



**Seattle Housing Authority**

190 Queen Anne Ave N  
PO Box 19028  
Seattle, WA 98109

206.615.3300  
seattlehousing.org

## Commercial Space Available in Seattle Housing Authority Communities

The Seattle Housing Authority (SHA) has four non-residential commercial spaces available for lease in SHA communities throughout Seattle. Each space is ground level with a street-facing entrance. SHA is seeking for-profit or non-profit organizations that will enhance the community. Lease terms and rents may be negotiated to reflect community benefit. Please see below for specific site locations, descriptions and approximate rent ranges.

SHA's mission is to enhance the Seattle community by creating and sustaining decent, safe, and affordable living environments that foster stability and self-sufficiency for people with low incomes. SHA seeks commercial tenants that have a committed presence in the community and/or offer services that complement the mission. SHA is also committed to providing affordable opportunities for Black, Indigenous and People of Color (BIPOC) businesses and organizations that have been historically under-represented or displaced.

If you are interested and would like to learn more, please contact [commercialworkorders@seattlehousing.org](mailto:commercialworkorders@seattlehousing.org) with any questions.

If you would like to apply to be considered, please send the following information to [commercialworkorders@seattlehousing.org](mailto:commercialworkorders@seattlehousing.org) by November 24, 2021:

1. Name of your business or organization, contact name and full contact information
2. Year your business or organization was founded
3. Other current operating locations, if any
4. Which SHA space(s) you would like to occupy
5. A description of the goods or services your business or organization would provide to the community through the use of this space.
6. A brief statement on how your business or organization will benefit the community, the BIPOC community or SHA low-income residents.
7. Anticipated date of occupancy for the space

Find information about the spaces available on the following pages.

### Commissioners

Paul Purcell, *Chair*

Gerald Smiley, *Vice-Chair*

Robert Crutchfield

Dr. Paula Houston

Rita Howard

Twyla Minor

Deborah Thiele

Rod Brandon, *Executive Director*

## Available SHA Commercial Spaces

### CURRENTLY VACANT:

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### **Genesee House**

**4443 MLK Jr Way South**

**Seattle, WA 98108**

Adjacent to Columbia City Sound Transit Light Rail Station

**932 rentable sq. ft., 315 sq. ft. of storage space and one parking space**

Base Rent: \$21.50 to \$24.00 per rentable sq. ft.

Rent for Storage: \$10 per sq. ft.

Common Area Maintenance cost (CAMS): \$5.64 per sq. ft.

Leasehold Excise Tax (LHET) (.1284 of base rent subject to business eligibility for exemption)

**Monthly Rent Range –\$2,585 to \$2,804 all in**

(Includes Base Rent, Storage, CAMS and LHET)

**CURRENTLY VACANT:**

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**Tamarack Building  
4622 MLK Jr Way South  
Seattle WA 98108**

adjacent to Columbia City Sound Transit Light Rail Station

606 rentable sq. ft. and two parking spaces

Base Rent: \$21.50 - \$24.00 per rentable sq. ft.

Common Area Maintenance cost (CAMS): \$5.10 per rentable sq. ft.

Leasehold Excise Tax (LHET) (.1284 of base rent subject to business eligibility for exemption)

**Monthly Rent Range –\$1,483 to \$1,625 all in**  
(Includes Base Rent, CAMS and LHET)

**ANTICIPATED VACANCY – PRIOR TO END OF 2021**

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**Genesee House  
4431 MLK Jr. Way S  
Seattle, WA 98108**

adjacent to Columbia City Sound Transit Light Rail Station

**1091 rentable sq. ft., 213 sq. ft. storage space and one parking space**

Base Rent: \$21.50 to \$24.00 per sq. ft.

Rent for storage \$10 per sq. ft.

Common Area Maintenance cost (CAMS): \$5.64 per rentable sq. ft.

Leasehold Excise Tax (LHET) (.1284 of base rent subject to business eligibility for exemption)

**Monthly Rent Range –\$2,896 to \$3,152 all in**  
(Includes Base Rent, Storage, CAMS and LHET)

## ANTICIPATED VACANCY – PRIOR TO END OF 2021

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**Main Street Place**  
**308 22<sup>nd</sup> Ave S, Unit 102**  
**Seattle, WA 98122**  
Central District

514 rentable sq. ft. and 2 parking spaces

Base Rent: \$17.03- \$20.00 per sq. ft.

Common Area Maintenance cost (CAMS): \$5.54 per rentable sq. ft.

Leasehold Excise Tax (LHET) (.1284 of base rent subject to business eligibility for exemption)

**Monthly Rent Range –\$1,297 to \$1,397 all in**  
(Includes Base Rent, CAMS and LHET)