

LOCATED ON THE BURKE GILMAN TRAIL

# 3626

NE 45th Street  
SEATTLE, WA

**FOR SALE**

**VIEW DRONE VIDEO**



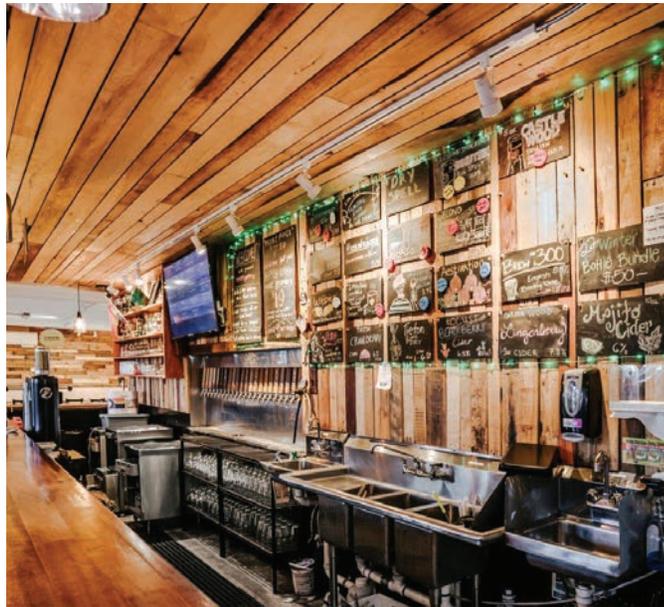
**BRODERICK**  
• GROUP •

**GORDON**  
COMMERCIAL REAL ESTATE

# 3626

NE 45th Street  
SEATTLE, WA

## Burke-Gilman Brewing



LEASING CONTACTS:

**Jim Kinerk, Broderick Group** | 425.646.5221 | [kinerk@broderickgroup.com](mailto:kinerk@broderickgroup.com)

**Steve Gordon, Gordon Real Estate** | 206.355.4996 | [smg@gordonrealestate.net](mailto:smg@gordonrealestate.net)

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

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**Fidler on the  
Tooth**



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**Suite 300**



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# Property Summary

## FOR SALE

Three-Story Office/Retail Building

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NE 45th Street  
SEATTLE, WA

|  |  |
|--|--|
| <b>ADDRESS</b>                           | 3626 NE 45th Street, Seattle, WA 98105   |
| <b>BUILDING SIZE</b>                     | 7,637 SF Leasable<br>8,100 SF KC Records   |
| <b>LOT SIZE</b>                          | 12,813 KC Records  |
| <b>STORIES</b>                           | 3  |
| <b>YEAR BUILT / RENOVATION</b>           | 1977<br>First Floor Renovated in 2018<br>Suite 300 Renovated in 2019   |
| <b>KC PARCEL NUMBER</b>                  | 102504-9232  |
| <b>ZONING</b>                            | NC2P-40 (P)  |
| <b>PRICE</b>                             | <b>\$5,500,000</b>   |
| <b>PRICE/SF</b>                          | \$720/SF   |
| <b>CAP RATE</b>                          | 5.25% - Based on June 2023 Rent  |
| <b>TENANTS</b>                           | Burke-Gilman Brewing (Award-Winning Brewery) - <a href="http://burkegilmanbrewing.com">burkegilmanbrewing.com</a><br>Fidler on the Tooth/Dentist - <a href="http://fidleronthetooth.com">fidleronthetooth.com</a><br>Real Residential - <a href="http://realresidential.com">realresidential.com</a> |
| <b>BUILDING / NEIGHBORHOOD AMENITIES</b> | Burke-Gilman Brewing on the ground floor, Close to Seattle Children's Hospital, University Village, and located on the Burke-Gilman Trail with numerous retail and access to nearby bus lines  |

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