

4555 ROOSEVELT, FL 1

4555 ROOSEVELT WAY NE, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE



**6,800 SQ FT AVAILABLE
JUNE 1, 2026**

FL 1 - 6,800 SQ FT AVAILABLE JUNE 1, 2026

- UNIVERSITY DISTRICT MIXED COMMERCIAL PROPERTY
- EXCELLENT FOR EDUCATION, OFFICE, RETAIL SERVICE
- 3/1000 PARKING RATIO
- NEW STATE OF THE ART BIPOLAR IONIZATION AIR PURIFICATION SYSTEM AND MERV-13 FILTER INSTALLATION.
- ✓ 6,800 SQ FT STREET LEVEL SPACE AVAILABLE JUNE 1, 2026
- ✓ SIGNAGE OPPORTUNITY
- ✓ 2 BLOCKS TO I-5
- ✓ 0.4 MI TO UDISTRICT LIGHT RAIL
- ✓ 98 WALKSCORE

A Tenant Improvement for:
BLUME COMPANIES
1100 NE 45TH SUITE 500
SEATTLE, WA 98105

Tenax:
PRINCETON REVIEW
UNIVERSITY CENTER II
4555 ROOSEVELT WAY NE
SEATTLE, WA 98105

Burgess Weaver
DIRECTOR

01268 : 010: American Janitor 5000
Sensitiv: Wasserdichtung 20 071
2006 5 8 2 7 2 0 2
2006 5 8 2 7 2 9 2

All reproductions of intellectual property rights reserved © 2020

[illegible]

Run	Age (yr)	Age (months)
1	10	120
2	11	132
3	12	144
4	13	156
5	14	168
6	15	180
7	16	192
8	17	204
9	18	216
10	19	228
11	20	240
12	21	252
13	22	264
14	23	276
15	24	288
16	25	300
17	26	312
18	27	324
19	28	336
20	29	348
21	30	360
22	31	372
23	32	384
24	33	396
25	34	408
26	35	420
27	36	432
28	37	444
29	38	456
30	39	468
31	40	480
32	41	492
33	42	504
34	43	516
35	44	528
36	45	540
37	46	552
38	47	564
39	48	576
40	49	588
41	50	600
42	51	612
43	52	624
44	53	636
45	54	648
46	55	660
47	56	672
48	57	684
49	58	696
50	59	708
51	60	720
52	61	732
53	62	744
54	63	756
55	64	768
56	65	780
57	66	792
58	67	804
59	68	816
60	69	828
61	70	840
62	71	852
63	72	864
64	73	876
65	74	888
66	75	900
67	76	912
68	77	924
69	78	936
70	79	948
71	80	960
72	81	972
73	82	984
74	83	996
75	84	1008
76	85	1020
77	86	1032
78	87	1044
79	88	1056
80	89	1068
81	90	1080
82	91	1092
83	92	1104
84	93	1116
85	94	1128
86	95	1140
87	96	1152
88	97	1164
89	98	1176
90	99	1188
91	100	1200

CONSTRUCTION PLAN

5-1001 (Rev. 10-1-68)

SYMBOL LEGEND

[illegible]

GENERAL NOTES

CONSTRUCTION REQUIREMENTS:

The general contractor shall be required to follow all existing conditions prior to commencement of work. The contractor shall be required to provide the following items:

- 1. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 2. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 3. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 4. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 5. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 6. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 7. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 8. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 9. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.
- 10. A detailed plan of the proposed work, including a cross-section of the existing structure, and a plan of the proposed work.

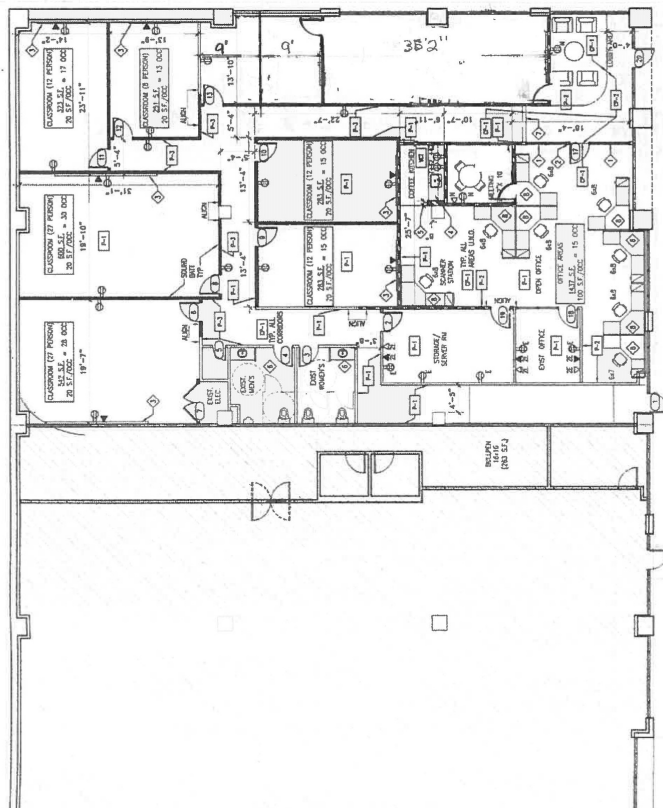
KEYED SHEET NOTES

[illegible]

FINISH SCHEDULE

P-1	ALL AREAS, U.S.A.O.
P-2	ACCORD COLOR
P-3	ACCORD COLOR
P-4	DOOR AND FRAME COLOR
P-5	PROVIDE NEW RUBBER GAZE
P-6	ALL AREAS, U.S.A.O.
P-7	WIDE-OFF W/MT MATERIAL
P-8	ALL CLASSROOMS

100-443887-100
 CITY OF ELSTIE
 100-443887-100
 REFER TO DOOR SCHEDULE FOR DOOR, DOOR FRAME, AND RETAIL FRAME COLOR.
 FEB 01 11:20
 100-443887-100



CONSTRUCTION PLAN