

4555 ROOSEVELT

4555 ROOSEVELT WAY NE, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE

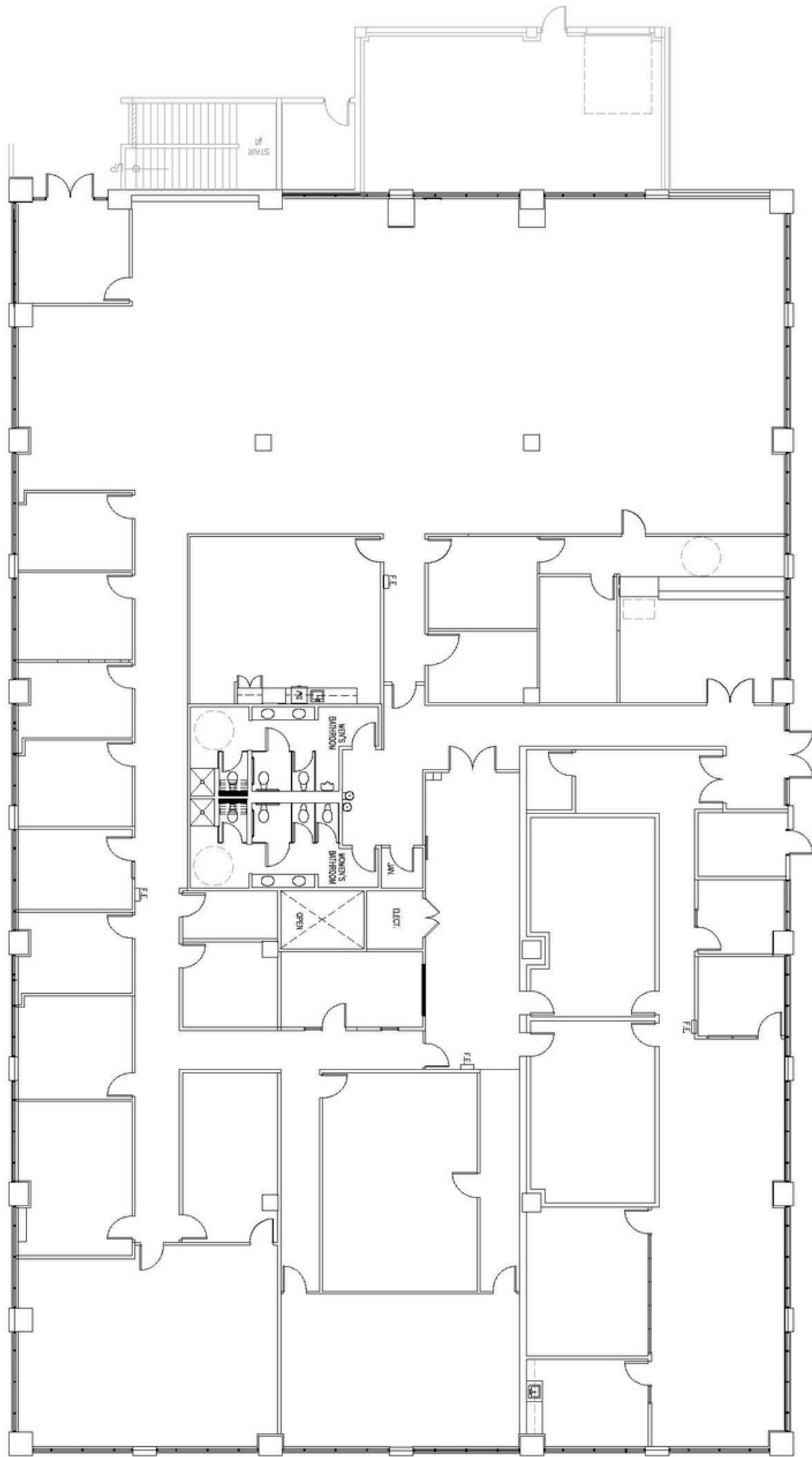


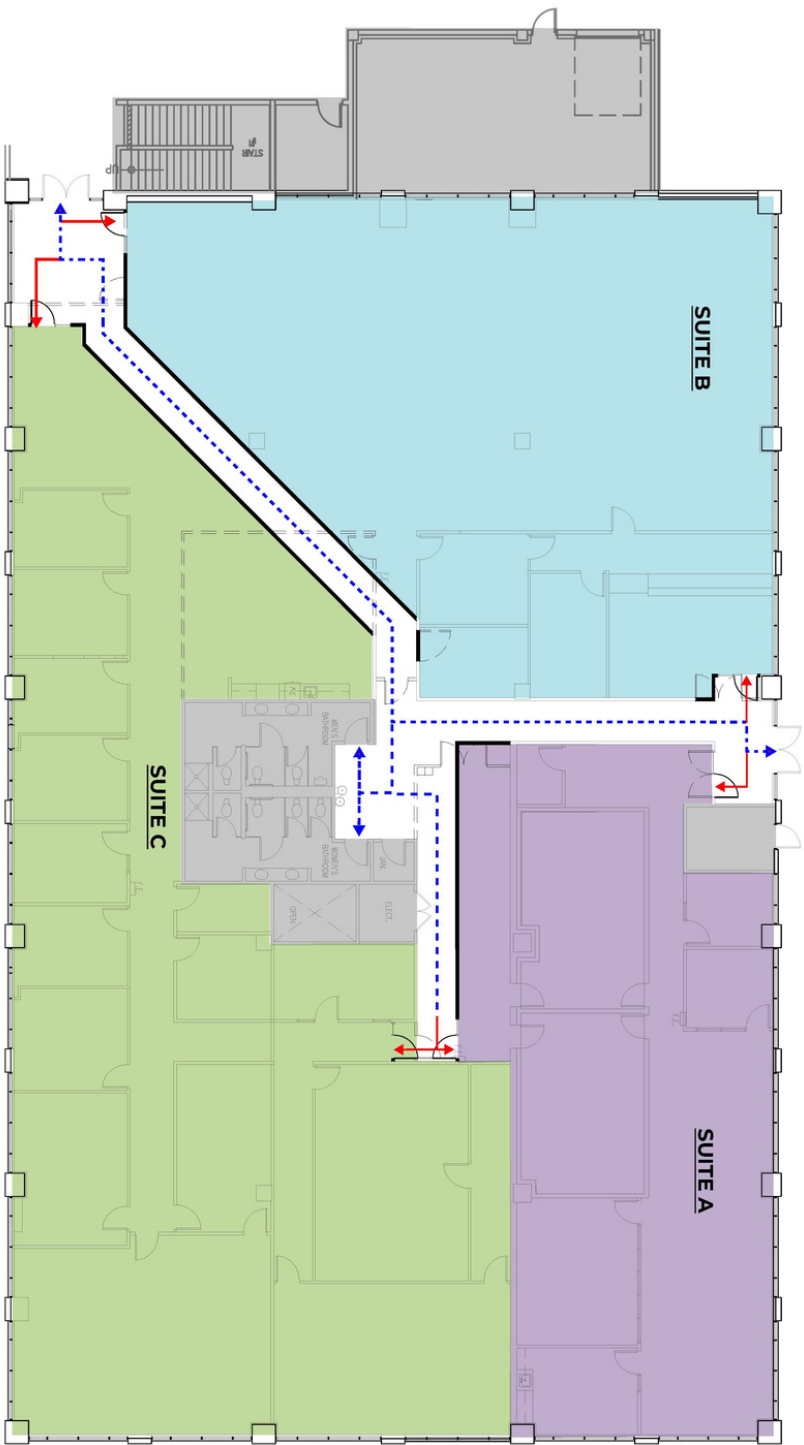
**3,967 TO 15,758 SQ FT
AVAILABLE**

FL 2 - FULL FLOOR 15,758 SQ FT AVAILABLE 8/1/23

FL 2 - 15,758 SQ FT DIVISIBLE TO 3,967 SQ FT

- UNIVERSITY DISTRICT MIXED COMMERCIAL PROPERTY
- EXCELLENT OFFICE, MEDICAL, LIGHT LAB OR MANUFACTURING
- 3/1000 PARKING RATIO
- 13' 6" CLEAR HEIGHT
- ONSITE / ON GRADE LOADING FOR PALLET DELIVERIES
- NEW STATE OF THE ART BIPOLAR IONIZATION AIR PURIFICATION SYSTEM AND MERV-13 FILTER
- ✓ FULL FLOOR AVAILABLE 8/1/2023
- ✓ SIGNAGE OPPORTUNITY
- ✓ 2 BLOCKS TO I-5
- ✓ 0.4 MI TO UDISTRICT LIGHT RAIL
- ✓ 98 WALKSCORE





- PROGRAM SUMMARY**
- SUITE A +/- 3,173 USF
 - SUITE B +/- 4,285 USF
 - SUITE C +/- 6,198 USF

- LEGEND**
- ▬ EXISTING CONSTRUCTION TO REMAIN
 - ▬ NEW INSULATED INTERIOR PARTITION CONSTRUCTION



2ND FLOOR - DEMISING PLAN

12.19.22 | Page 1 | 22-0273-00 | 4555 ROOSEVELT WAY NE, SEATTLE, WA 98105
 SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION

