

4555 ROOSEVELT

4555 ROOSEVELT WAY NE, SEATTLE, WA 98105



BLUME COMPANY
REAL ESTATE

FOR LEASE



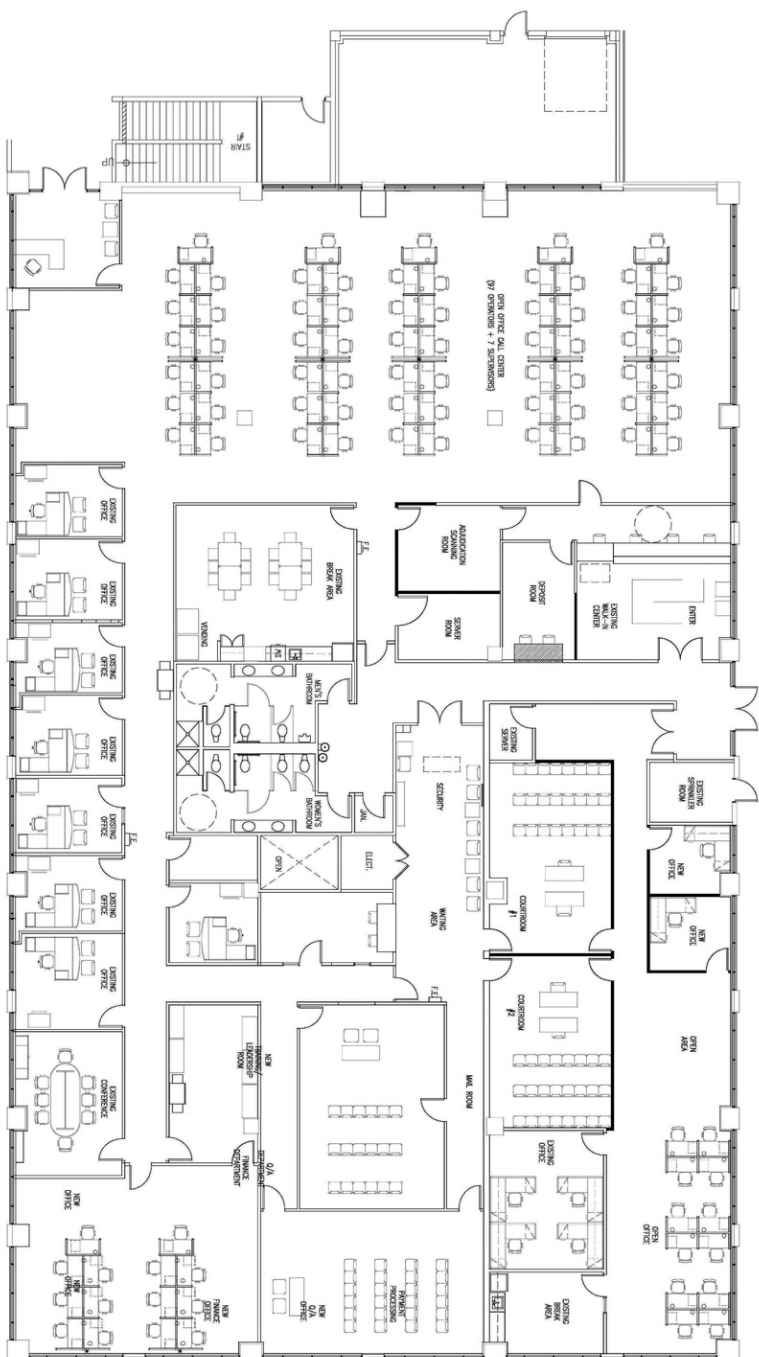
**UP TO 15,758 SQ FT
AVAILABLE**

FL 2 - 12,497 SQ FT AVAILABLE NOW

FL 2 - ADDITIONAL - 3,261 SQ FT AVAILABLE 8/1/23

FL 2 - FULL FLOOR (15,758 SQ FT) AVAILABLE 8/1/23

- 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



SPACE PLAN

0 8' 16' 24' 1/8" = 1' - 0"

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