

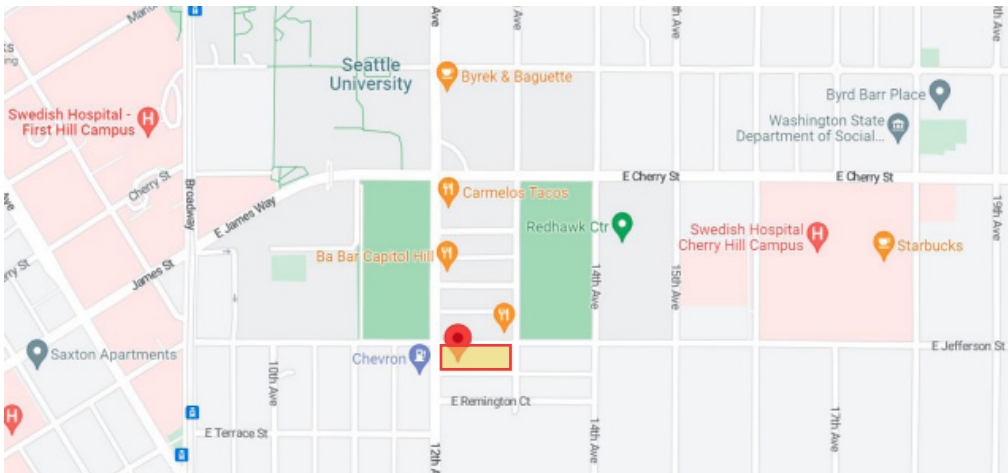
FOR LEASE

CAPITOL HILL OFFICE SPACE
464 12TH AVENUE, SUITE 202 | SEATTLE, 98122



PROPERTY FEATURES

- Free standing 4-story office building in Cap Hill
- Excellent transit access and walkability to popular retail amenities
- Class A build out with territorial views throughout
- Space has a reception area, open workspace, 3 private offices, staff area, and access to kitchenette
- Parking - 2 designated stalls (\$150 covered, secured / \$125 outdoor)
- **RENT REDUCTION + FIRST YEAR PARKING FREE**



SUITE	SQUARE FEET	BASE LEASE RATE	NNN/YEAR	\$/MONTH
202	2,101 sf	\$25.50 psf	\$9.44 psf	\$6,116/mo

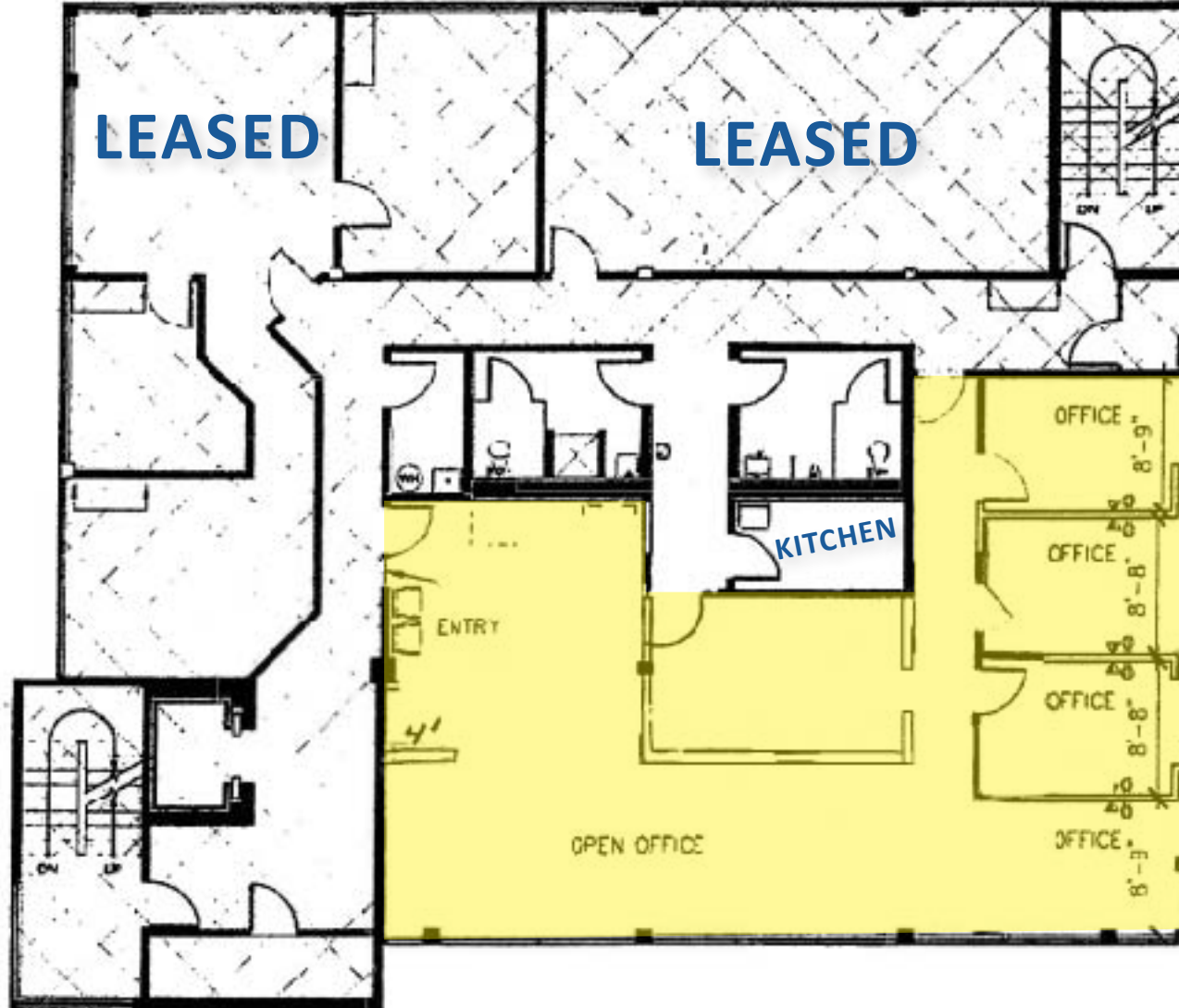


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FLOOR PLAN

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- Common area kitchenette
- Common area restrooms

INTERIOR PHOTOS

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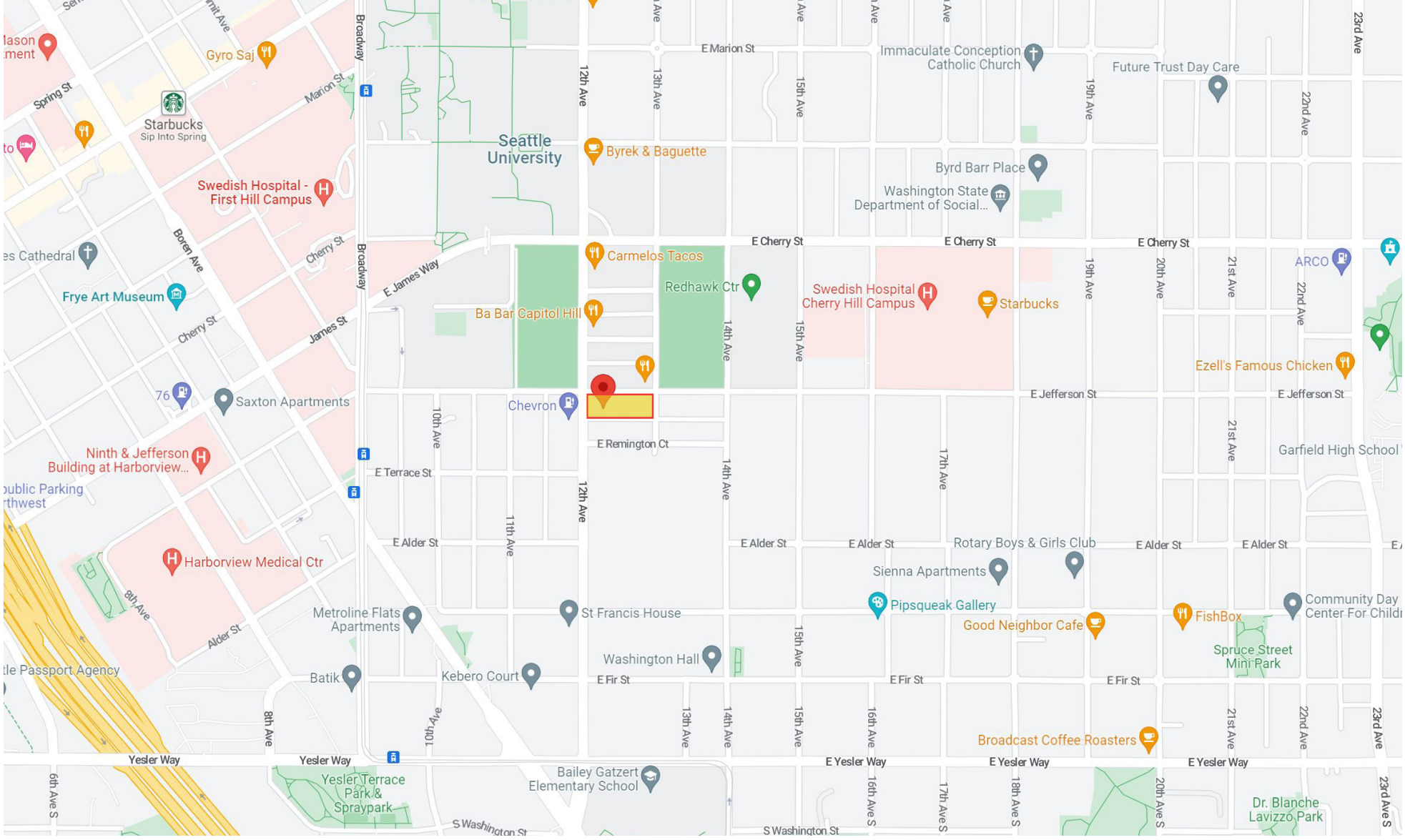


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AERIAL MAP

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