

# Office Space for Lease

MULTIPLE SUITES AVAILABLE | PRIME LAKE UNION LOCATION  
1607 DEXTER AVE N, SEATTLE, WA 98109



## Building Highlights

Newly Renovated, Move-in Ready Office Space

Well-Maintained Property With Onsite Management

Positioned Between Mercer Street, and Aurora Avenue for Convenient Access

Parking Stalls Available - Inquire About Rates

## Location Highlights

Excellent Visibility Near Lake Union Waterfront

Surrounded by Cafés, Fitness Studios, and Creative Offices

5-Minute Walk to Transit on Westlake Ave

Quick Access to South Lake Union, Fremont, and Downtown

FOR MORE INFO  
CONTACT

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JACK FRANZ  
BOJIDAR GABROVSKI

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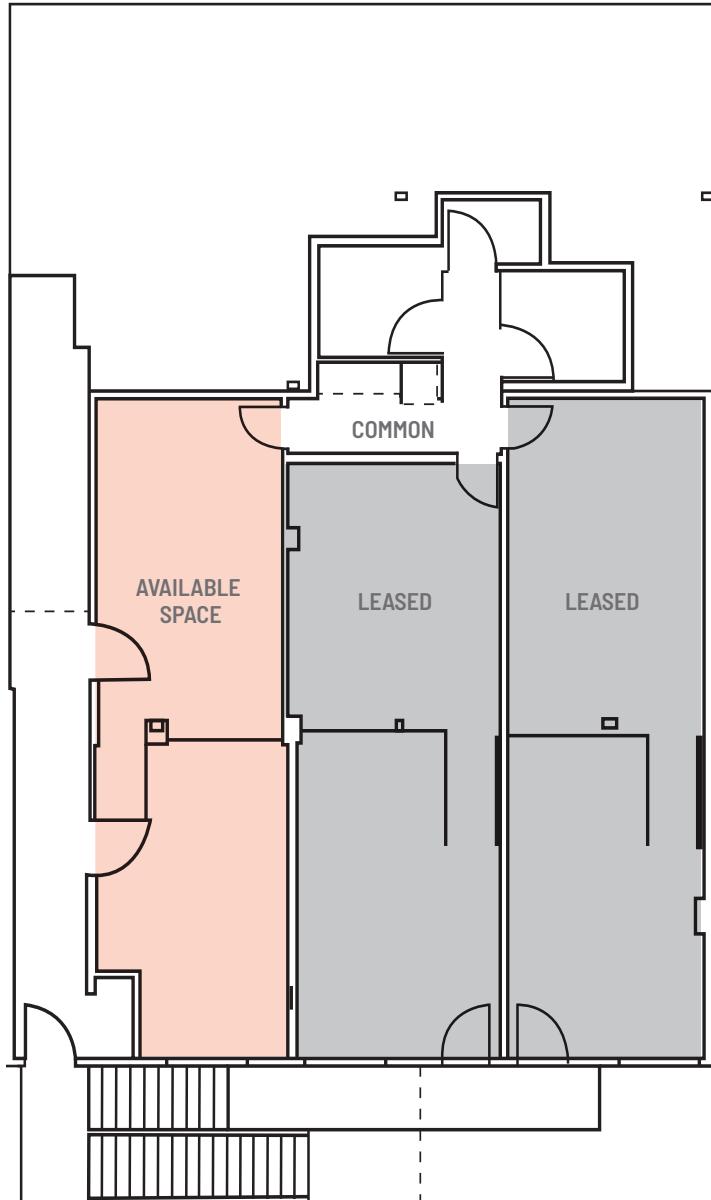
206.707.1315  
925.482.7232  
847.275.8474

1218 Third Ave, Suite 2200  
Seattle, WA 98101  
[www.orioncp.com](http://www.orioncp.com)

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## Space Highlights



### FLOOR: FIRST

**AVAILABLE SPACE: 527 SF**

Lease Rate: \$18.00/SF/YR NNN

Estimated NNN: \$5.51/SF/YR

### Private Entry

**Ideal for Office or Service-based Businesses**

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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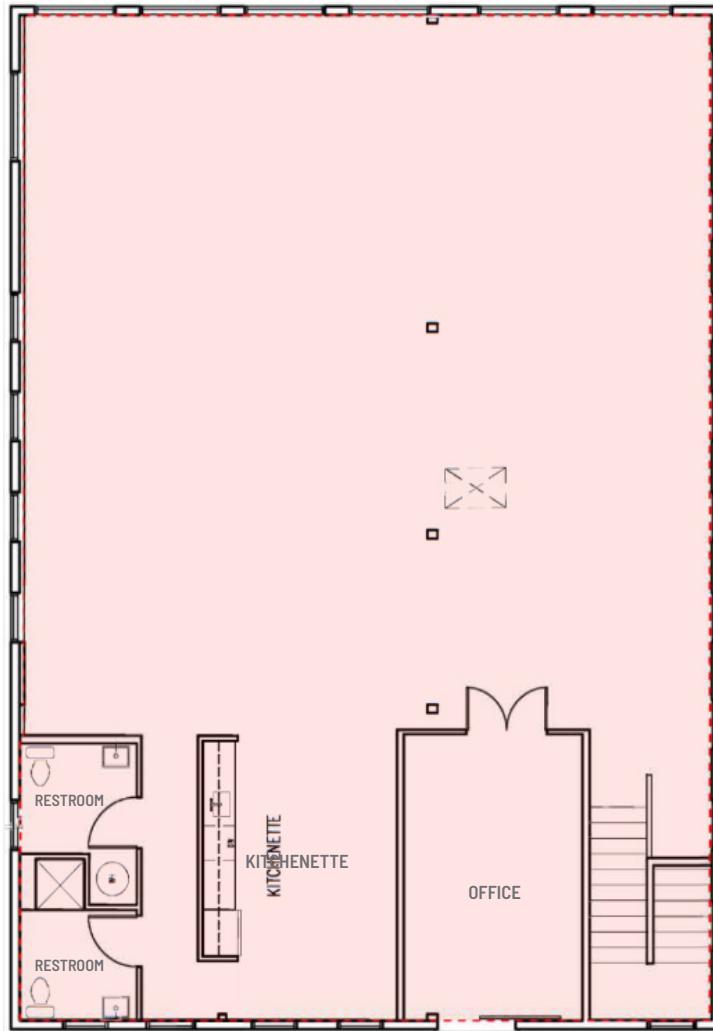
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## Space Highlights



### FLOOR: TOP

AVAILABLE SPACE: 2,747 SF

Lease Rate: \$20.00/SF/YR NNN

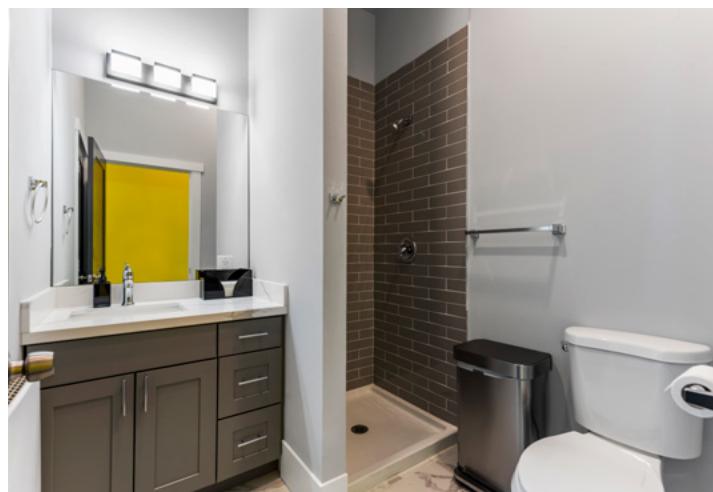
Estimated NNN: \$5.51/SF/YR

Full Floor Suite

Turn Key Condition

Conference Room, Private Showers, and Large Kitchenette

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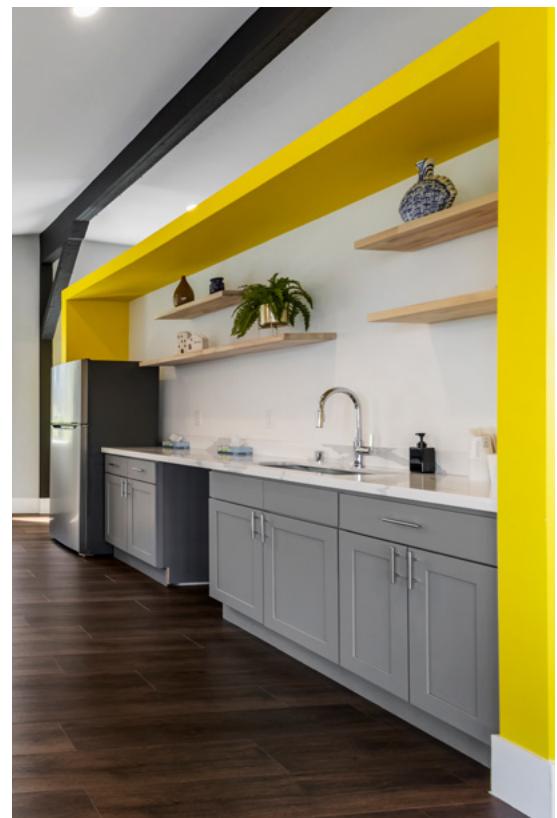
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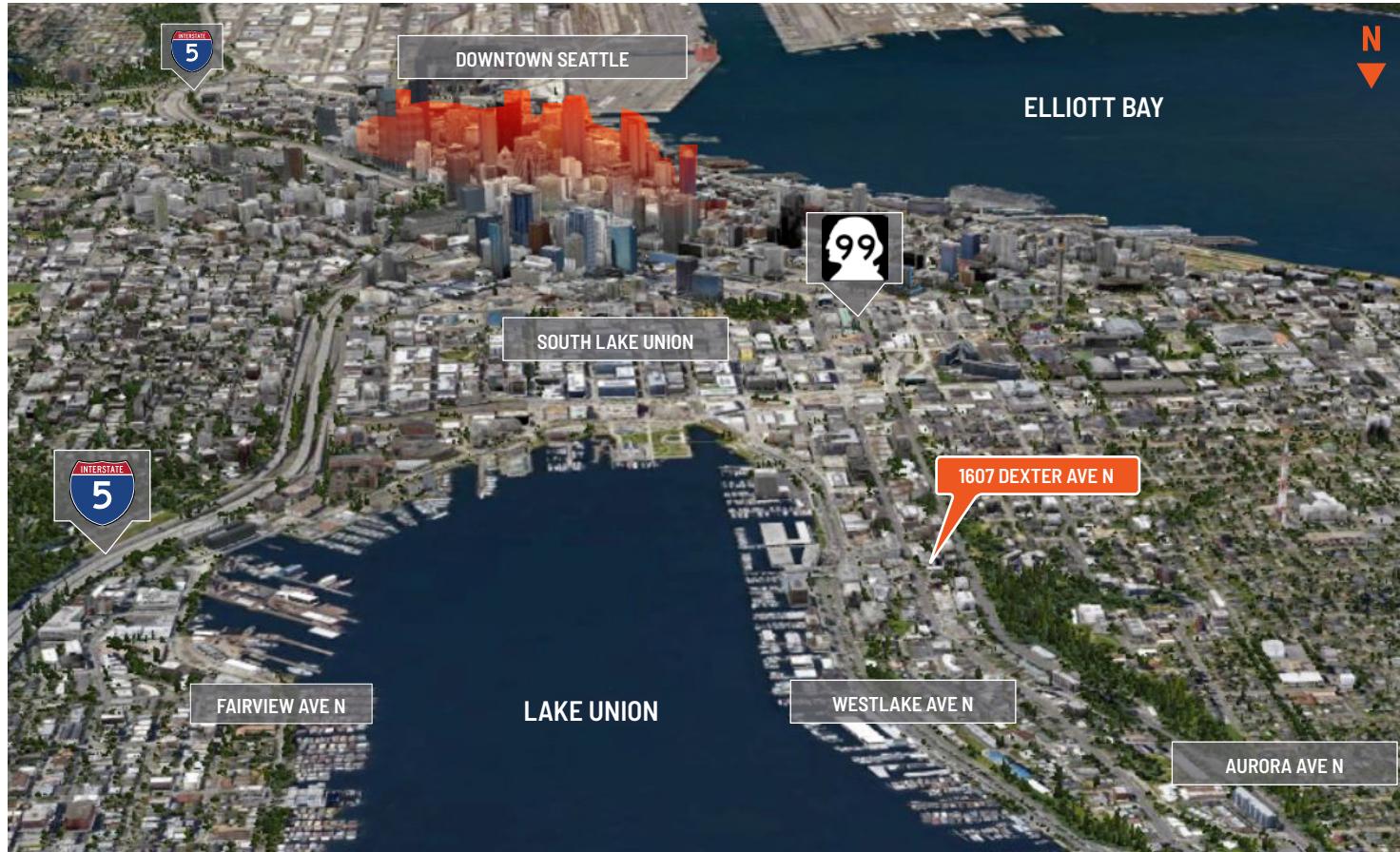
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