

# 1100 NE 45TH ST

1100 NE 45TH STREET, SEATTLE, WA 98105



BLUME COMPANY  
REAL ESTATE

**FOR LEASE**



**UP TO 14,654 SQ FT**  
OFFICE SPACE AVAILABLE

**TWO BLOCKS FROM THE UDISTRICT  
LIGHT RAIL STATION**

- 98 WALK SCORE RATING
- IMMEDIATE PROXIMITY TO I-5
- UNDERGROUND GARAGE PARKING
- NEW STATE OF THE ART BIPOLAR IONIZATION AIR PURIFICATION SYSTEM AND MERV-13 FILTER INSTALLATION.
- ✓ SUITE 210 4,454 SQ FT
- ✓ FLOOR 3 (DIVISIBLE) 10,151 SQ FT
- ✓ BIKE STORAGE AND BUILDING SHOWERS



**BOMA 2017 METHOD A**

Floor Level	Boundary Area (IPMS 2)	Rentable Area 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 Absorption Ratio	Floor Absorption	Building Amenity & Service Area	Building Absorption Ratio	Rentable Area	Load Factor/A
Floor 2				Suite 200	3,516		3,516		3,516		1,1183	3,931		1,0816	4,231	1,2096
				Suite 200 Balcony	1,388		1,388		1,388		1,1183	1,552		1,0816	1,679	1,2096
				Suite 210	3,682		3,682		3,682		1,1183	4,115		1,0816	4,454	1,2096
				Restrooms / Jan. / Closets												
				Elec./Phone Room												
				Elevator/Utility/Stairwells												
Floor Totals	10,233	631	9,603		8,587	0	8,587	0	8,587	0	1,076	1,1183	9,503	0	1,0816	10,386

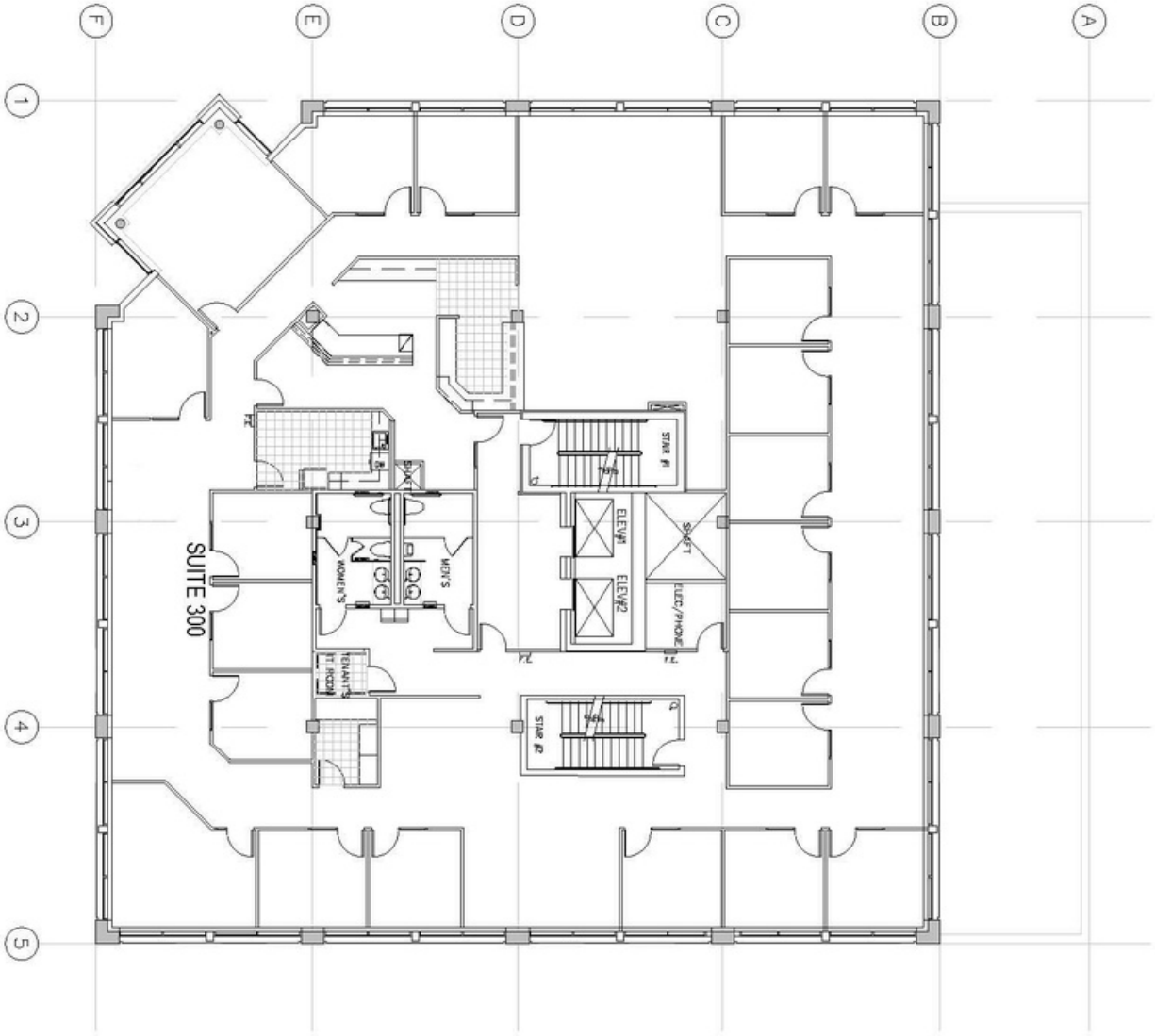
**LEGEND:**

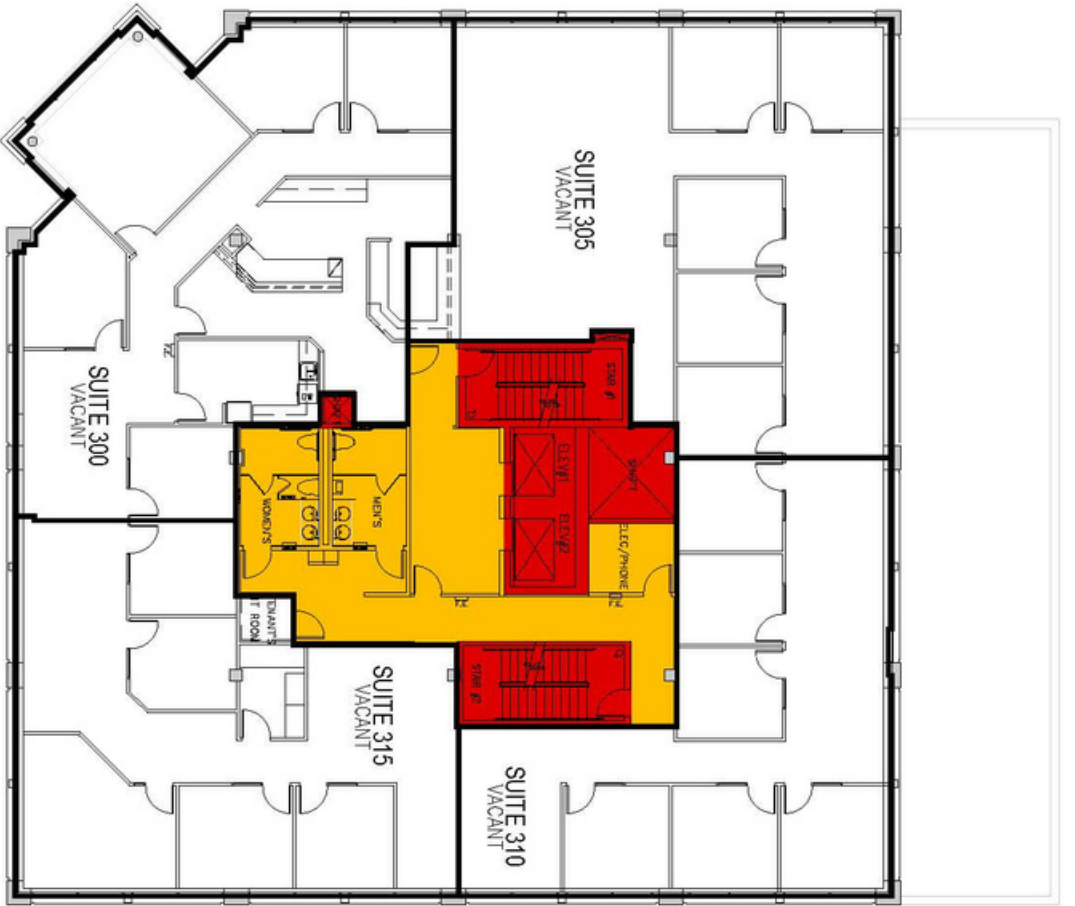
- MAJOR VERTICAL PENETRATION
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA
- TENANT ANCILLARY AREA
- STORAGE
- PARKING AREA

**FLOOR PLAN - SECOND FLOOR**

**AREA STUDY**

NOVEMBER 5, 2021





**BOMA 2017\_METHOD A**

Floor Level	Boundary Area (PPMS 2)	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area (PPMS 3)	Tenant Amenity 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	2,077	2,047	1,665	1,199	2,326	1,0816	2,516	1,2113	
				Suite 305	2,047	1,540	2,047	1,540	2,047	1,540	1,199	1,199	2,292	1,0816	2,480	1,2113	
				Suite 310	1,540	1,665	1,540	1,665	1,540	1,540	1,199	1,855	1,213	1,0816	1,865	1,2113	
				Suite 315	1,665	1,665	1,665	1,665	1,665	1,665	924	1,199	1,855	1,0816	2,017	1,2113	
				Restrooms / Jan / Corridors													
				Elec./Phone Room													
				Elevator/Clubty/Storage													
Floor Totals	8,828	630	8,208		7,229	0	7,229	0	7,229	0	879	1,199	8,208	0	1,0816	8,878	



**FLOOR PLAN - THIRD FLOOR**

**AREA STUDY**

NOVEMBER 5, 2021