

1100 NE 45TH ST

1100 NE 45TH STREET, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE



UP TO 22,129 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 (AVAILABLE JAN 1)
- ✓ FLOOR 3 (DIVISIBLE) 10,151 SQ FT
- ✓ SUITE 400 2,094 SQ FT
- ✓ SUITE 405 5,430 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	10,233	631	9,503	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		1,388		1,1183	1,552		1,0816	1,679	1,2096
				Suite 210	3,682		3,682		3,682		3,682		1,1183	4,115		1,0816	4,454	1,2096
				Restrooms / Jan. / Closets						1,095								
				Elec./Phone Room						76								
				Elevator/Utility/Stairwells														
Floor Totals	10,233	631	9,503		8,587	0	8,587	0	8,587	0	1,076	1,1183	9,503	0	1,0816	10,386		

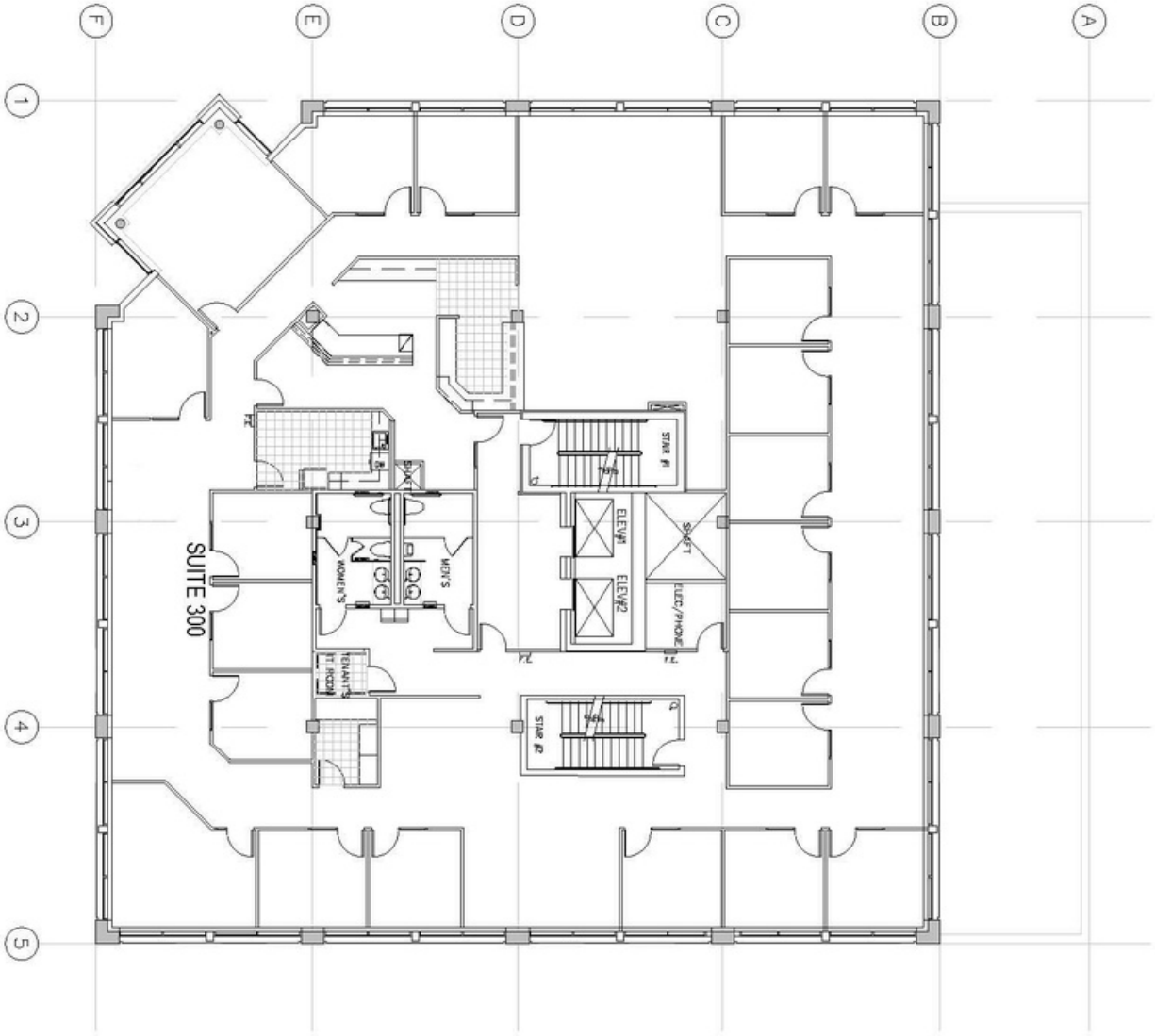
LEGEND:

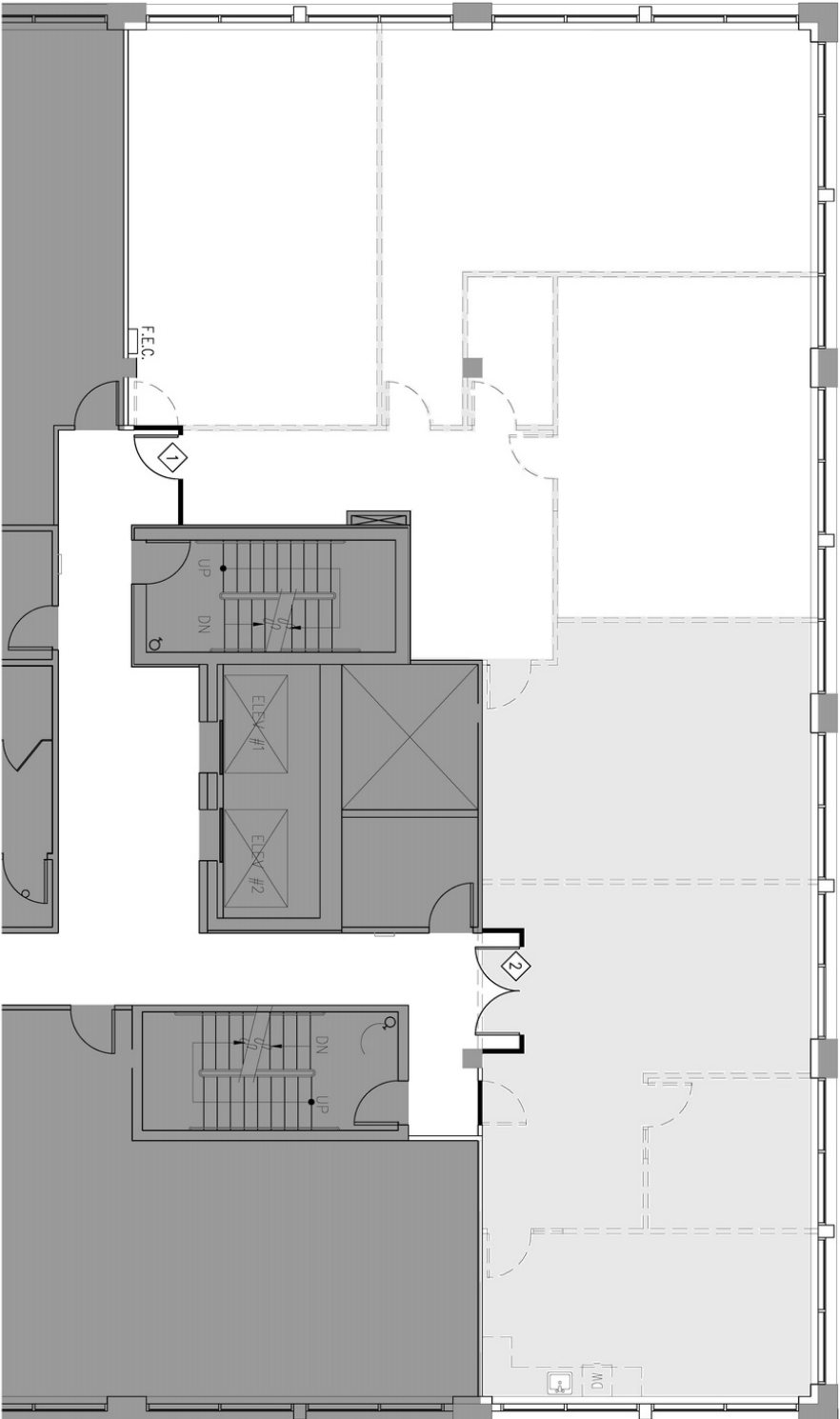
- MAJOR VERTICAL PENETRATION
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA
- TENANT ANGLIARY AREA
- STORAGE
- PARKING AREA

FLOOR PLAN - SECOND FLOOR

AREA STUDY

NOVEMBER 5, 2021





Project no: 20-0114-00
 Location: 45TH STREET PLAZA, STE 400

Legend:
 [Solid line] EXISTING CONSTRUCTION TO REMAIN
 [Dashed line] EXISTING CONSTRUCTION TO BE REMOVED
 [Thick solid line] NEW INSULATED INTERIOR PARTITION CONSTRUCTION

Notes:
 1 PROVIDE NEW BUILDING STANDARD EXIT DOOR.
 2 PROVIDE NEW BUILDING STANDARD DOUBLE ENTRY DOOR.

Issued to: BILUME

Date: 02.19.20
 Project Manager: TS



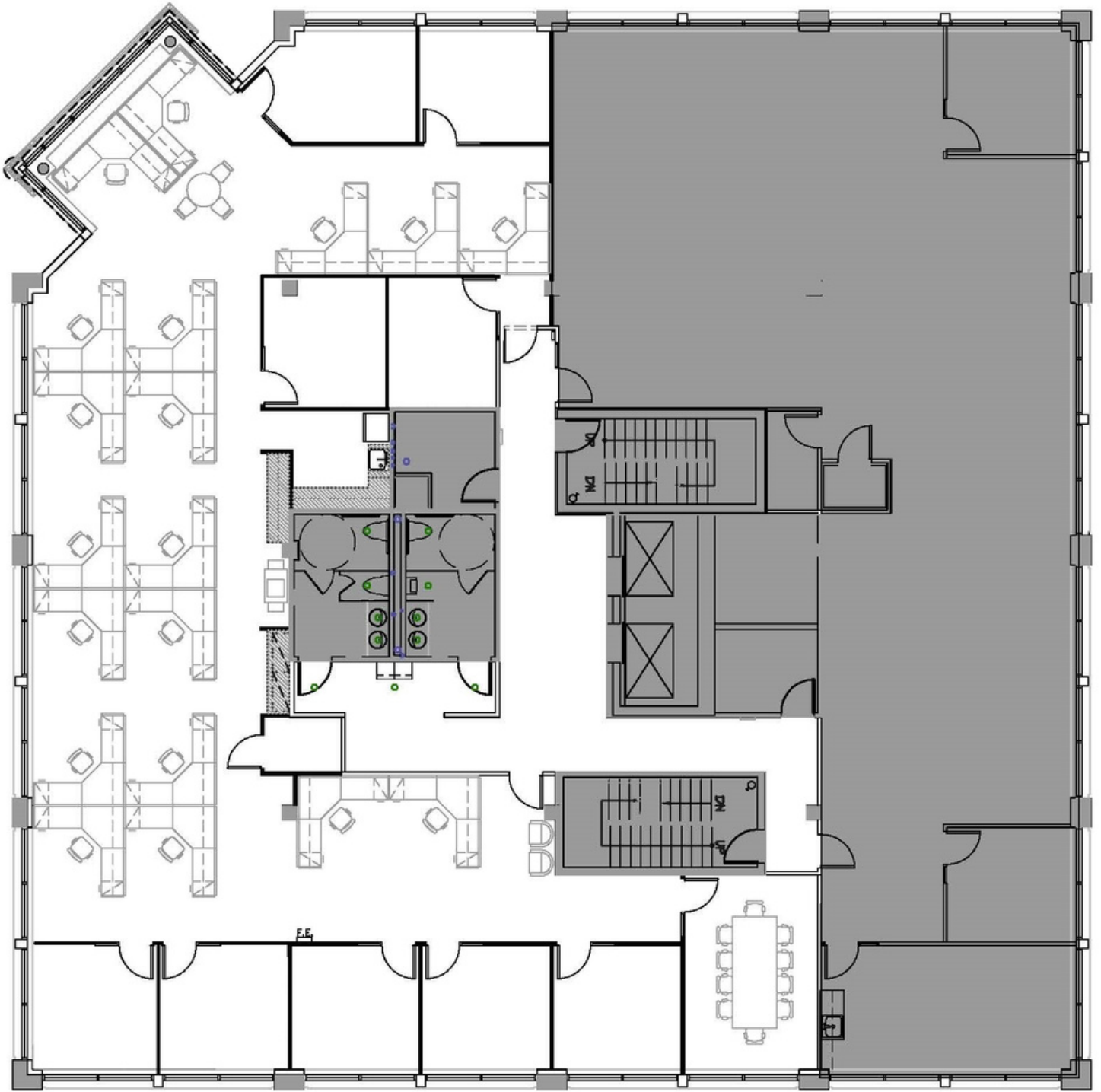
BURGESS DESIGN
 INTERIORS + ARCHITECTURE

Title:
**45TH STREET PLAZA 4TH FLOOR
 DEMISING SPACE PLAN**

Scale: 1/8" = 1'-0"
 Sketch No.: SP-1

All reproduction & intellectual property rights reserved c 2017

THIS PLAN WAS CREATED FOR SPACE PLANNING PURPOSES ONLY; NOT INTENDED FOR PRELIMINARY BUDGET UNLESS ACCOMPANIED BY A BURGESS DESIGN WORKLETTER. FURNITURE SHOWN FOR DESIGN INTENT ONLY. ALL FURNITURE DESIGNED BY TENANT'S FURNITURE VENDOR.



1100 NE 45TH ST, STE 405