

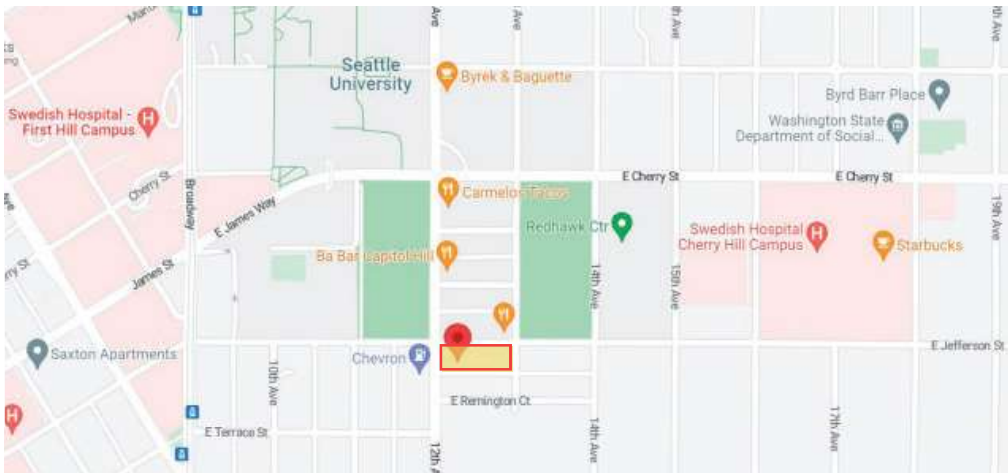
FOR LEASE

CAPITOL HILL OFFICE SPACE
464 12TH AVENUE | SEATTLE, 98122



PROPERTY FEATURES - DIVISIBLE

- Free standing 4-story office building in Capitol Hill
- Excellent transit access and walkability to popular retail amenities
- Class A buildout with territorial views throughout
- 3rd floor space has open work area, breakout rooms, small & large conference rooms, two spacious bathrooms, and well-appointed kitchenette
- **Parking available w/ first year of parking free**



Floor/Suite	Square feet	Base Rent/Year	NNN/Year	\$/month	Parking
300 Total	4,155	\$25.00 \$8,656	\$10.27 \$3,555	\$35.27 \$12,211	4
301 West	2,010	\$27.00 \$4,522	\$10.27 \$1,720	\$37.27 \$6,242	2
302 East	2,145	\$23.00 \$4,111	\$10.27 \$1,835	\$33.26 \$5,946	2

All information is approximate



**ROGER
LORENZE**

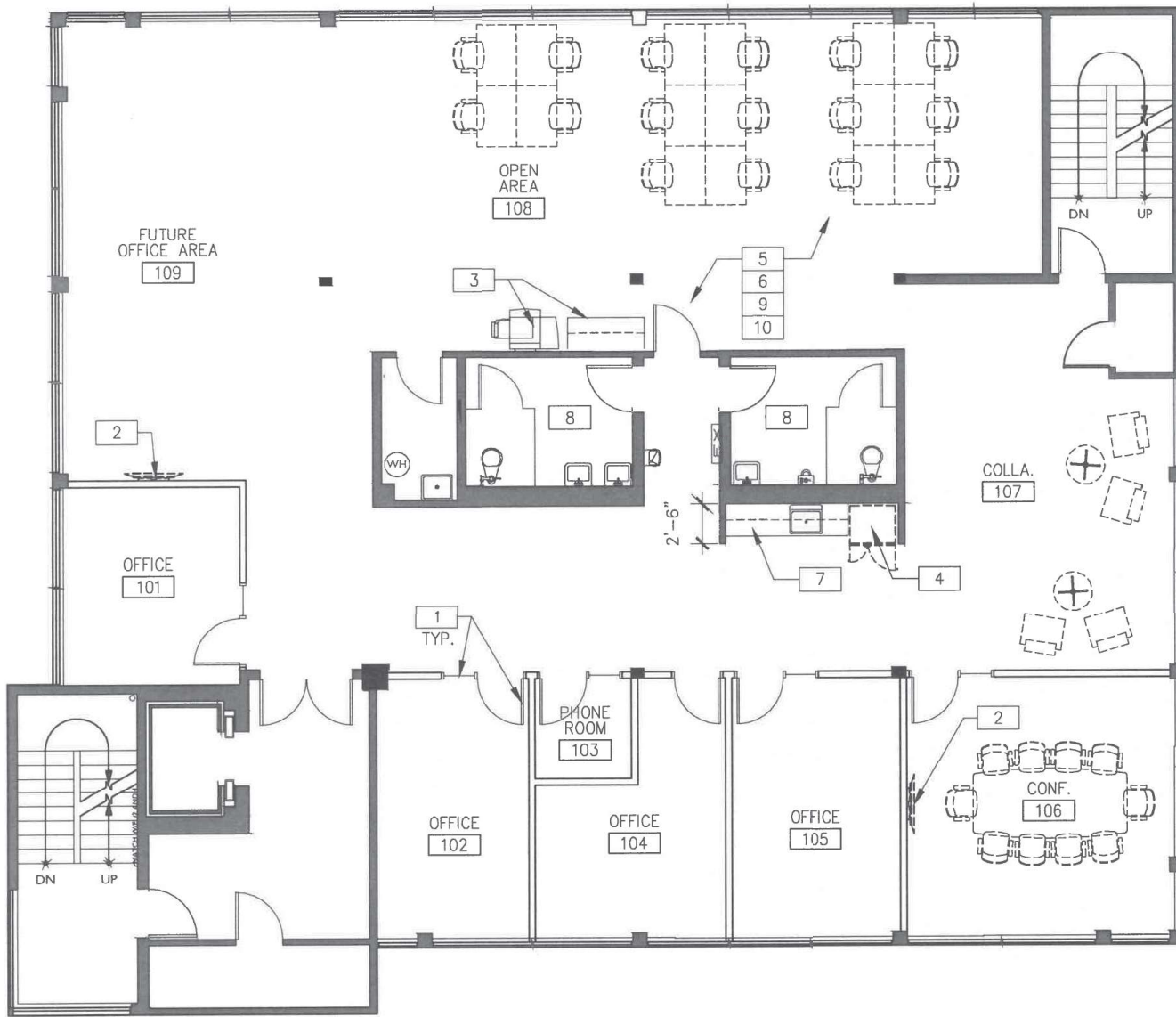
206.406.1547
rlorenze@ewingandclark.com

**BOB
MEYER**

206.399.2596
meyer@ewingandclark.com

FLOOR PLAN

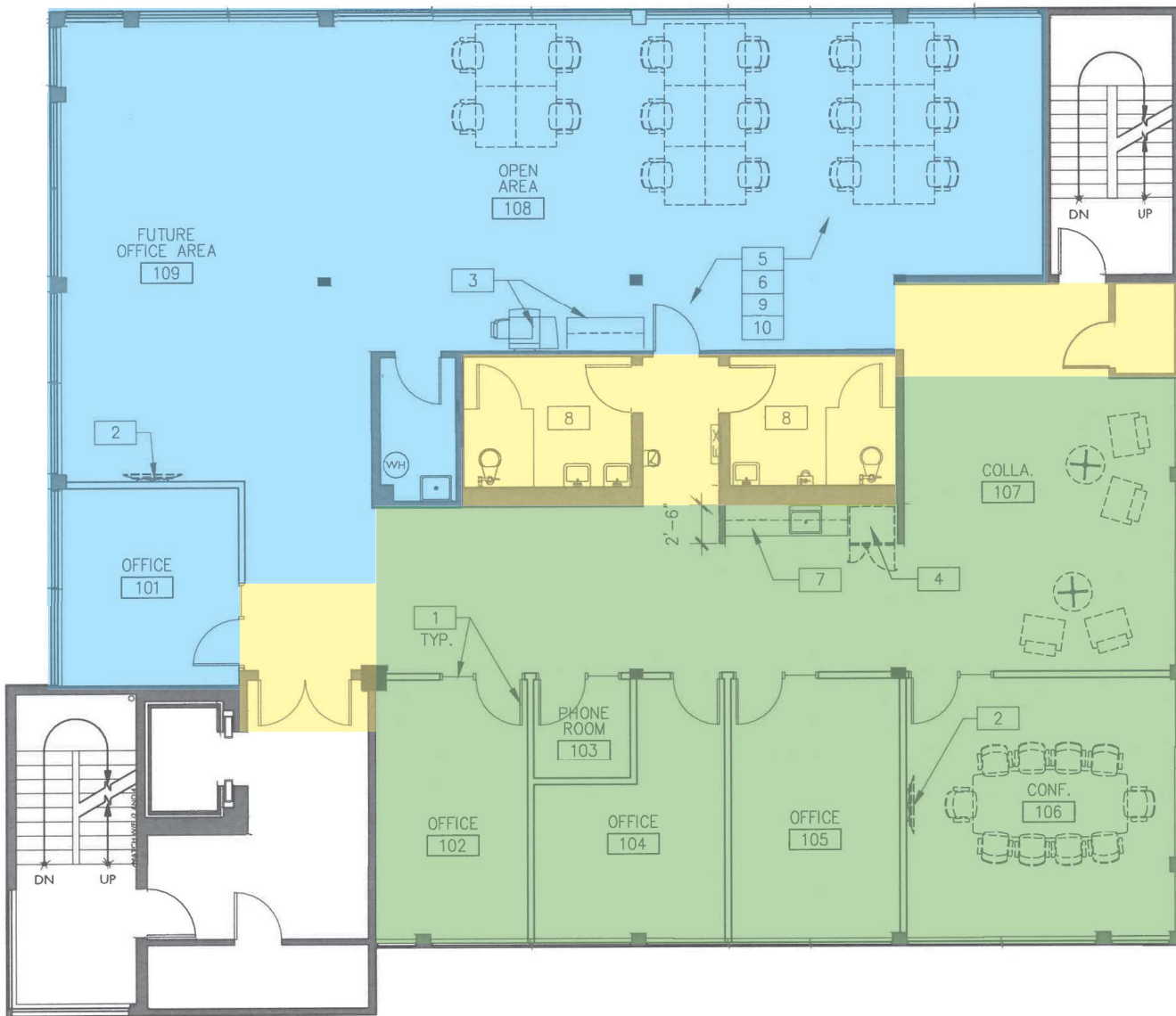
SUITE 300



WALL LEGEND




-  EXISTING PARTITION
-  PARTITION TO UNDERSIDE OF CEILING

FLOOR PLAN



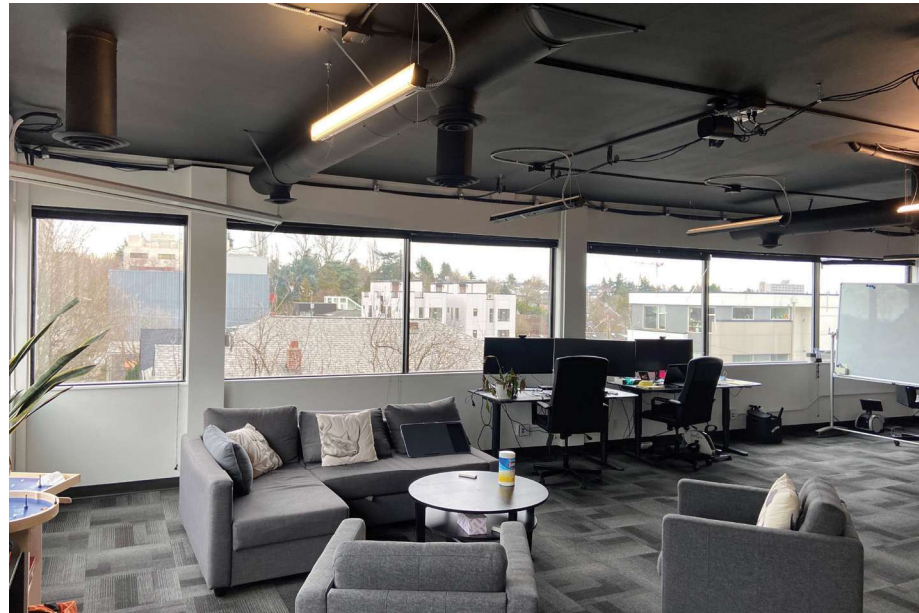
WALL LEGEND

-  EXISTING PARTITION
-  PARTITION TO UNDERSIDE OF CEILING

-  Suite 302
-  Suite 301
-  Common Area

INTERIOR PHOTOS

SUITE 300

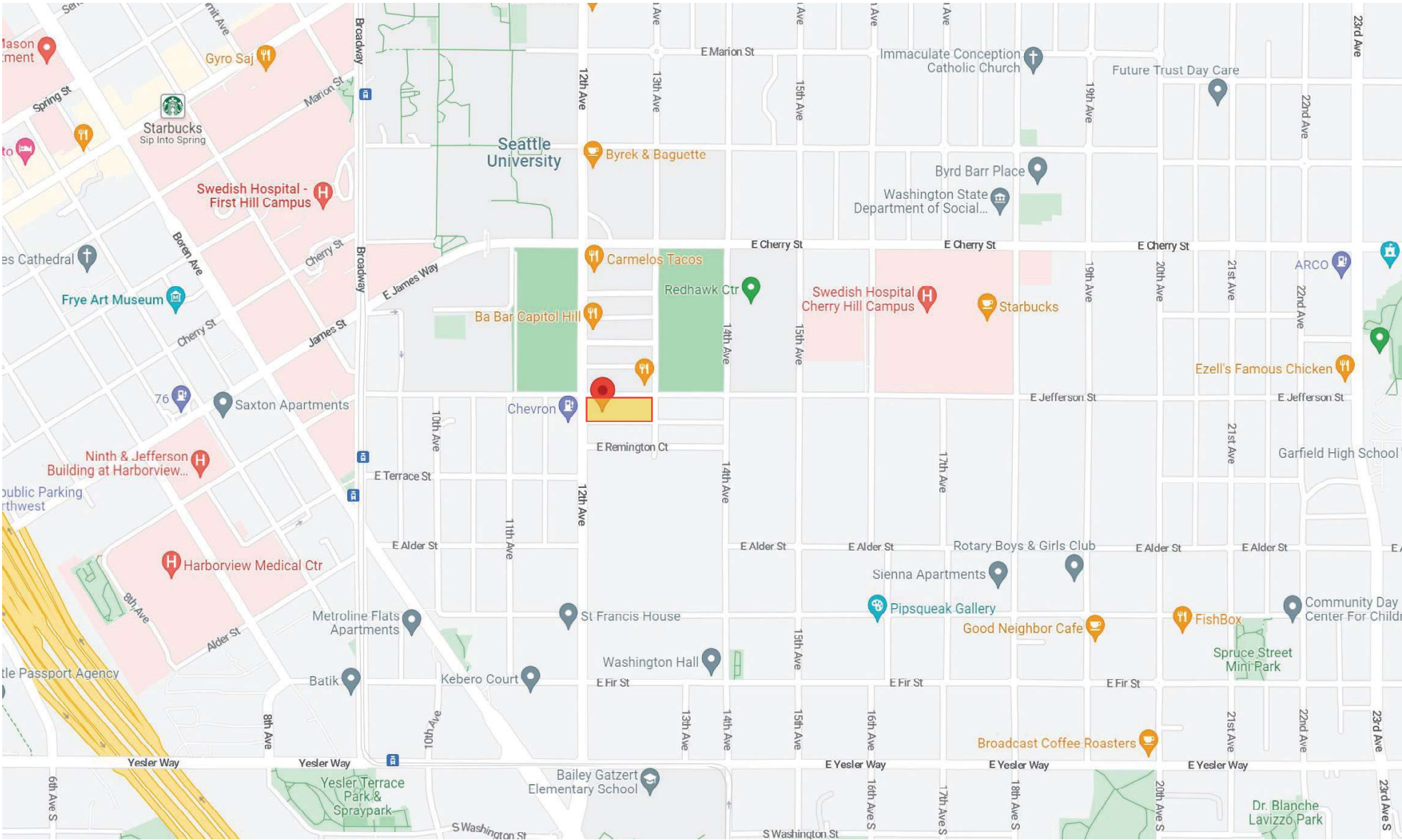


ROGER LORENZE | 206.406.1547 | rlorenze@ewingandclark.com

BOB MEYER | 206.399.2596 | meyer@ewingandclark.com

AERIAL MAP

464 12TH AVENUE | SEATTLE, 98122



ROGER LORENZE | 206.406.1547 | rlorenze@ewingandclark.com

BOB MEYER | 206.399.2596 | meyer@ewingandclark.com