

Flexible workspace for creative commerce, professional services and mission-led enterprise.

SPACE AVAILABLE FOR LEASE:

4215 21st Ave West Seattle, WA 98199



Greater
Good
Building

Flex Space for
Office & Production
/Assembly

IG2 U/65 Ballard-Interbay

Susi Musi

Listing Broker

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Welcome to the Greater Good Building:

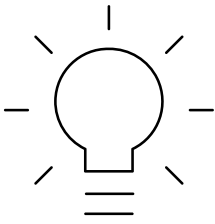


Five Offices Available from ranging from 1050 - 4500 RSF

- Available Immediately
- Lease Terms: 3-5 years
- TIs Available
- Parking
- Shared Kitchen
- Common Restrooms
- Clean, Secure & Central

\$26 SF/YR
Gross Lease

COMPASS



An Industrial Zoned Office with “Accessory Uses”

Ideal for e-commerce operators, DTC brands, small-batch producers and product-based businesses seeking space for inventory, assembly, fulfillment and their team under one roof.

- E-commerce operators
 - Direct-to-consumer (DTC) brands
 - Product-based businesses
 - E-commerce fulfillment businesses — inventory, packing, shipping.
 - Maker-to-market businesses
 - Small-batch producers — ideal if they manufacture or assemble products onsite.
 - Online retailers and emerging brands
-
- Located within the IG2 U/65 Ballard–Interbay–Northend Manufacturing/Industrial Center
 - Minutes from Fishermen’s Terminal, Ballard, Magnolia and Seattle’s central business districts
 - Flexible office spaces ranging from approximately 1,050 to 4,500 SF
 - Up to eight individual spaces, organized within four expansive primary suites
 - Distinctive two-story building with an authentic connection to Seattle’s working waterfront

LUIS F BORRERO
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Demographic Summary Report

4215 21st Ave W, Seattle, WA 98199

Building Type: **Class C Office**

Total Available: **0 SF**

Class: **C**

% Leased: **100%**

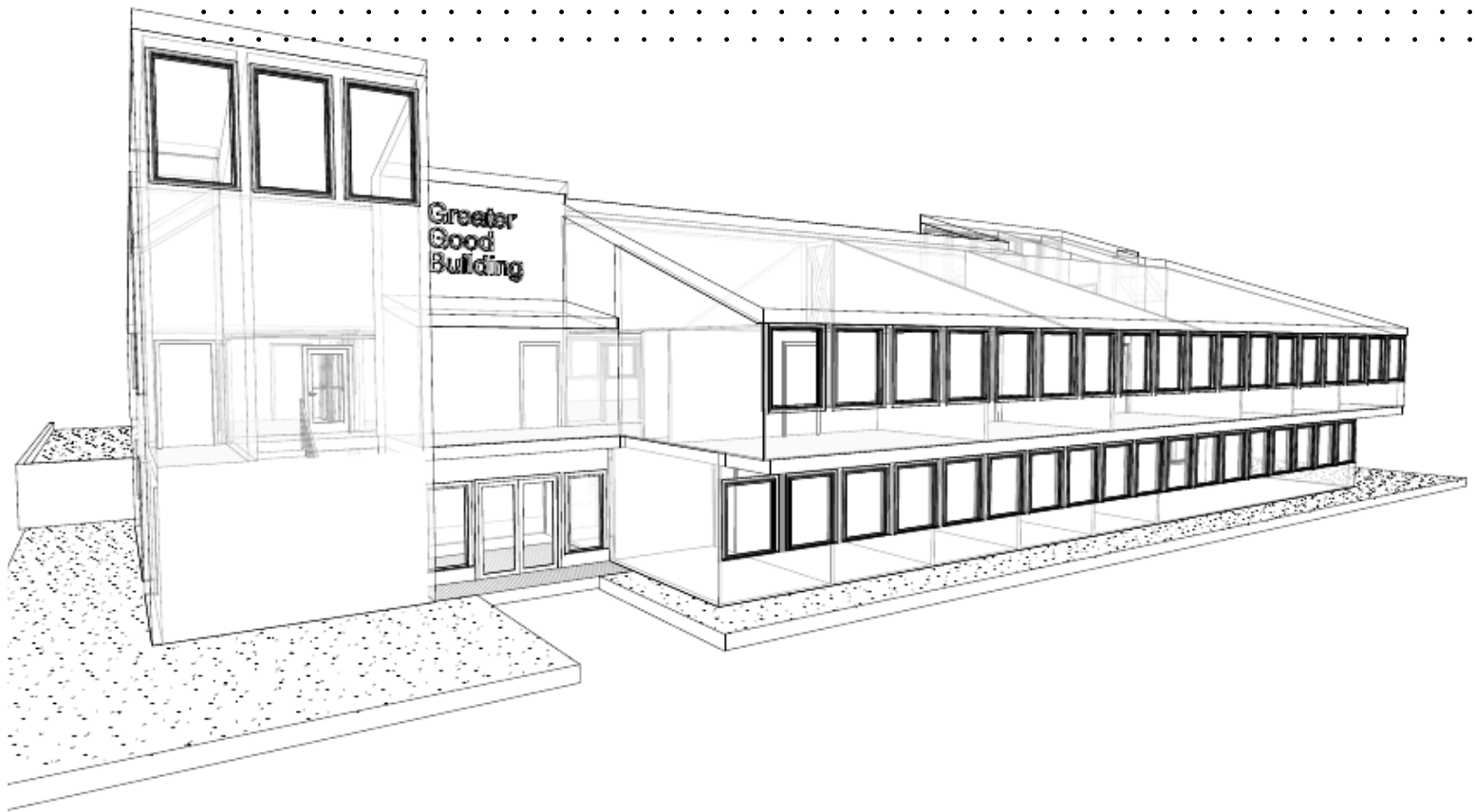
RBA: **13,210 SF**

Rent/SF/Mo: **-**

Typical Floor: **6,605 SF**



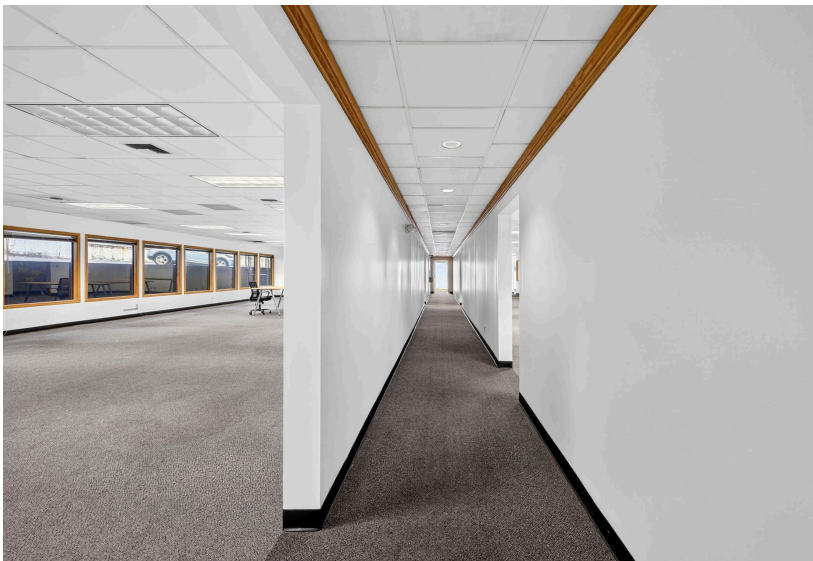
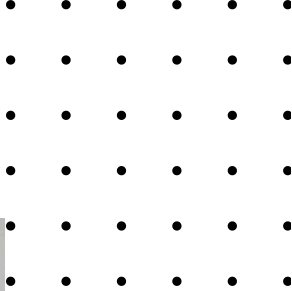
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	36,032		212,775		516,896	
2025 Estimate	34,054		203,205		492,086	
2020 Census	30,418		191,592		456,040	
Growth 2025 - 2030	5.81%		4.71%		5.04%	
Growth 2020 - 2025	11.95%		6.06%		7.90%	
2025 Population by Hispanic Origin	2,795		14,285		38,683	
2025 Population	34,054		203,205		492,086	
White	23,696	69.58%	143,960	70.84%	313,032	63.61%
Black	885	2.60%	4,334	2.13%	20,176	4.10%
Am. Indian & Alaskan	158	0.46%	804	0.40%	2,326	0.47%
Asian	4,297	12.62%	25,813	12.70%	85,662	17.41%
Hawaiian & Pacific Island	82	0.24%	301	0.15%	952	0.19%
Other	4,936	14.49%	27,993	13.78%	69,939	14.21%
U.S. Armed Forces	53		278		653	
Households						
2030 Projection	19,387		104,144		261,131	
2025 Estimate	18,256		99,254		247,768	
2020 Census	16,117		93,278		227,637	
Growth 2025 - 2030	6.20%		4.93%		5.39%	
Growth 2020 - 2025	13.27%		6.41%		8.84%	
Owner Occupied	5,957	32.63%	43,030	43.35%	84,482	34.10%
Renter Occupied	12,299	67.37%	56,224	56.65%	163,287	65.90%
2025 Households by HH Income	18,255		99,254		247,769	
Income: <\$25,000	1,498	8.21%	7,739	7.80%	29,654	11.97%
Income: \$25,000 - \$50,000	1,145	6.27%	7,648	7.71%	24,125	9.74%
Income: \$50,000 - \$75,000	2,337	12.80%	10,372	10.45%	26,514	10.70%
Income: \$75,000 - \$100,000	1,710	9.37%	9,182	9.25%	22,242	8.98%
Income: \$100,000 - \$125,000	1,815	9.94%	9,581	9.65%	21,946	8.86%
Income: \$125,000 - \$150,000	1,839	10.07%	7,789	7.85%	18,470	7.45%
Income: \$150,000 - \$200,000	2,550	13.97%	11,992	12.08%	28,108	11.34%
Income: \$200,000+	5,361	29.37%	34,951	35.21%	76,710	30.96%
2025 Avg Household Income	\$160,459		\$170,541		\$155,742	
2025 Med Household Income	\$133,462		\$141,385		\$124,320	

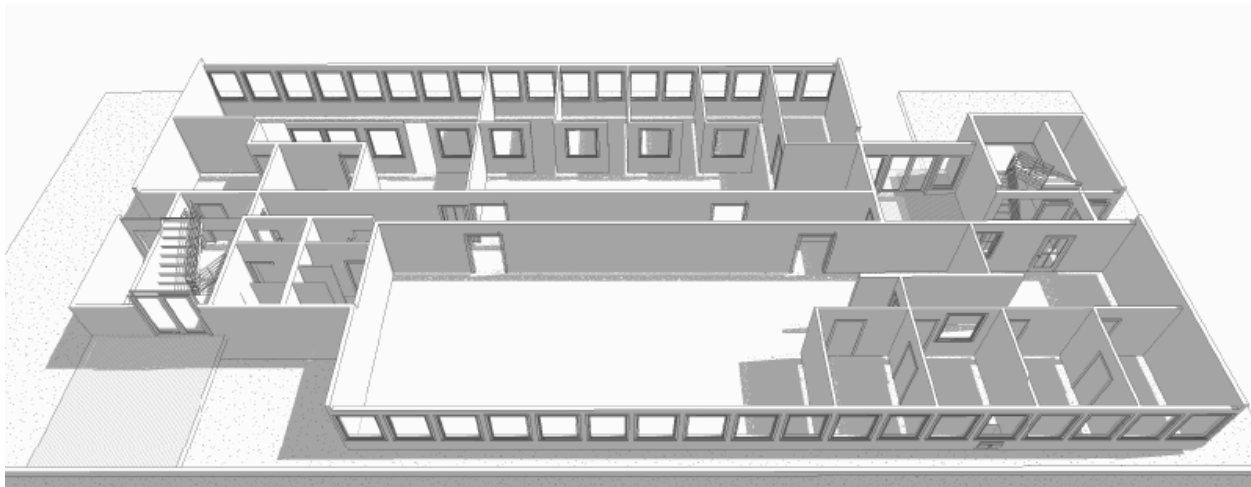
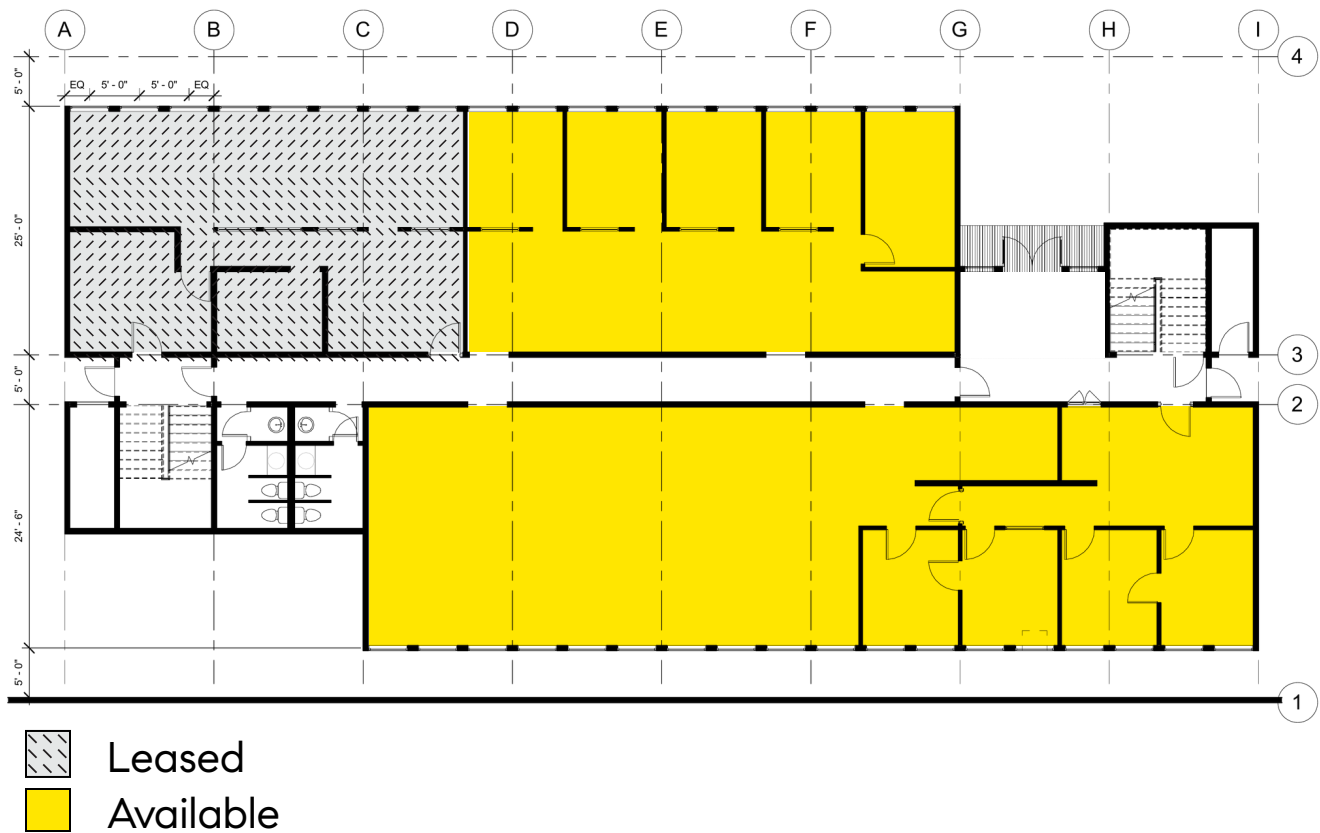


Built in 1972 for Seattle's fishing industry, the building served the North Pacific fleet for decades. Later home to graphic design and photography companies, it has a long history of making, creating and enterprise. Today, under Greater Good Network ownership, that spirit continues—welcoming a new generation of creative and growing businesses.

- Parking: 36 Spaces
- Gross Area 13,210 SF
- Net Area 12,795 SF
- Floor to Floor Height: 13' feet
- Floor to Ceiling Height
Ground Level : 10'
Upper Level: Up to 20'
- Occupancy Group B – Office
- Construction Type Type V-N
- Lot Size Approx. 18,000 SF
- Current Zoning MML U/65
- Parcel Number 277110-0480

First Floor





First Floor



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COMMERCIAL

Second Floor



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 Leased
 Available



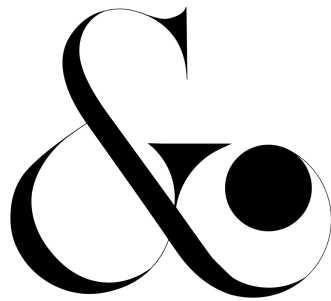
Second Floor



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SUSI MUSI & CO
People. Places. Possibilities.

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