

5339 ROOSEVELT WAY NE  
Seattle, WA 98105

OFFICE SPACE  
FOR LEASE



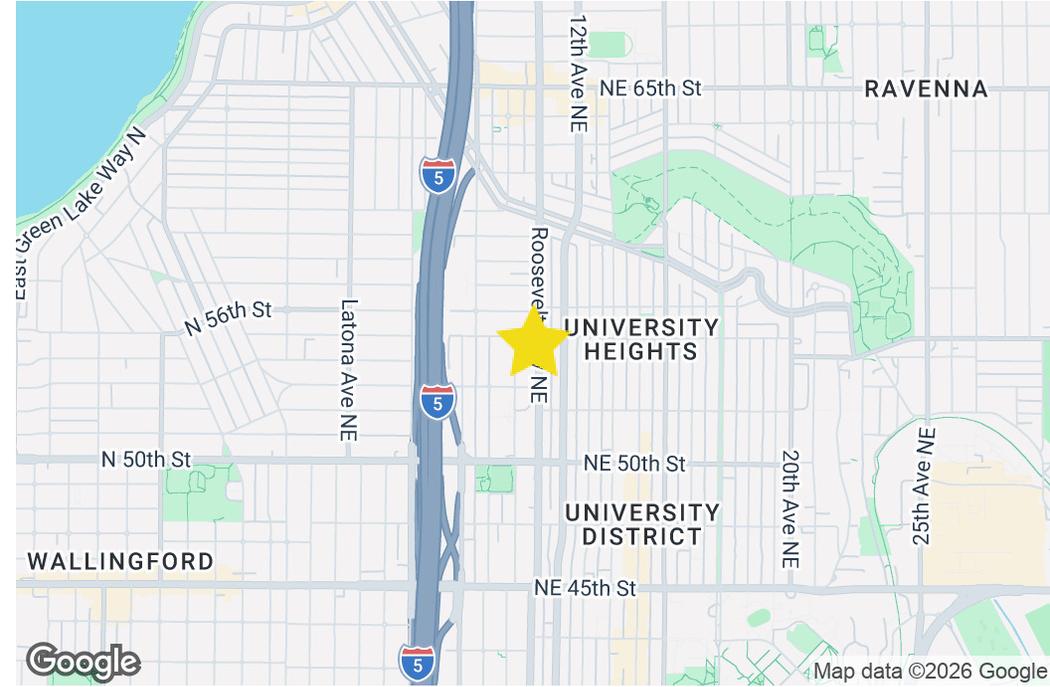
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# 5339 ROOSEVELT WAY NE, SUITE A



FOR LEASE SUMMARY	
LEASE RATE:	\$2,400.00 SF/yr + NNN (2026 NNN - estimated at \$926/month. NNN includes water and garbage)
AVAILABLE SF:	965 sf

## PROPERTY OVERVIEW

Excellent opportunity to lease a well-located commercial space in Seattle's University Heights / University District neighborhood, offering strong visibility and convenient access to freeways, transit, surrounding businesses, and residential communities.

### Location Highlights:

- \_Two (2) off street parking spaces
- Excellent drive-by traffic exposure
- Near major bus lines and public transit
- Surrounded by residential density and local businesses

Lease Details: Asking Rent: \$2,400 / month, plus NNN Expenses: Estimating \$926 / month. Total monthly estimated cost: \$3,326. NNN include water/sewer & garbage.

Availability: December 1, 2026

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## UNIT DESCRIPTION

Space Features: Four (4) private office rooms, reception / waiting area, one (1) restroom, small kitchenette, HVAC, tons of natural light and windows, exterior signage opportunity

Two (2) off-street parking spaces included.

The layout provides flexibility for a variety of business types, with a welcoming reception area and private offices suitable for individuals, teams, conference room or consultation spaces.

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