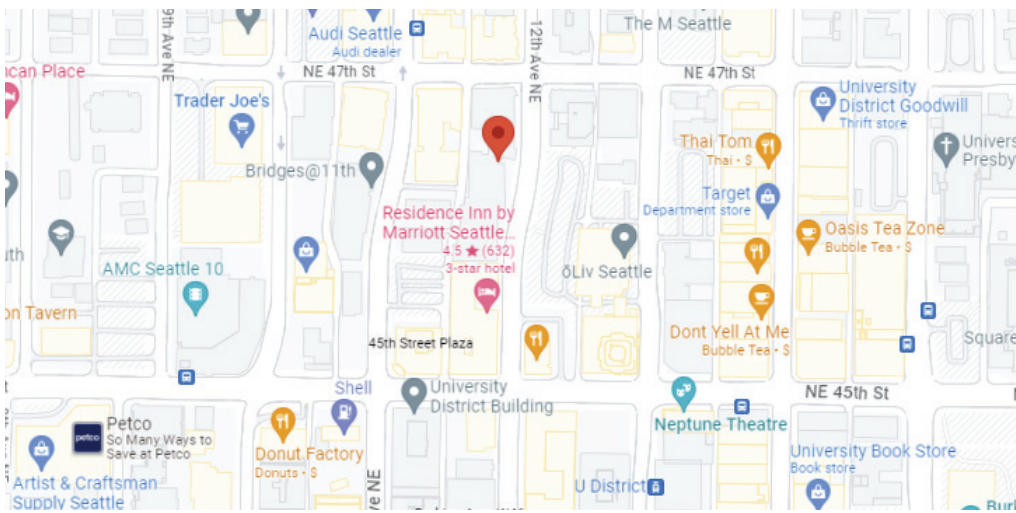


FOR LEASE

RETAIL SPACE | TWELVE @ U-DISTRICT
4535 12TH AVENUE NORTHEAST | SEATTLE, 98105



PROPERTY FEATURES

- New mixed-use development in the heart of the University District
- Corner retail space available with double-high ceilings
- Walking or biking distance to the UW and Children's, and just a few blocks from the Sound Transit light rail station.
- Tenant improvement allowance available
- Square footage: 1,349 sf
- Rental Rate: \$32.00/SF/YR + NNN (\$8.51/SF/YR est.)



CAMERON
KENT

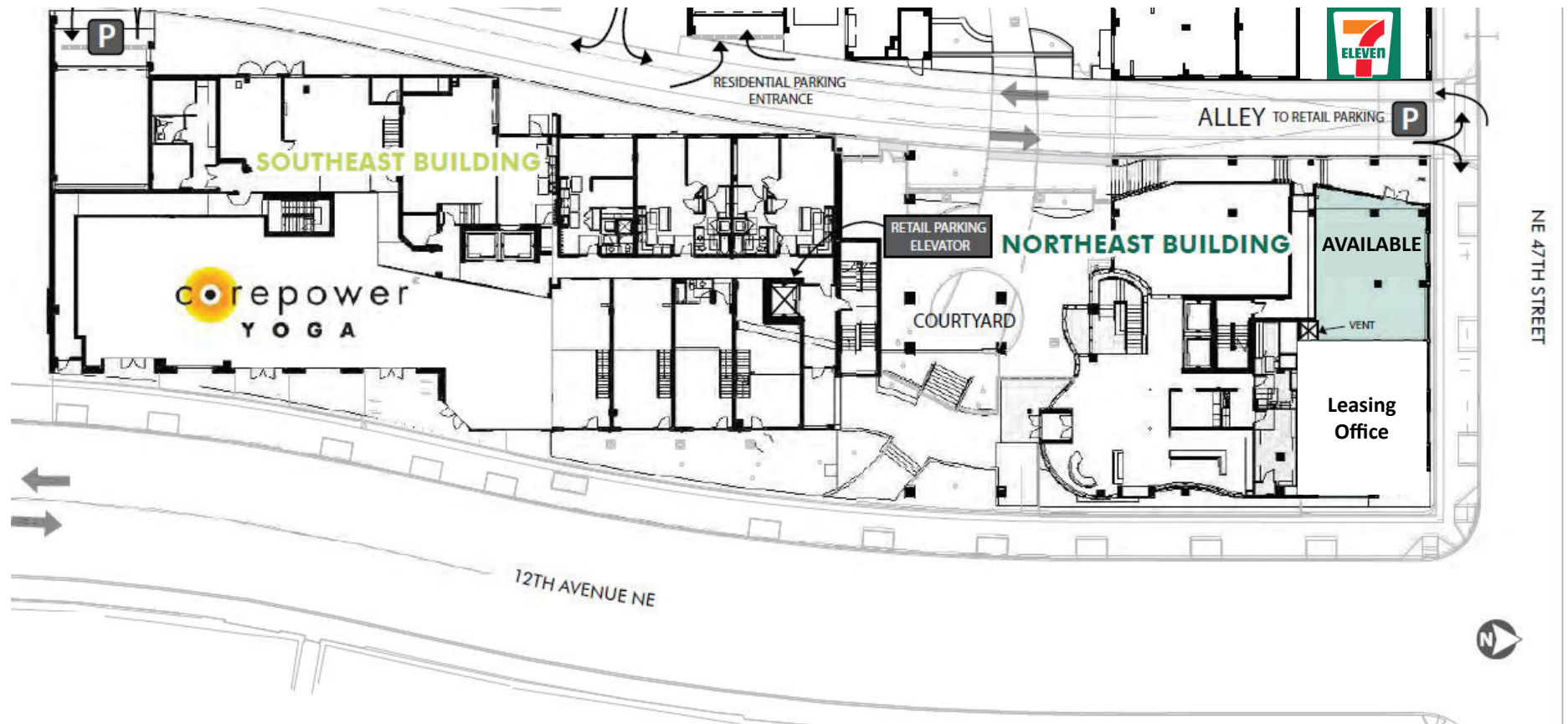
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TOM
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FLOOR PLAN

4535 12TH AVENUE NORTHEAST | SEATTLE, 98105



AERIAL MAP

4535 12TH AVENUE NORTHEAST | SEATTLE, 98105

