



## West Seattle Yard for Lease

Situated in the lively West Seattle neighborhood, this mixed-use lot on Delridge Way offers a generous 6,400sf of yard space. With convenient alley access on SW Brandon St., the property also includes a stand-alone office building of 672sf. Inside the building, you'll find two offices, a restroom, a waiting area, a break room, and a rear exit. This prime location on Delridge Way ensures excellent visibility, making it an ideal choice for office, retail, or yard space.

### Overview

- Large, fenced lot with ample yard space
- Alley access on SW Brandon St.
- Frontage and excellent visibility on Delridge
- Zoning: NC2P-55 (Neighborhood Commercial 2, Pedestrian-Oriented)
- Total Land Area Available: Approx. 6,400 ft<sup>2</sup>
- Total Office Size: 672 ft<sup>2</sup>
- Asking Rent: \$4,200/mo NNN

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

