

# FOR LEASE

Renovated Office Space In Columbia City



The Hudson Building  
**3715 S. Hudson St.**  
**Seattle, WA 98118**

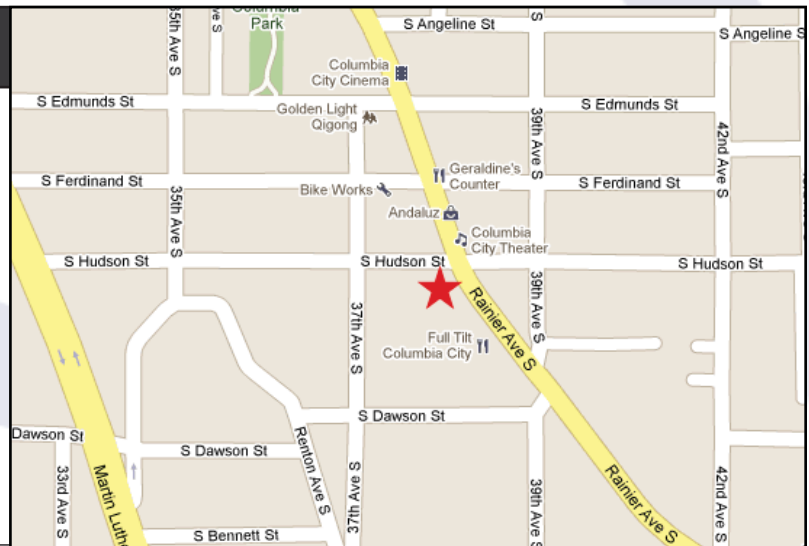
Space Available:

Suite	SF	\$/Mo.	Type
A	2,320	\$4,060	Gross
B	925	\$1,620	Gross
C	945	\$1,654	Gross
<b>LEASED D</b>	<b>2,745</b>	<b>\$4,575</b>	<b>Gross</b>

LEASED

## PROPERTY FEATURES:

- Historic 1920's Hudson Building
- Fully updated office interior
- Traffic Count: 21,000 per day on Rainier Ave S.
- 8 Parking Stalls available for building
- \$21.00/sf Gross + Janitorial. (Landlord pays janitorial for common area and utilities)
- Sizes of suites can be reconfigured
- Daylight basement space also available
- Adjacent to new 124 unit housing project called Greenhouse by Harbor Properties



FOR MORE INFORMATION PLEASE CONTACT:

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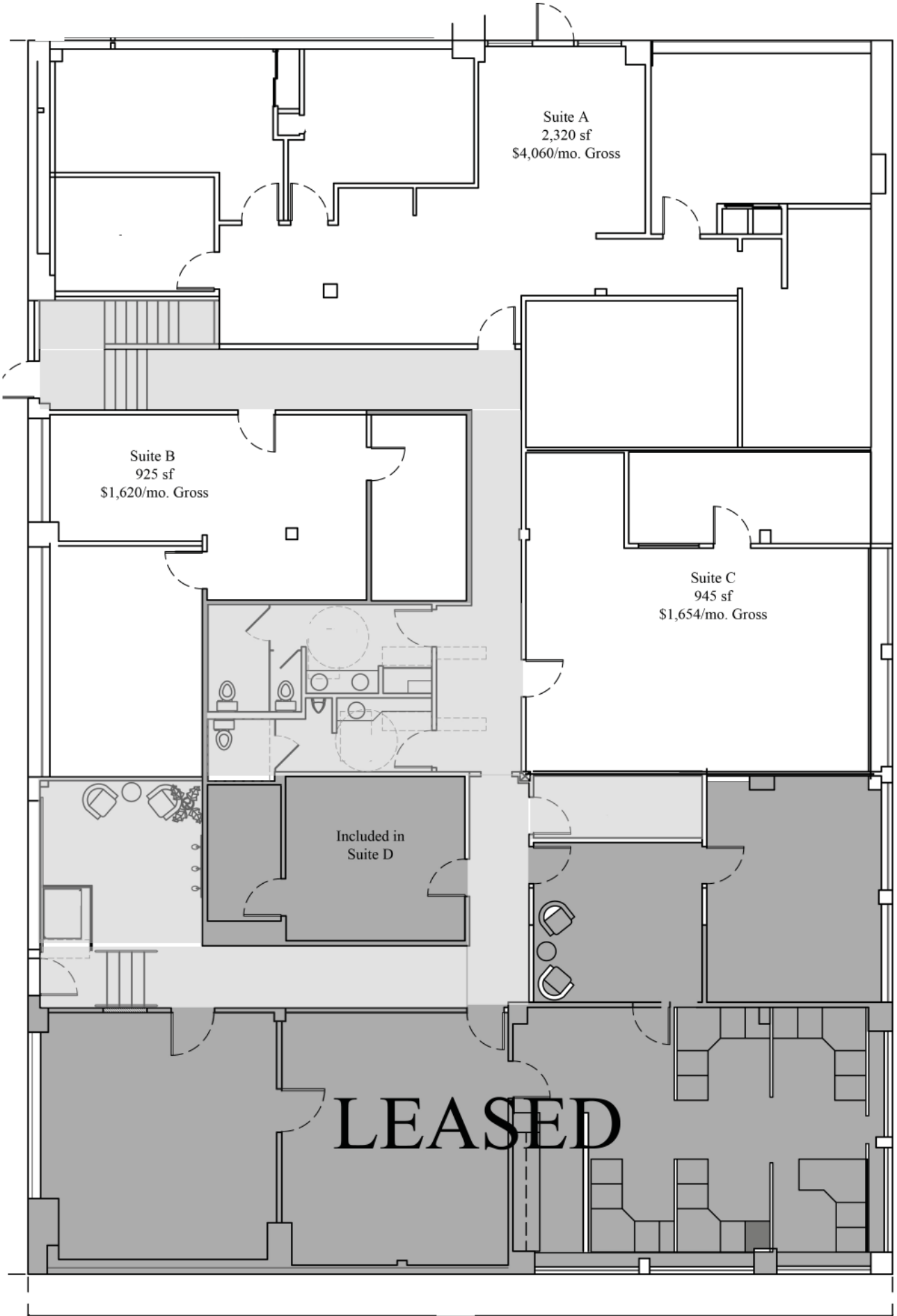
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2110 Western Ave., Seattle, WA 98121  
www.EwingandClark.com

S. Hudson St.



Suite A  
2,320 sf  
\$4,060/mo. Gross

Suite B  
925 sf  
\$1,620/mo. Gross

Suite C  
945 sf  
\$1,654/mo. Gross

Included in  
Suite D

LEASED

# - Renovated Office Suite Delivery Sheet - Hudson Building

Landlord shall provide the office suites located at the Hudson Building in a renovated condition including, but not limited to the following – any further expenses shall be the sole cost and expense of Tenant.

- New dropped ceiling tiles
- New fluorescent parabolic lights
- New paint
- New carpet or vinyl if desired by Tenant
- New doors
- New blinds

Landlord shall also provide renovated finishes to all common areas including:

- ADA wheelchair lift at main lobby
- Secured mailboxes
- ADA restrooms to code
- Secure door intercom
- HVAC systems
- Exterior paint
- Exterior landscaping and new hanging plant baskets
- New exterior gooseneck lighting as approved by the Columbia City Landmarks Board

