

# *For Sale Quality S. Seattle Office Bldg.*

*“Strong Single Tenant  
Office Building with a  
long term Government  
Tenant in Place”*



## **THE 3600 GRAHAM BUILDING**

**40,738 SF OFFICE BUILDING ON A 101,409 SF SITE**

**\$8,500,000**

- State of WA has been the tenant for over 30 years.
- Stable investment with stable tenant and income.
- 2-story build-to-suite brick building with elevator.
- C1-65 zoning provides future development potential.
- Located on S. Graham St. just west of MLK Way.
- New HVAC controls (2014) and new 5 year Lease.

**MaKensay**

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 **MaKensay**  
REAL ESTATE SERVICES INC.

The information contained herein has been provided by the owner or obtained from sources we believe reliable, but all purchasers should verify all information, details and documents before entering into an agreement to purchase the Property.