

1100 NE 45TH ST

1100 NE 45TH STREET, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE

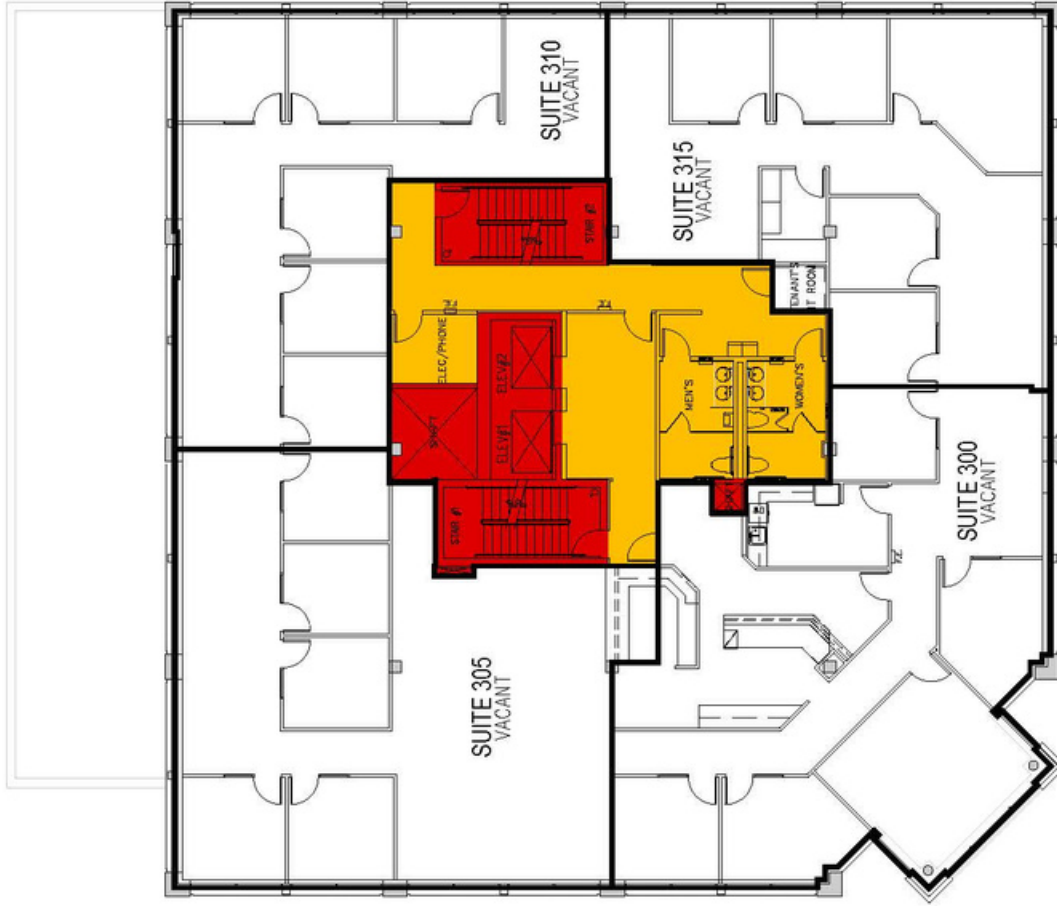


UP TO 10,151 SQ FT
OFFICE SPACE AVAILABLE

TWO BLOCKS FROM THE UDISTRICT
LIGHT RAIL STATION

- 98 WALK SCORE RATING
- 2 BLOCKS TO LIGHT RAIL
- IMMEDIATE PROXIMITY TO I-5
- CLOSE PROXIMITY TO UW CAMPUS
- UNDERGROUND GARAGE PARKING

SUITE 300 1,865 - 10,151 SQ FT



LEGEND:

MAJOR VERTICAL PENETRATION
FLOOR SERVICE AREA
BUILDING SERVICE AREA
TENANT ANCILLARY AREA
STORAGE
PARKING AREA

BOMA 2017_METHOD A

Floor Level	Boundary Area (IPMS 2)	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area (IPMS 3)	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation Ratio	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A
Floor 3				Suite 300	2,077		2,047	2,077	2,047			1.1199	2.326	2,292	1.0816	2,516	1.2113
				Suite 305	2,047		2,047		2,047			1.1199	2.292		1.0816	2,480	1.2113
				Suite 310	1,540		1,540		1,540			1.1199	1.725		1.0816	1,865	1.2113
				Suite 315	1,665		1,665		1,665			1.1199	1.865		1.0816	2,017	1.2113
				Restrooms / Jan. / Corridors Elev./Phone Room							924						
Floor Totals	8,838	630			7,329	0	7,329	0	7,329	0	879	1.1199	8,208	0	1.0816	8,878	