
Construction:	465
Manufacturing:	365
Transportation and Communications:	217
Wholesale Trade:	68
Retail Trade:	3,865
Finance, Insurance and Real Estate:	245
Services:	988
Public Administration:	466
Unclassified:	227

### Occupancy





**Aerial Map & Amenities**

This aerial map of the Northgate area in Seattle highlights various amenities and landmarks. Key locations include:

- Shopping & Retail:** Target, KeyBank, JCPenny, Nordstrom Rack, The Seattle Public Library, and Tires Les Schwab.
- Health & Wellness:** Walgreens, 24 Hour Fitness, Kaiser Permanente, and Seattle Athletic Club.
- Education:** North Seattle College and Olympic View Elementary School.
- Recreation & Nature:** Victory Creek Park, Victory Heights Playground, Kingfisher Natural Area on Thornton Creek, and Beaver Pond Natural Area.
- Transportation & Infrastructure:** I-5 Express, I-90 Express, and various local streets like NE Northgate Way and NE 100th St.
- Other Landmarks:** Northgate Apartments, Park At Northgate Apartment Homes, and Thornton Place.

A red location pin is placed on NE 100th St, near the intersection with 5th Ave NE, indicating the specific location of the property being advertised.



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