

FOR LEASE

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



OFFERING SUMMARY

Available SF:	1,000 – 10,430 SF
Lease Rate:	\$28.50 – 32.50 SF/yr (Full Service)
Lot Size:	26,850 SF
Year Built:	2001
Building Size:	70,332 SF
Zoning:	DMC 85/75-170
Market:	Seattle
Submarket:	International District

PROPERTY OVERVIEW

Second generation office built out with multiple privates, conference rooms and open areas. Secure building with secured covered and uncovered parking.

PROPERTY HIGHLIGHTS

- Covered and secure uncovered parking
- Built out with multiple privates, conference rooms and open areas
- Keycode building access
- Class A International District Office
- Territorial Views
- Minutes to Downtown, Sports Stadiums, Capitol Hill and Pioneer Square
- Spaces on the third floor can be combined for up to 10,430 RSF
- Parking ratio is 1/1,000s/f, \$150mo.



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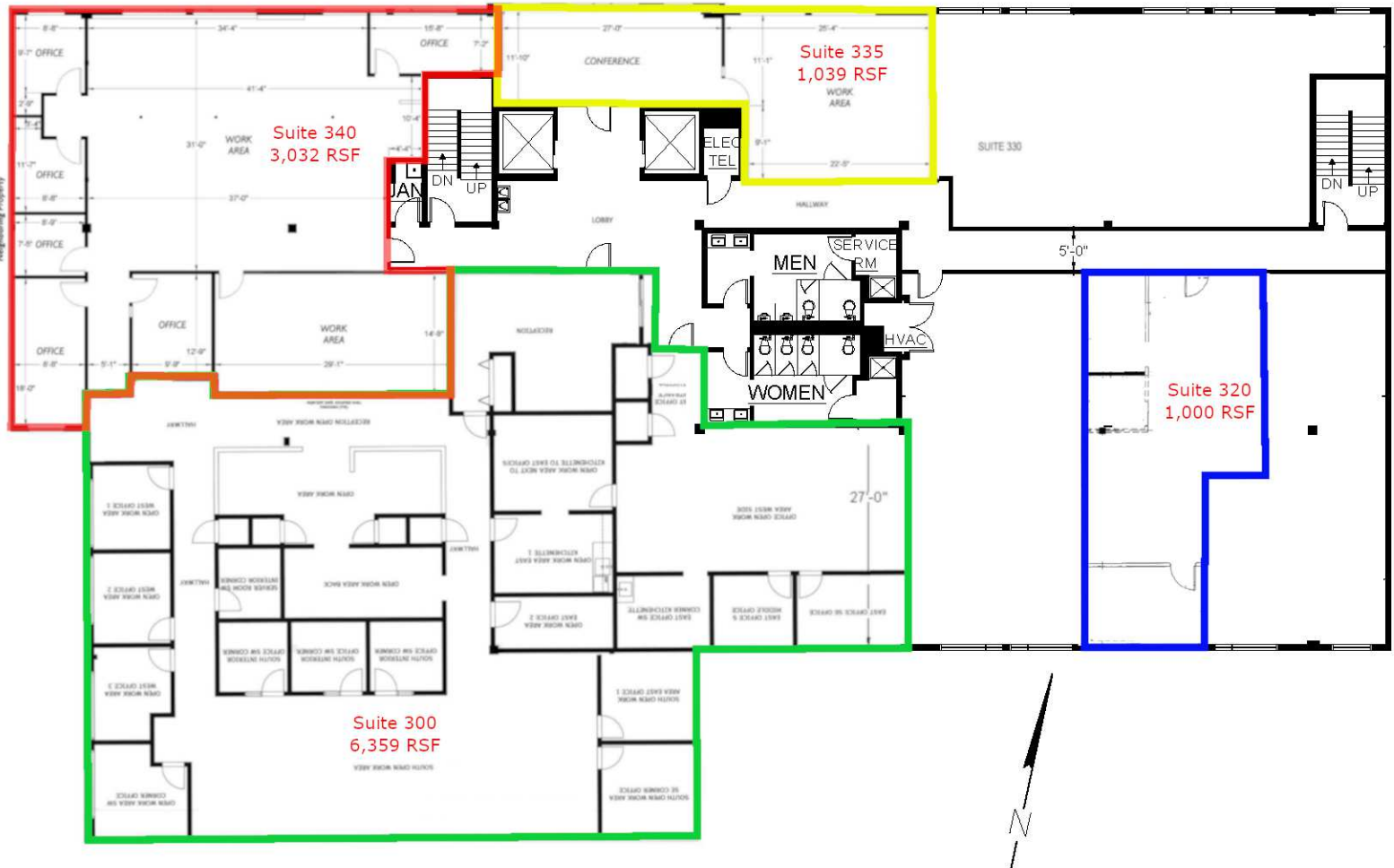
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VIDEO TOUR

S. WELLER STREET



Suite 335 + Suite 340 = 4,071 RSF | Suite 340 + Suite 300 = 9,391 RSF | Suite 335 + Suite 340 + Suite 300 = 10,430 RSF



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S.WELLER STREET



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,000 – 10,430 SF	Lease Rate:	\$28.50 – \$32.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 300	Available	6,359 – 10,430 SF	Full Service	\$30.50 SF/yr	Multiple privates, conference rooms, kitchenette, open work areas. Territorial views. Can be combined with Suite 335 and/or Suite 340 for 9,391 RSF and 10,430 RSF respectively. Available August 1, 2023
Suite 320	Available Soon	1,000 SF	Full Service	\$30.50 SF/yr	Mostly open work area with two private offices. Available 7/1/2025
Suite 335	Available	1,039 – 10,430 SF	Full Service	\$30.50 SF/yr	Two open work areas/conference rooms/meeting rooms. Can be combined with Suite 340 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now.
Suite 340	Available	3,032 – 10,430 SF	Full Service	\$32.50 SF/yr	6 Privates, Large Open Office. Can be combined with Suite 335 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now.



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 400	Available	3,014 SF	Full Service	\$28.50 SF/yr	Multiple privates, conference room, kitchenette, open work area. Territorial views. Available July 1, 2023.
Suite 410	Available	1,311 SF	Full Service	\$30.50 SF/yr	Three offices, storage, reception area and kitchenette. 60 days minimum notice.
Suite 425	Available	2,097 SF	Full Service	\$30.50 SF/yr	Eight private offices, large conference room and reception area..



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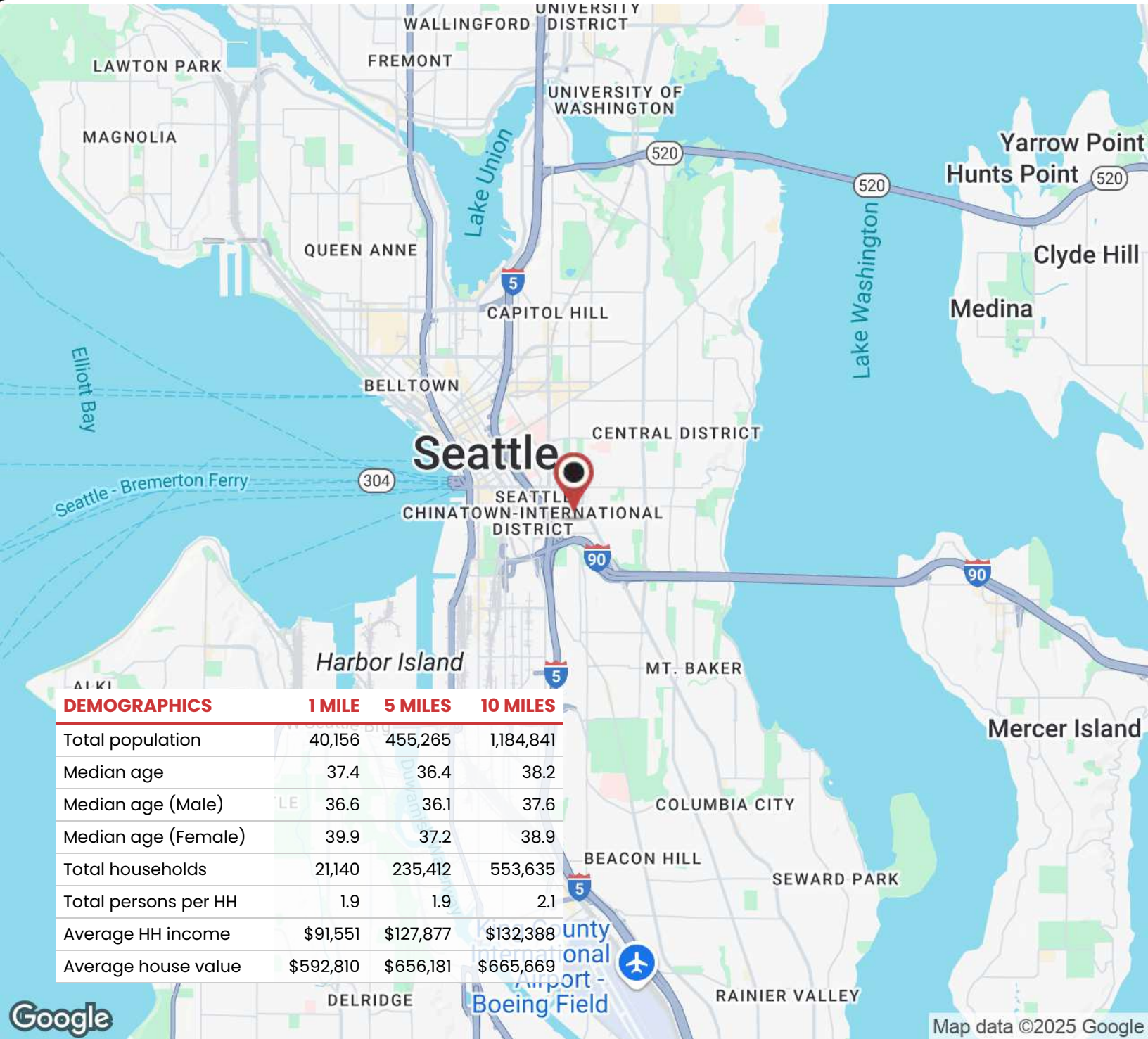
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