

# North Center Building

OFFICE/RETAIL FOR LEASE

17521 15th Avenue NE  
Shoreline, WA 98155



Tiffini Connell | Jonathan Willett (206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty

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. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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### THE OPPORTUNITY:

Highly visible retail center on 15th Ave NE in Shoreline, WA. With easy access to I-5 and 522 with centrally located building is perfect for a business looking for a strong retail presence with comfortable office space in the back. There is also the opportunity to have large storage space on the back side of the building with a grade level roll up door for easy access. Please call or email for more information about this great opportunity to solidify your presence in one of the fastest growing areas of Shoreline and the Greater Seattle Area.



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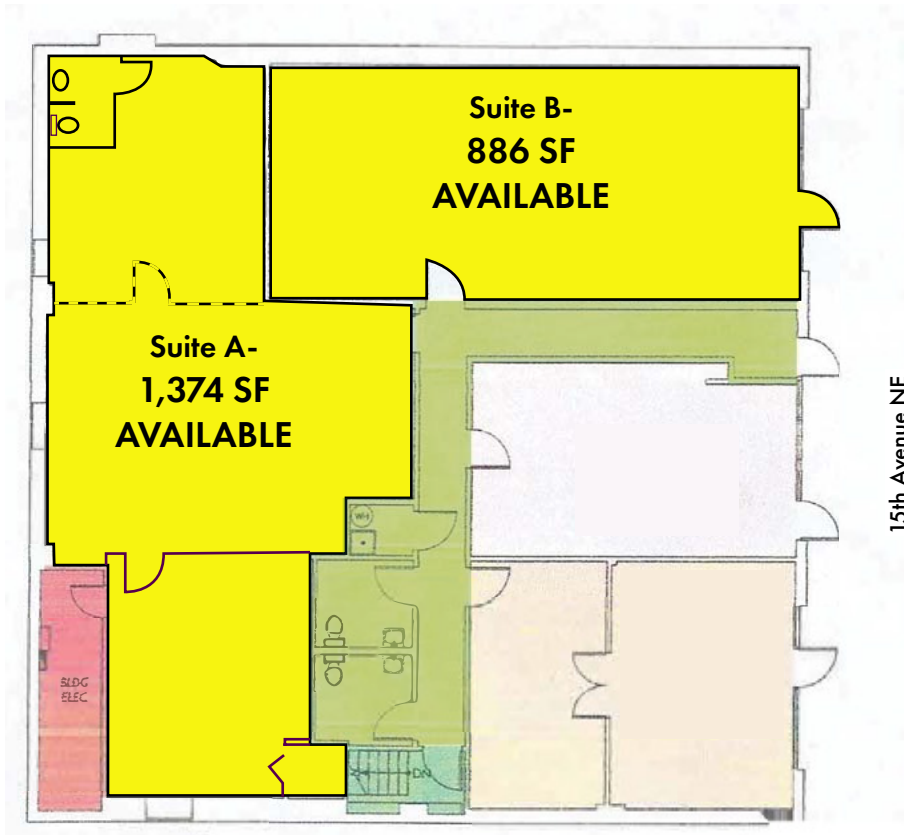
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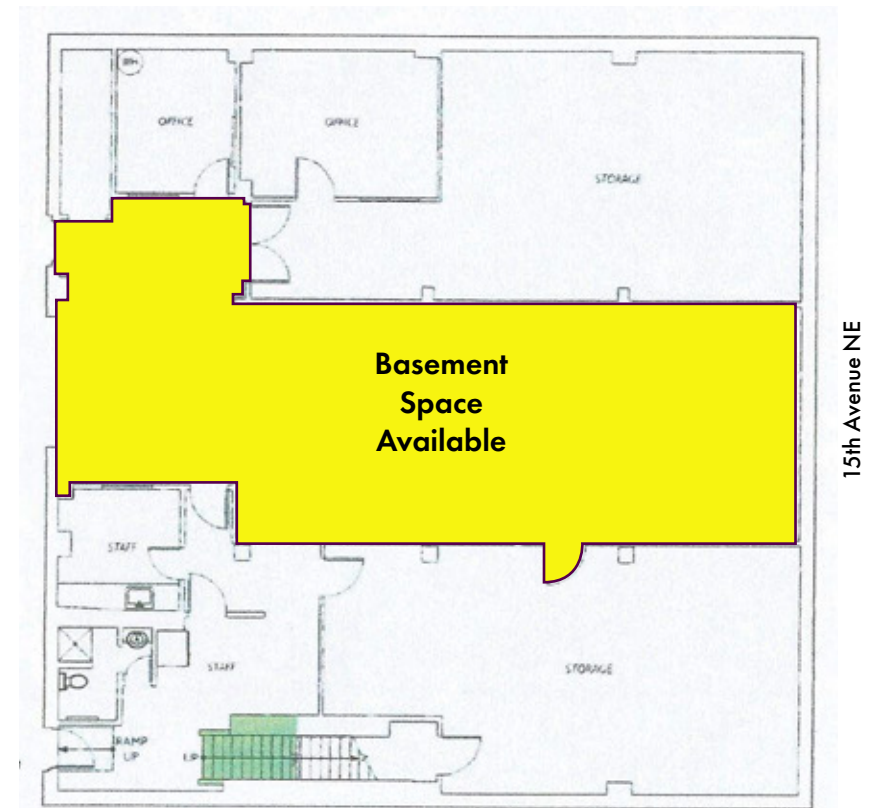
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## Site Plan



FIRST FLOOR



BASEMENT



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### DEMOGRAPHICS

#### TOTAL POPULATION

1-Mile: 15,932  
3-Mile: 140,086  
5-Mile: 346,876

#### TOTAL EMPLOYEES

1-Mile: 5,044  
3-Mile: 35,447  
5-Mile: 93,939

#### AVERAGE HOUSEHOLD INCOME

1-Mile: \$105,938  
3-Mile: \$111,497  
5-Mile: \$119,787



17,939  
vehicles per day  
pass the site



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