

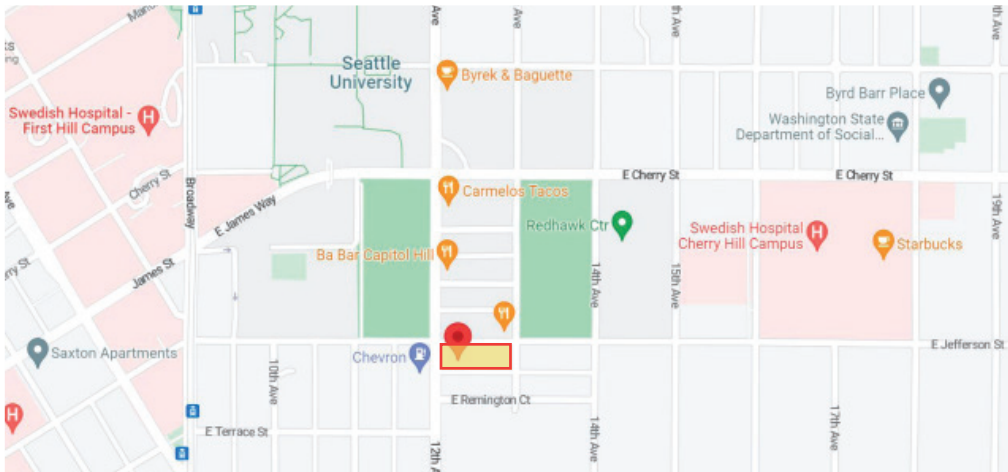
FOR LEASE

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



PROPERTY FEATURES

- 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
202 LEASED	2,101	\$23.50 psf	\$11.50 psf	\$6,128	2
300	4,210	\$25.00 psf	\$11.50 psf	\$12,805	4



ROGER
LORENZE

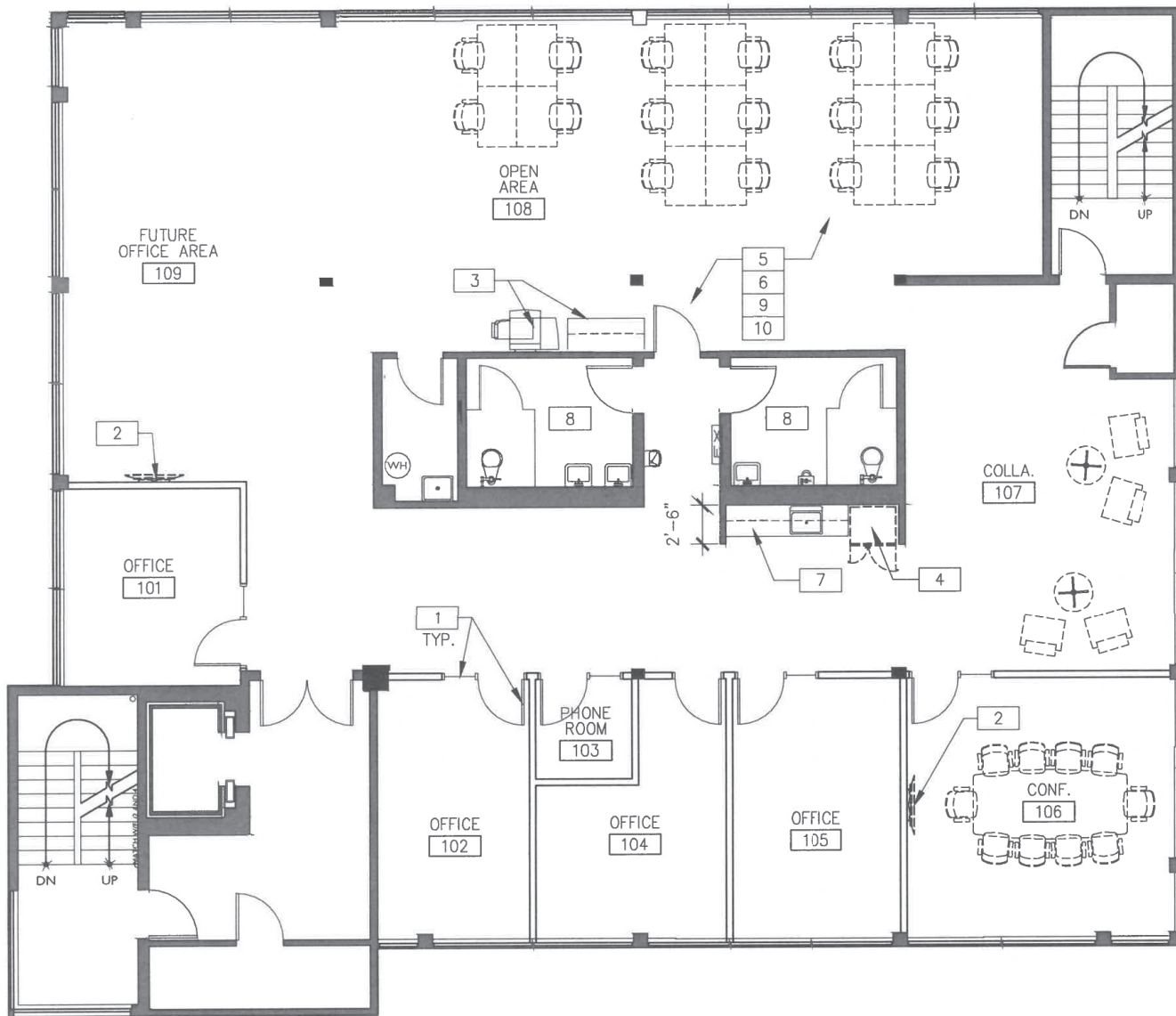
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BOB
MEYER

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FLOOR PLAN

SUITE 300



WALL LEGEND

	EXISTING PARTITION
	PARTITION TO UNDERSIDE OF CEILING

INTERIOR PHOTOS

SUITE 300



AERIAL MAP

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