



Gateway

BUILDING

261,418 SF

4328 Brooklyn Ave NE
Seattle, WA 98105



NEWMARK

INTERCONTINENTAL
REAL ESTATE CORPORATION

Lincoln

Building Highlights

Designed for modern businesses, Gateway Building features Class A office space, a rooftop terrace, and an outdoor amenity deck with breathtaking views of the Seattle skyline. Rising directly above the U District light rail station, the building offers unmatched transit access, making commuting effortless with quick connections to downtown Seattle, SeaTac Airport, and the Eastside. With 122,945 square feet still available, tenants have a rare opportunity to secure space in one of the city's most highly amenitized, well-located office buildings.

Address	4328 Brooklyn Ave NE, Seattle, WA 98105
Building Class	A
Completion	Q4 2024
Total Building Size	261,418 RSF
Total Office Size	258,449 RSF
Available Office Space	114,121 RSF on floors 8-12
Retail	2,969 RSF
Typical Floor Plate	24,589 RSF
Building Use	Office
Stories:	13



Effortless accessibility with the light rail at your doorstep—getting to, from, and around has never been easier.

WALK
SCORE

99

BIKE
SCORE

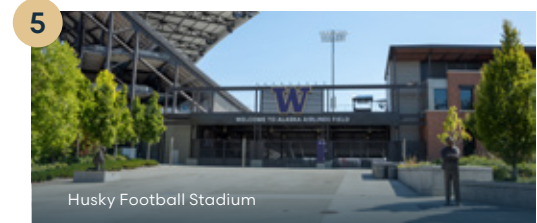
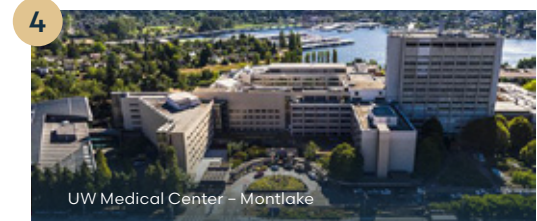
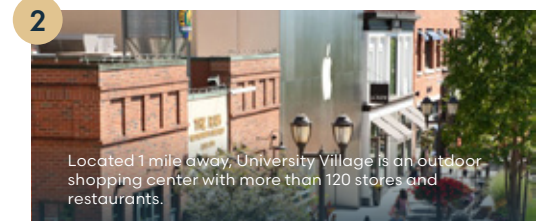
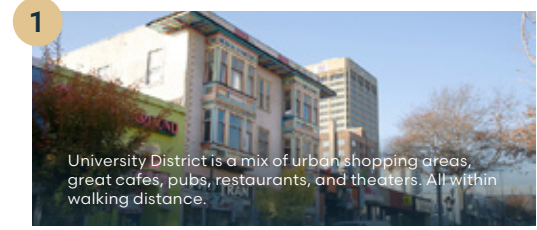
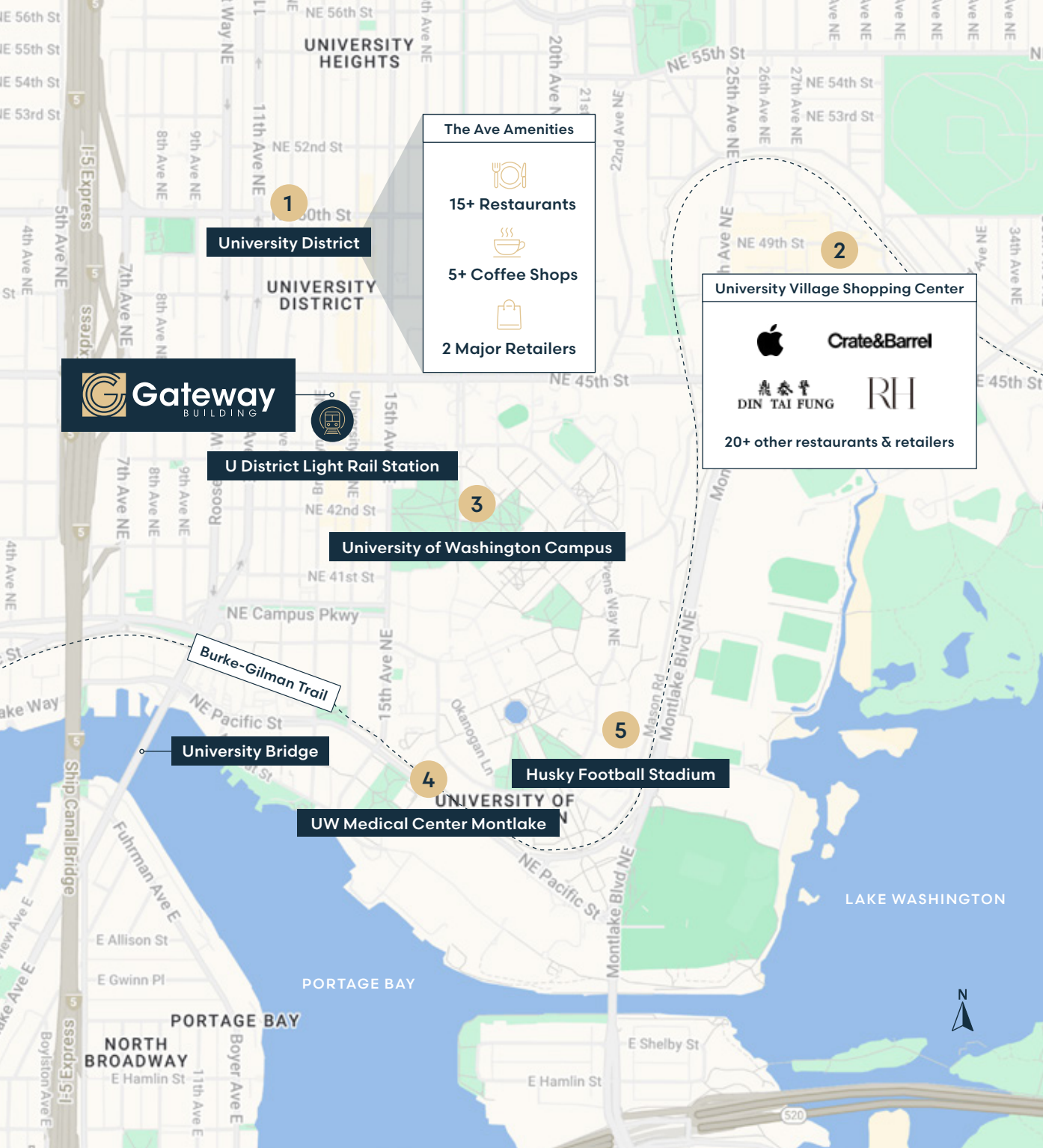
85

TRANSIT
SCORE

100



Amenities Map



U District Light Rail Station

University of Washington Campus

University Bridge

UW Medical Center Montlake

Husky Football Stadium

The Ave Amenities

- 15+ Restaurants
- 5+ Coffee Shops
- 2 Major Retailers

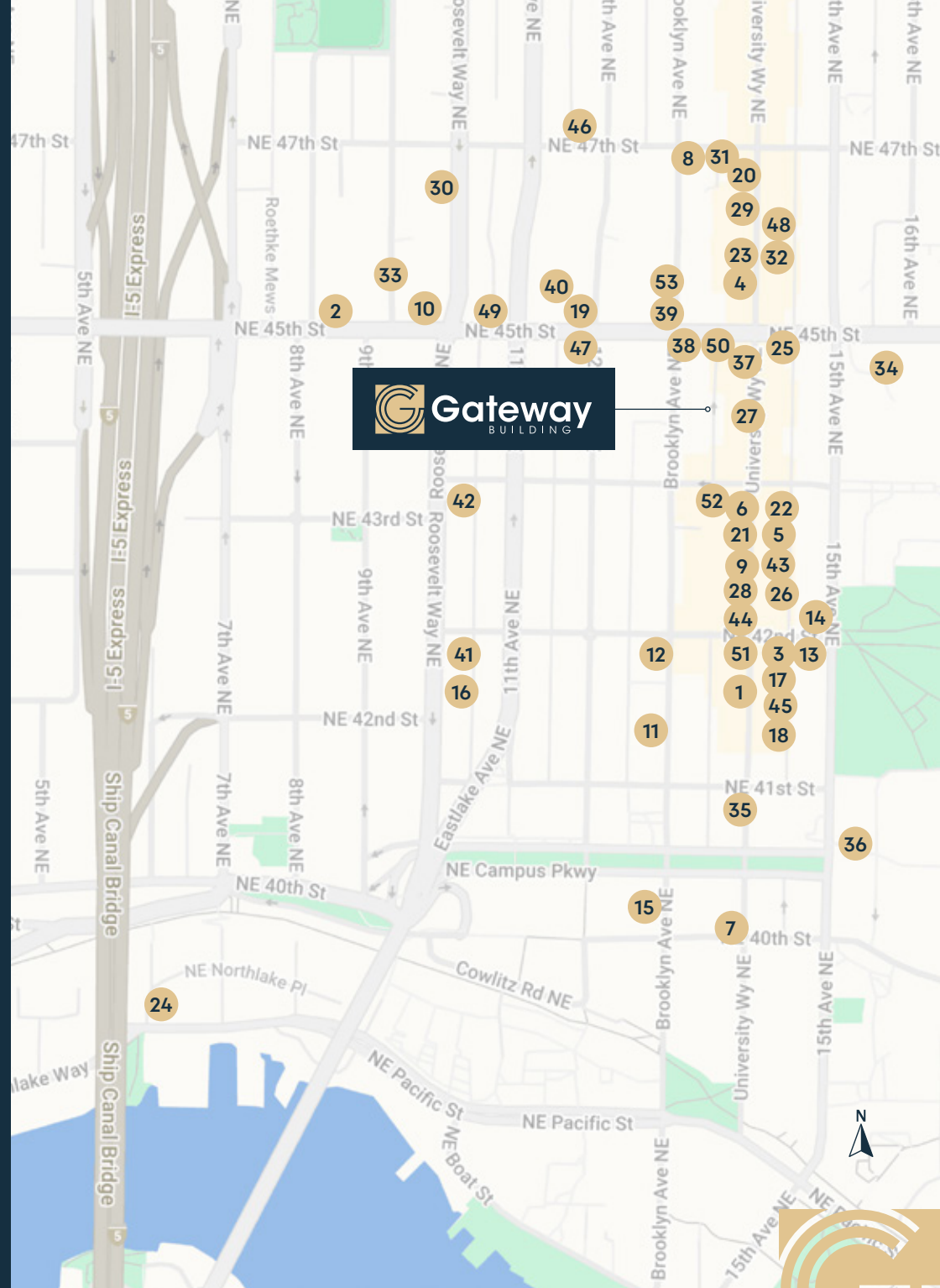
University Village Shopping Center

- Apple
- Crate&Barrel
- DIN TAI FUNG
- RH
- 20+ other restaurants & retailers

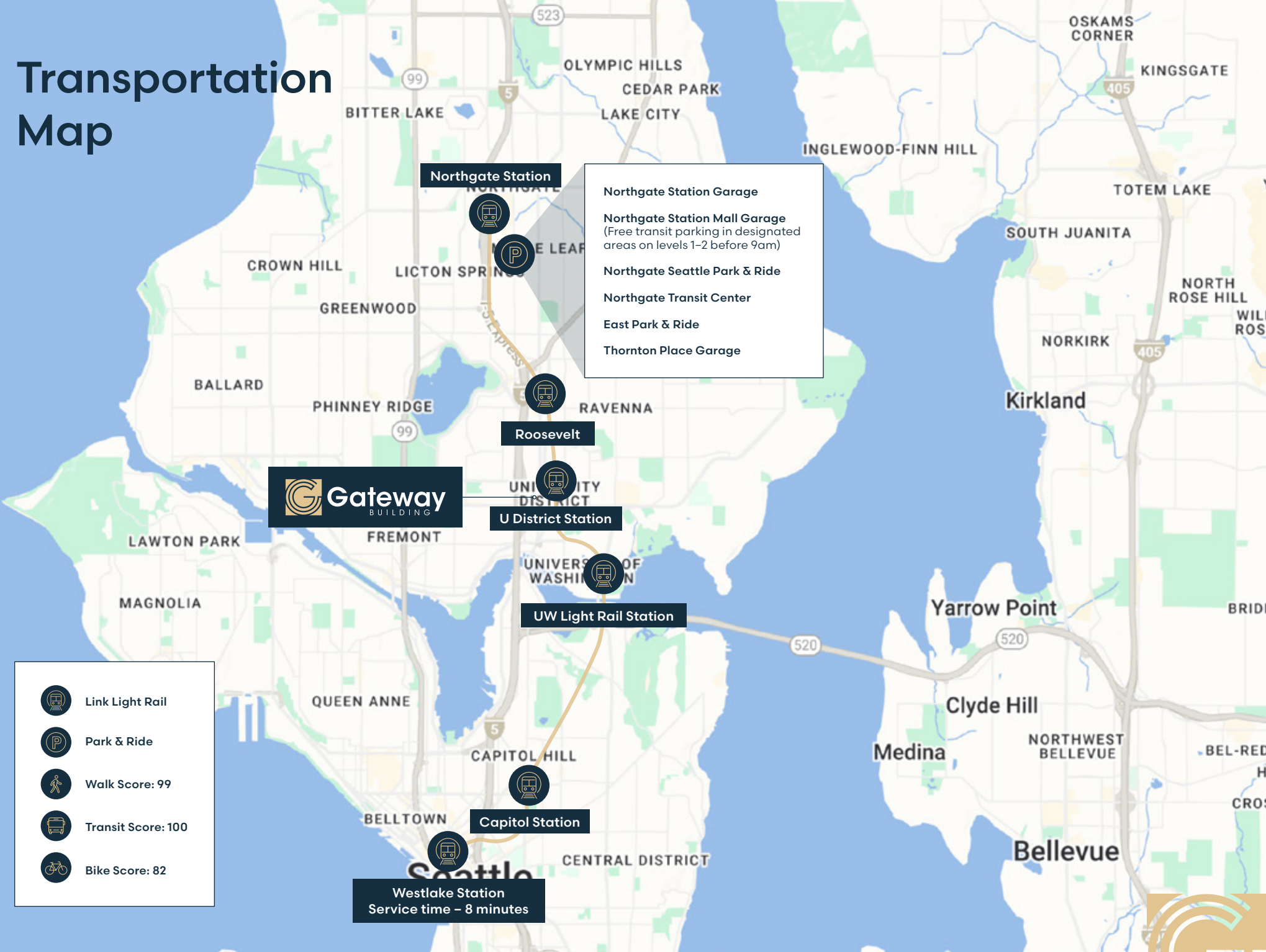


The Neighborhood

- | | |
|-------------------------------|--|
| 1. Big Time Brewery | 29. Target |
| 2. Blue Moon Tavern | 30. Trader Joe's |
| 3. Burger and Kabob Hut | 31. University Seafood |
| 4. CaliBurger | 32. Urban Outfitters |
| 5. Chili's South Indian | 33. AMC Seattle 10 |
| 6. Chipotle | 34. Burke Museum |
| 7. College Inn | 35. Floyd & Delores Jones Playhouse |
| 8. Costas | 36. Henry Art Gallery |
| 9. Finn MacCool's Irish Pub | 37. The Varsity Theater |
| 10. Floating Bridge Brewing | 38. Neptune Theatre |
| 11. Guanaco's Tacos Pupuseria | 39. Graduate Seattle & rooftop bar Mountaineering Club |
| 12. Korean Tofu House | 40. Residence Inn by Marriot |
| 13. Madeline Bread & Dessert | 41. University Inn |
| 14. MOD Pizza | 42. Watertown Hotel |
| 15. Pagliacci Pizzeria | 43. Café Allegro |
| 16. Portage Bay Café | 44. Café on the Ave |
| 17. Samurai Noodle | 45. Café Solstice |
| 18. Shultz's Bar & Grill | 46. Jake's Coffee |
| 19. T12 Social House | 47. Kitanda |
| 20. Thai Tom | 48. Oasis Tea Zone |
| 21. Thahn Vi | 49. Sharetea |
| 22. Thaiger Room | 50. Slate Coffee Roasters |
| 23. U:Don Fresh | 51. Starbucks |
| 24. Voula's Offshore Café | 52. Ugly Mug Café |
| 25. Bartell Drugs | 53. Poindexter Coffee |
| 26. Bulldog News | |
| 27. CVS | |
| 28. H-Mart | |



Transportation Map



Northgate Station

- Northgate Station Garage
- Northgate Station Mall Garage
(Free transit parking in designated areas on levels 1-2 before 9am)
- Northgate Seattle Park & Ride
- Northgate Transit Center
- East Park & Ride
- Thornton Place Garage

Roosevelt

Gateway BUILDING

U District Station

UW Light Rail Station

Capitol Station

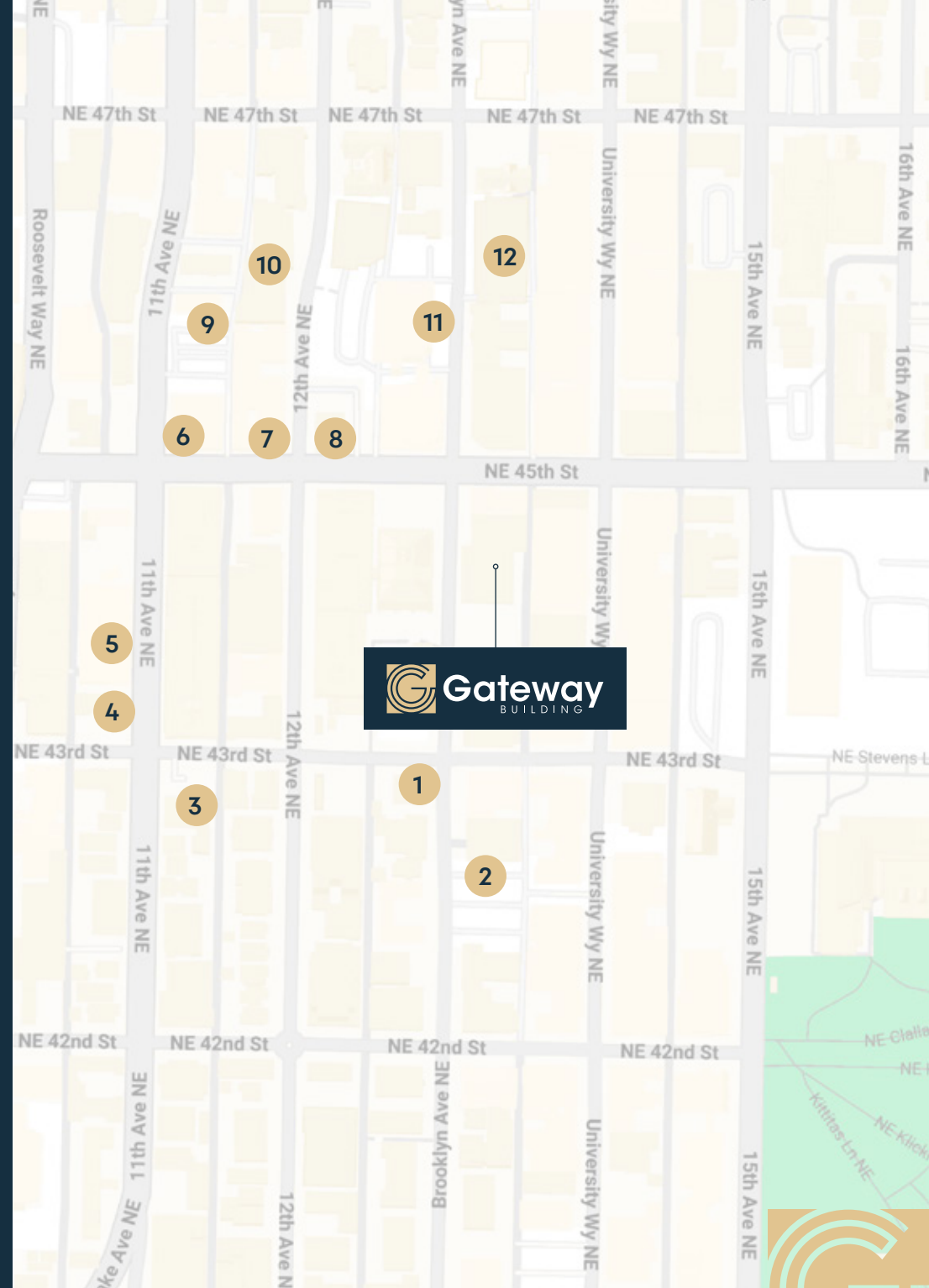
Westlake Station
Service time - 8 minutes

- Link Light Rail
- Park & Ride
- Walk Score: 99
- Transit Score: 100
- Bike Score: 82



Nearby Parking Options

- | | |
|--|---|
| <p>1 University District Parking Associates - Lot 3
4222 Brooklyn Ave NE
70 Spaces
0.3 Walking Distance</p> | <p>7 Residence Inn Diamond Parking Lot #WX08
4501 12th Ave NE
48 Spaces
0.1 Walking Distance</p> |
| <p>2 4245 Brooklyn - Lot #231
4245 Brooklyn Ave NE
30 Spaces
0.01 Walking Distance</p> | <p>8 Diamond Parking Lot #WX45
1200 NE 45th St
23 Spaces
0.1 Walking Distance</p> |
| <p>3 Diamond Parking Location #WU46
4244 11th Ave NE
16 Spaces
0.2 Walking Distance</p> | <p>9 4520 11th Avenue NE
4520 11th Avenue NE
25 Spaces
0.2 Walking Distance</p> |
| <p>4 Diamond Parking Services Lot #WX33
4301 11th Ave NE
10 Spaces
0.3 Walking Distance</p> | <p>10 Diamond Parking Services Lot #WX05
4535 12th Ave NE
25 Spaces
0.1 Walking Distance</p> |
| <p>5 Diamond Parking Location #WX49
4311 11th Avenue NE
25 Spaces
0.2 Walking Distance</p> | <p>11 UDPA - Lot 2
4519 Brooklyn Ave NE
195 Spaces
0.2 Walking Distance</p> |
| <p>6 Diamond Parking Services Lot WU05
1100 NE 45th St
25 Spaces
0.2 Walking Distance</p> | <p>12 UDPA - Lot 10
4536 Brooklyn Ave NE
72 Spaces
0.2 Walking Distance</p> |



Available Space

Floor 12
24,589 SF

Floor 11
24,589 SF

Floor 10
24,589 SF

Floor 9
24,589 SF

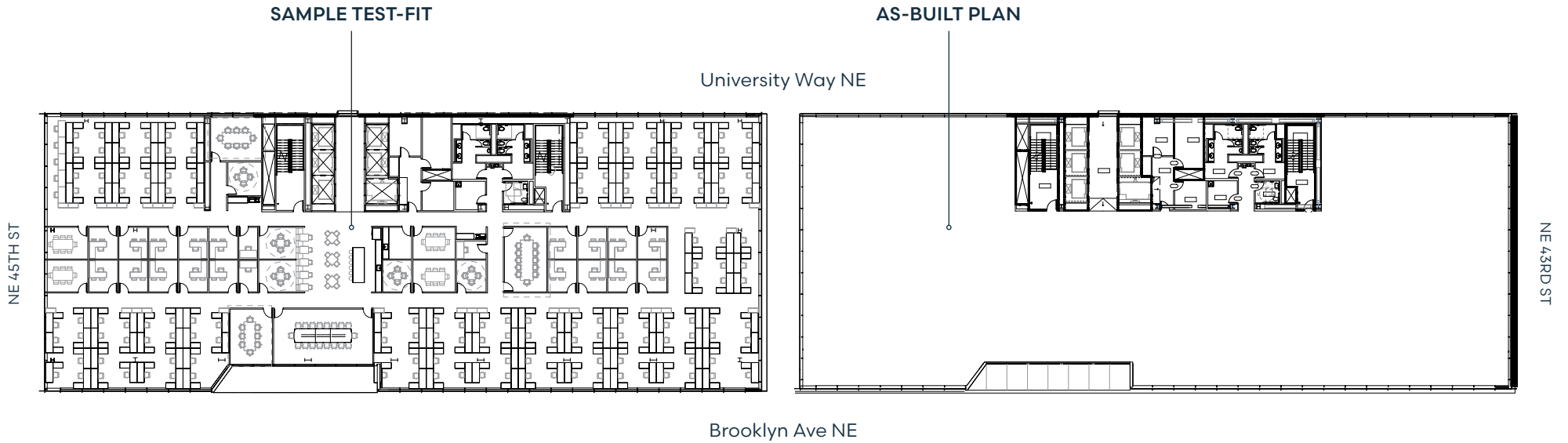
Floor 8
16,065 SF

Total Available
122,945 SF

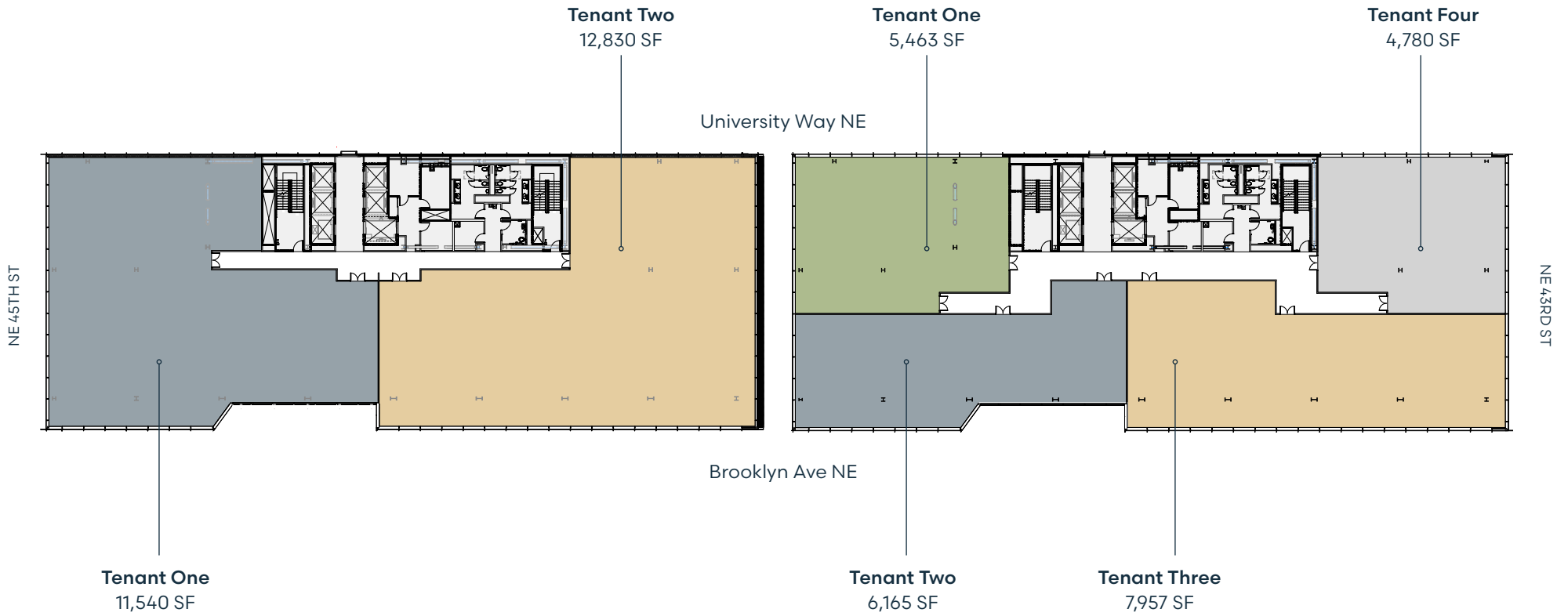


Floor Plan

Floors	8-12
Floorplates	24,589 SF
Total	114,121 SF



Multi-Tenant Floor Plans



PENTHOUSE AMENITY SUITE



PENTHOUSE AMENITY SUITE



PENTHOUSE AMENITY SUITE



ROOFTOP TERRACE



BUILDING LOBBY



BUILDING LOBBY







Gateway

BUILDING

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