

# Mount Baker Ridge Building

1414 31st Avenue South, Seattle, WA 98144



FULL SERVICE RATES: RETAIL: \$35.00 PSF



Uniquely located in the residential neighborhood of Mount Baker, just south of Leschi Park



Peekaboo views of the City of Seattle to the west and Lake Washington to the east



Easy highway access to I-90, gated garage parking, and equipped with an elevator



Only a 10-minute drive from downtown Seattle and 20-minutes from Bellevue



Beautiful Class A Office/Retail Building



Close proximity to restaurants and cafes



Adjacent to the I-90 Trail



1.2 miles from Mount Baker lightrail station

For more information, please contact:

**Bojidar Gabrovski** [bgabrovski@orioncp.com](mailto:bgabrovski@orioncp.com) | 847.275.8474



1218 Third Ave, Suite 2200,  
Seattle, Washington 98101  
[www.orioncp.com](http://www.orioncp.com)

**Jack Franz**

[jfranz@orioncp.com](mailto:jfranz@orioncp.com) | 925.482.7232

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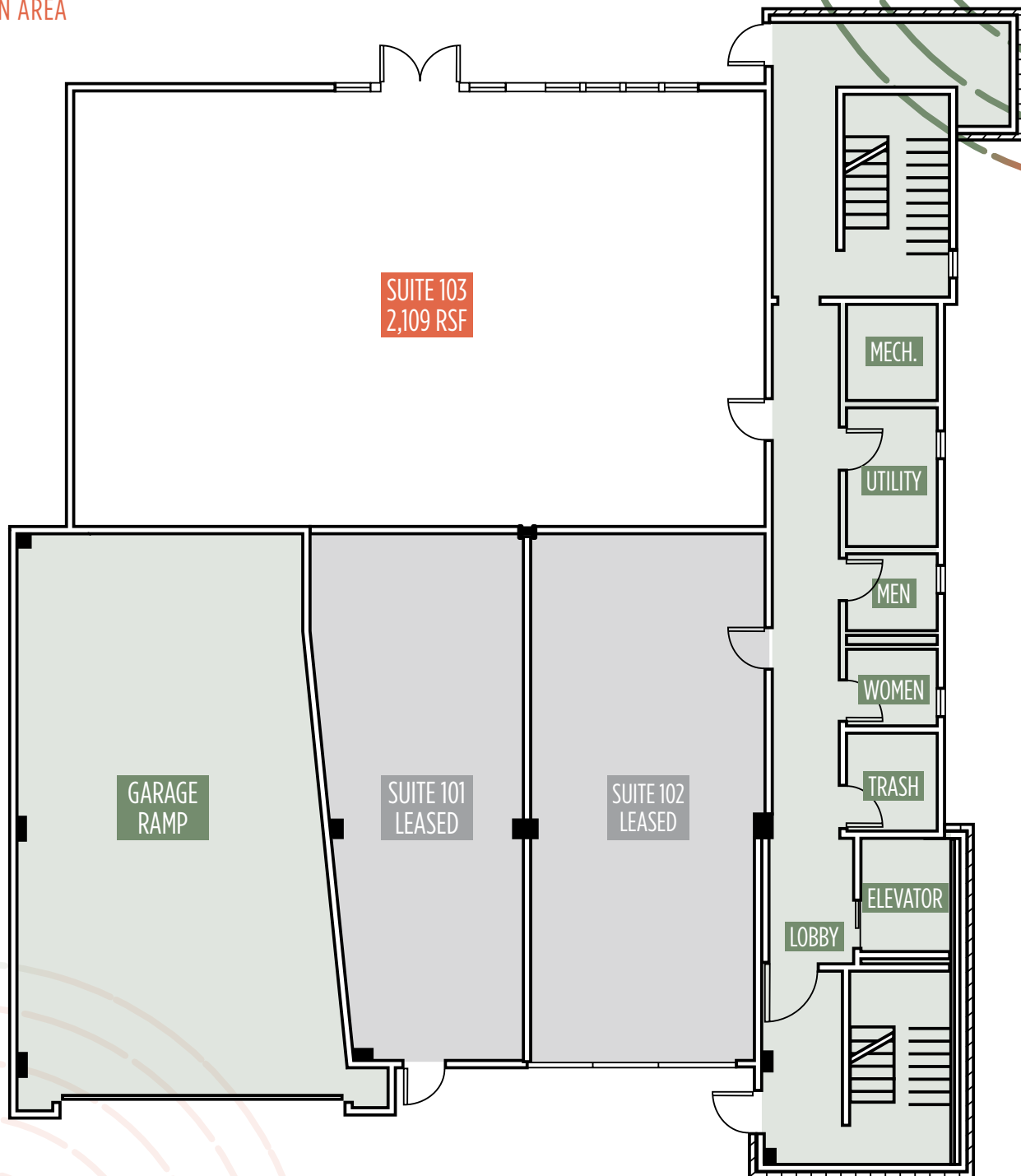
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## LAST AVAILABLE SPACE

SUITE: 103 | 2,109 RSF

■ COMMON AREA



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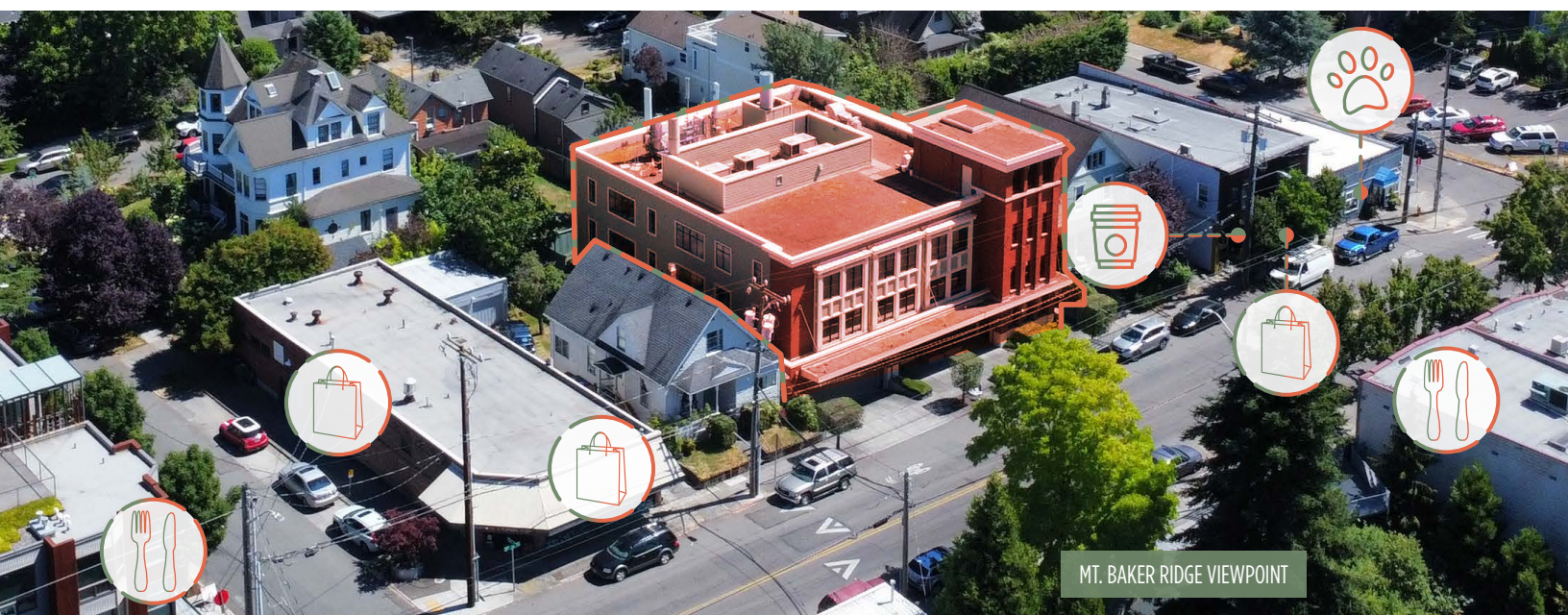
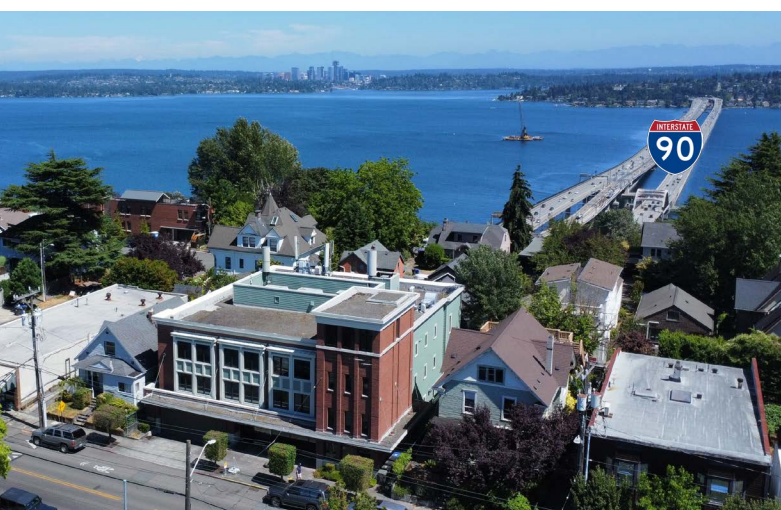
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