



500  
YALE

A Better Way  
To Work.

OFFICE SPACE FOR LEASE | 500 YALE AVE N, SEATTLE

# Business in the front, party on the deck.

500 Yale is the perfect solution for those seeing quick-move office space with plenty of fresh air and views. With 75,000 RSF dispersed over four floors, this building boasts a spacious wraparound deck on the 4th floor, decks on all floors, high-end creative finishes, exposed ceilings, and an abundance of natural light. Commuting is a breeze with easy access to freeways and transit, and ample garage parking.

## BUILDING FEATURES



Large 5th floor deck and decks on every floor



Existing high-end creative finishes



High-visibility signage, viewable from I-5



+18,000 square foot floorplates



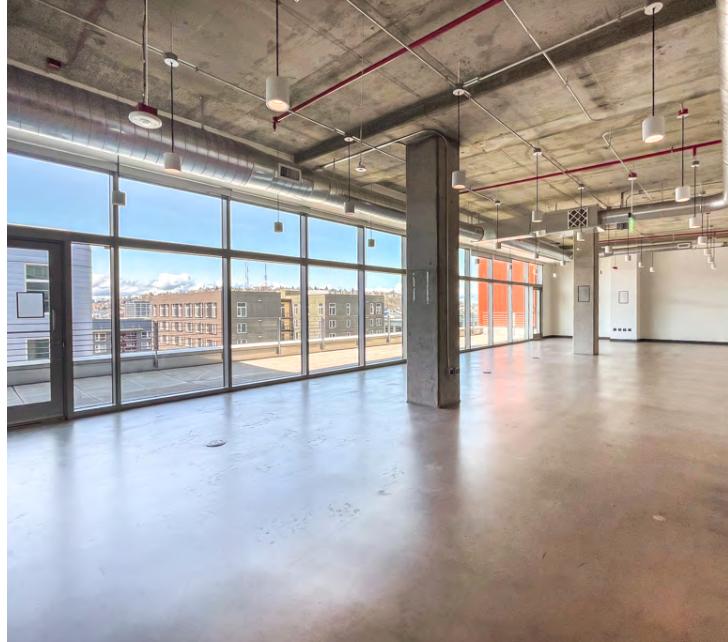
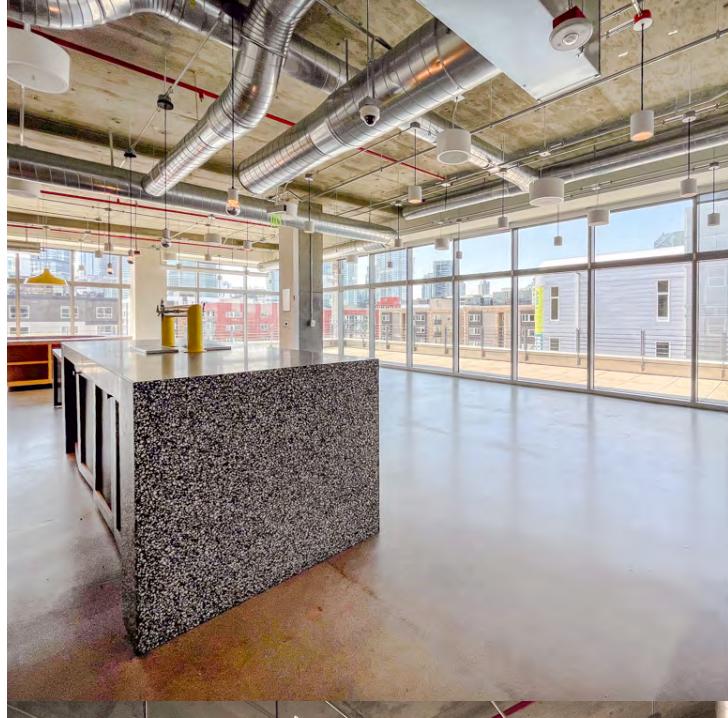
Quick access to freeway & transit



Fitness and childcare nearby



Above market parking ratio 1.8/1000 in secure garage



# Discover Our Full-Building Opportunity.

Grow your business right away with this quick-move full-building opportunity, with space delivery conditions that are designed to minimize tenant CAPEX.

Allowing you to create a unique and personalized space that caters to your business, your people, and your environment.



## VIP LOCATION

Nestled in the vibrant South Lake Union community at the doorstep to Capitol Hill, with access to the city's best restaurants, shops, fitness, and childcare.



# Work, Play, Thrive.

Located only a few blocks from on and off ramps to I-5 providing superior access and shorter commute times.

With on-site parking and numerous public transit options, traveling to and from the building is convenient and stress-free.

**95**

WALK SCORE

**83**

TRANSIT SCORE

WITHIN A

**1/4 MILE**



16 Restaurants & Café's



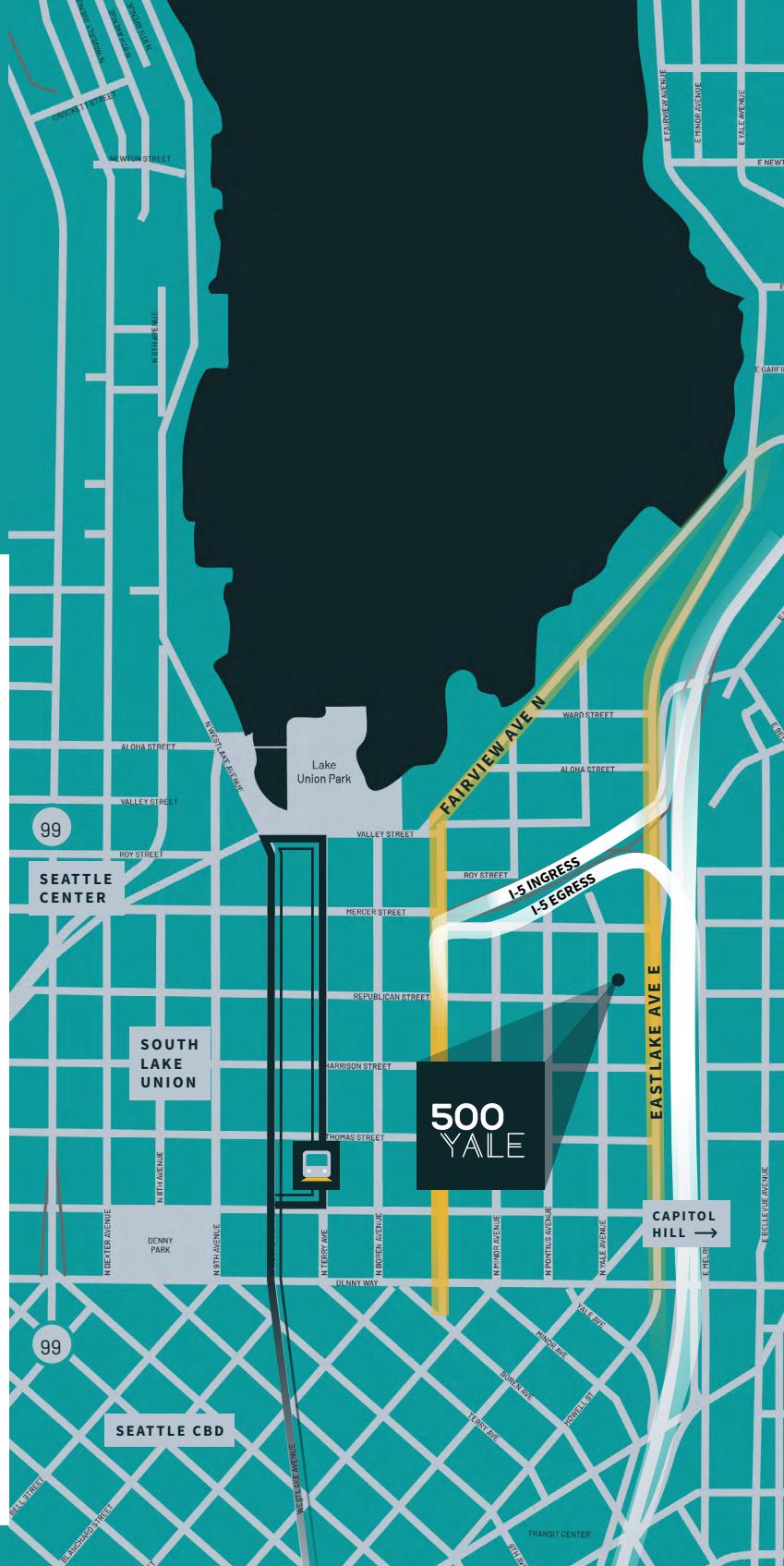
12 Retail Shops



9 Fitness Centers



2 Parks



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