

4555 ROOSEVELT

4555 ROOSEVELT WAY NE, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE

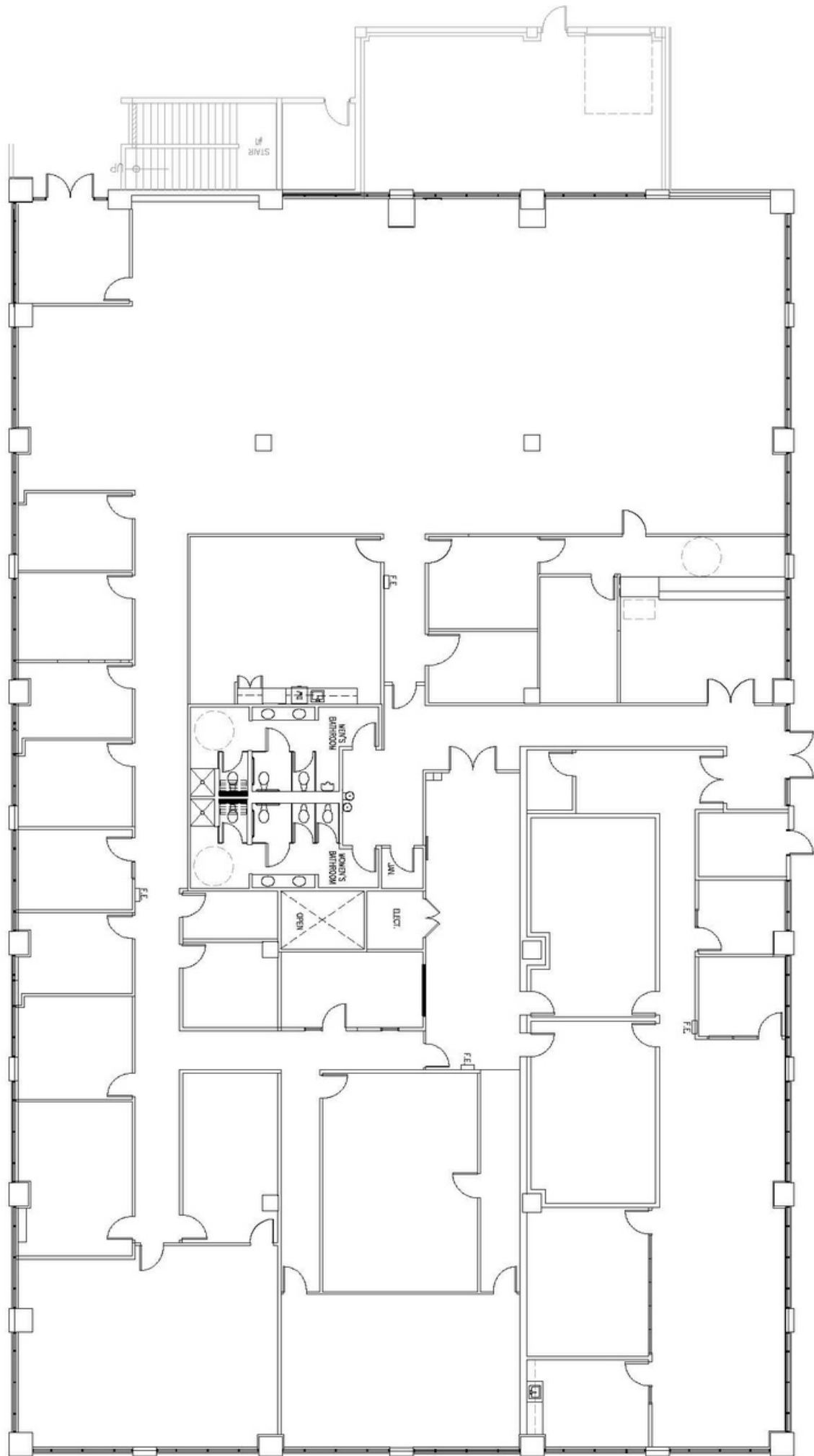


**3,967 TO 15,758 SQ FT
AVAILABLE**

FL 2 - FULL FLOOR 15,758 SQ FT AVAILABLE 8/1/23
FL 2 - 15,758 SQ FT DIVISIBLE TO 3,967 SQ FT

- UNIVERSITY DISTRICT MIXED COMMERCIAL PROPERTY
- EXCELLENT OFFICE, MEDICAL, LIGHT LAB OR MANUFACTURING
- 3/1000 PARKING RATIO
- 13' 6" CLEAR HEIGHT
- ONSITE / ON GRADE LOADING FOR PALLET DELIVERIES
- NEW STATE OF THE ART BIPOLAR IONIZATION AIR PURIFICATION SYSTEM AND MERV-13 FILTER

- ✓ FULL FLOOR AVAILABLE 8/1/2023
- ✓ SIGNAGE OPPORTUNITY
- ✓ 2 BLOCKS TO I-5
- ✓ 0.4 MI TO UDISTRICT LIGHT RAIL
- ✓ 98 WALKSCORE





PROGRAM SUMMARY

PRIVATE OFFICE	13
FRONT DESK	3
TOTAL SEAT COUNT	16
CONFERENCE ROOM - LG	4
BREAK ROOM	1
STORAGE	1
SERVER	1
UNISEX RESTROOM	1

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW INSULATED INTERIOR PARTITION CONSTRUCTION
- GLASS W/PARTIAL HEIGHT FRAME, FULL HEIGHT SIDELIGHT, OR FRAMELESS GLASS
- NEW CASEWORK / MILLWORK LINE OF UPPER CABINETS

CENTER - SPACE PLAN

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SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION