

# 5TH AVENUE PROFESSIONAL CENTER

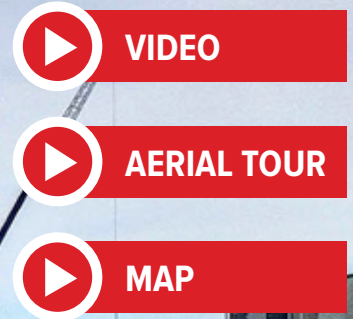
10564 5th Ave NE, Seattle WA 98125



**CCM Commercial**

Commercial Real Estate Services

Cal C. Mitchell, CCIM \ Founder & Principal \ 425.922.2886 \ [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)



## PROPERTY ADDRESS

5TH AVENUE PROFESSIONAL CENTER  
10564 5th Ave NE, Seattle, WA 98125

## EXCLUSIVE LISTING BROKER

**Cal C. Mitchell, CCIM**



Founder & Principal

CCM Commercial Real Estate Services

**Hello** 425.922.2886

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

## TOURS & INQUIRIES

For all inquiries, please call or text Cal C. Mitchell. No tours allowed without Listing Agent present. Appointments are required to tour. Please do not disturb tenants. Do not contact Ownership directly.

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## PROPERTY HIGHLIGHTS



**5TH AVENUE PROFESSIONAL CENTER** 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 the building. **25,000+ VPD** along 5th Avenue. Close to numerous amenities nearby. Minutes to future light rail, bus routes & easy access to freeways.

## FOR LEASE

**BASE RENT + NNNs**

### PROPERTY / BUSINESS FEATURES

- Premise Size: 835 -2,961 SF
- Professional Class A Office Space
- Located in the Heart of Northgate (Right Behind Nordstrom)
- Building & Monument Signage Available
- Abundant FREE Parking
- Multiple Local Amenities
- Excellent Street Visibility
- Conference Room
- Premier North Seattle Location
- 25,000+ VPD on 5th Avenue

### TOUR INSTRUCTIONS

Please call Cal at 425.922.2886 to schedule ALL tours. No tours without Listing Agent present. Do not contact or disturb employees. Do not contact ownership directly. Thank you.



# AERIAL VIEWS







Premier Location in the Northgate Area



Bird's Eye View of Building



Near Multiple Local Amenities



25,000+ VPD Traffic Counts on 5th Avenue



## PARKING, SIGNAGE & NEARBY AMENITIES





## SAMPLE OF INTERIOR VIEWS













# DEMOGRAPHICS

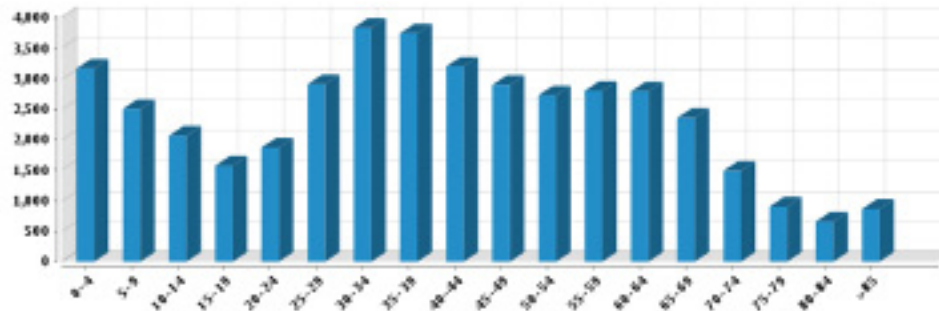
## Summary

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

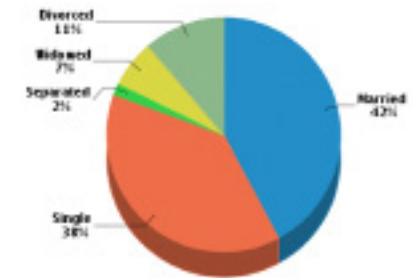
## Household

Number of Households:	18,727
Household Size (ppl):	2
Households w/ Children:	4,420

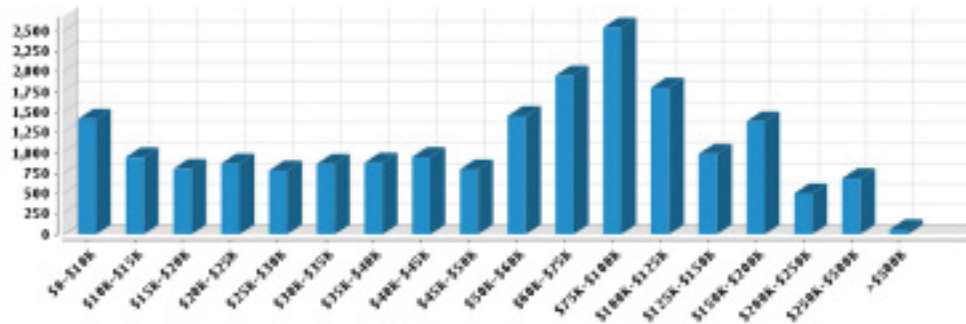
## Age



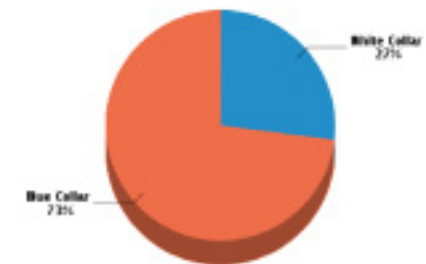
## Marital Status



## Household Income



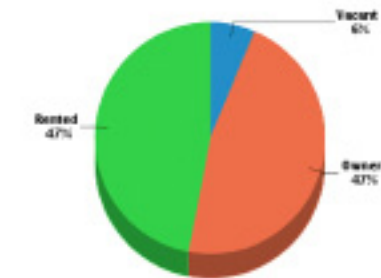
## Workforce



## Workers by Industry

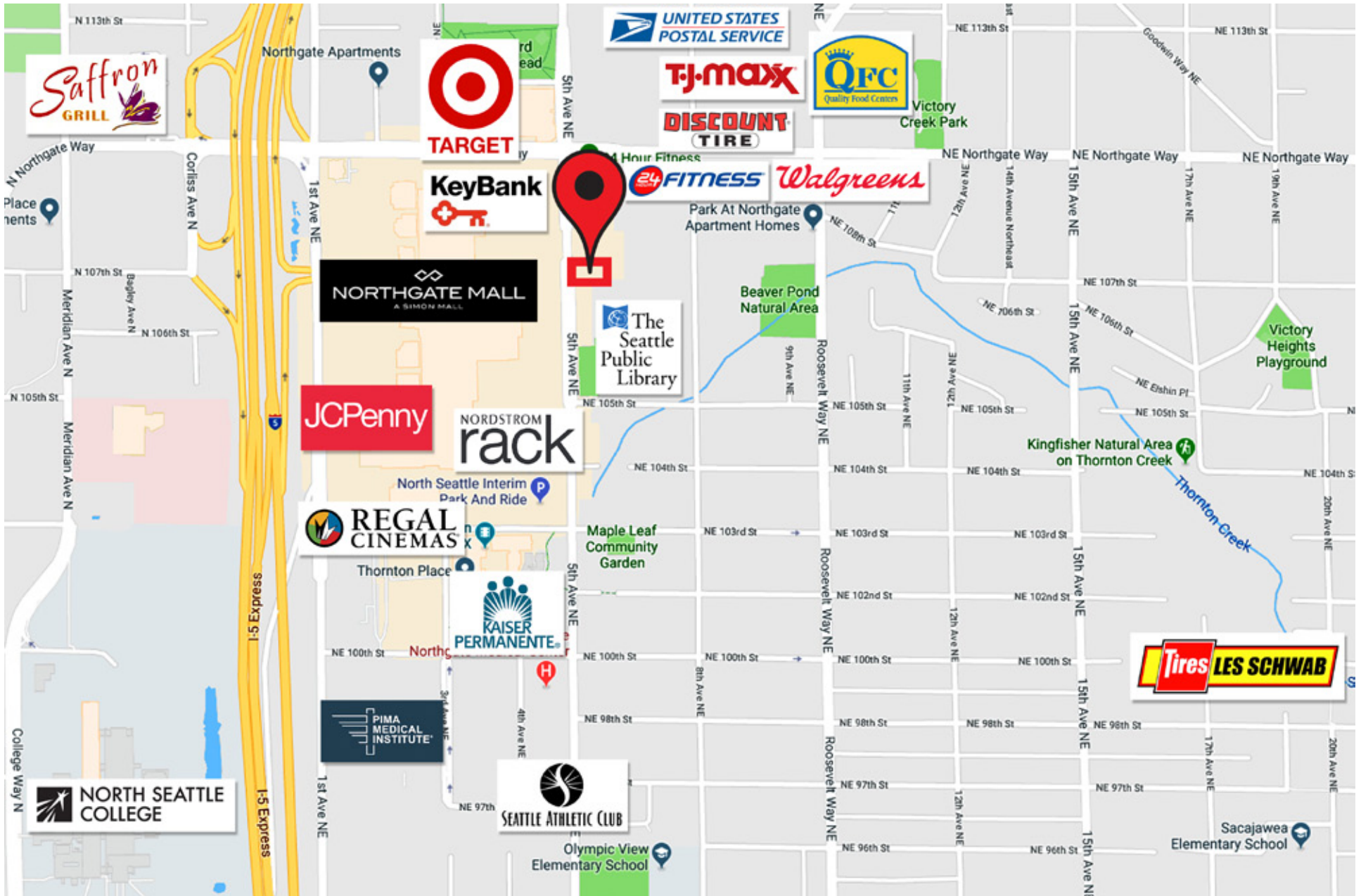
Agriculture, Forestry, Fishing:	3
Construction:	465
Manufacturing:	365
Transportation and Communications:	217
Wholesale Trade:	68
Retail Trade:	3,865
Finance, Insurance and Real Estate:	245
Services:	908
Public Administration:	468
Unclassified:	227

## Occupancy





# GOOGLE® MAPS—NEARBY AMENITIES





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