

OFFICE/RETAIL FOR LEASE

4750 Roosevelt Way Northeast, Seattle, WA 98105



For more information please contact:

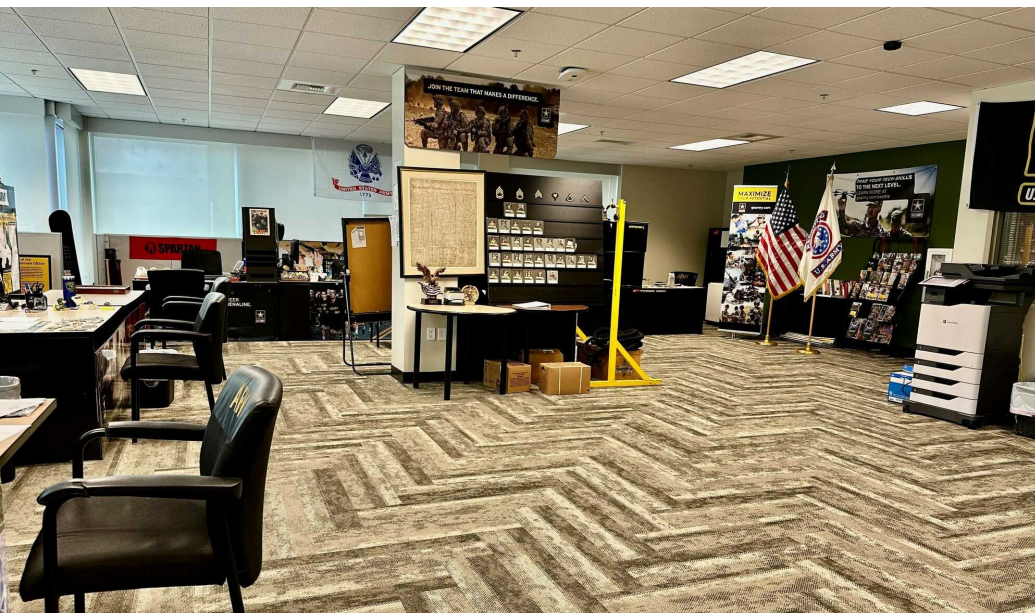
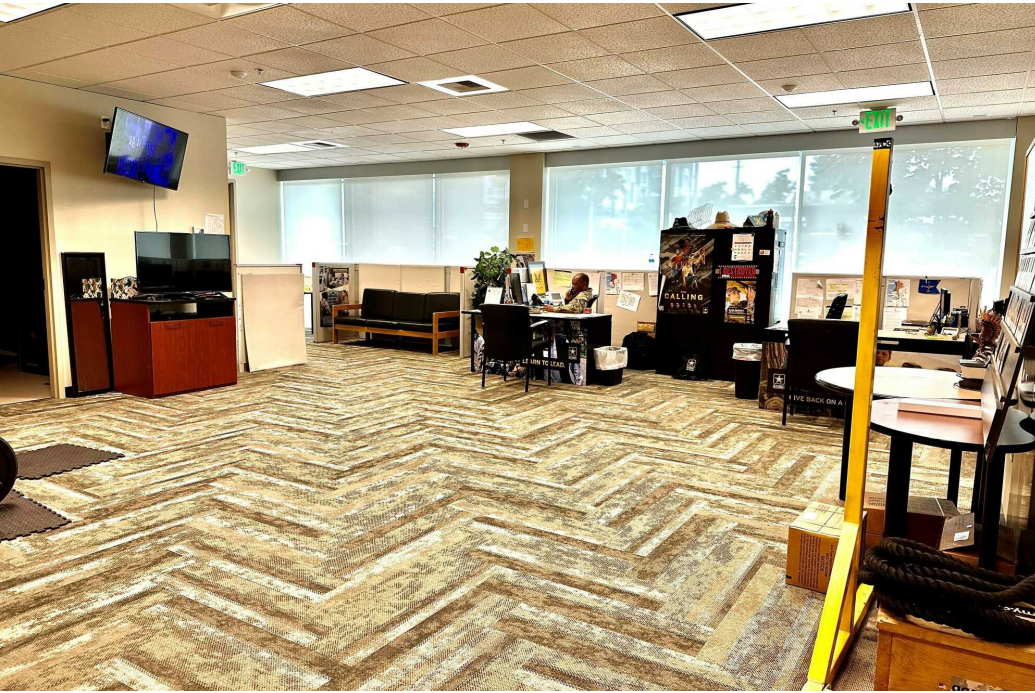
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4750 ROOSEVELT WAY NORTHEAST, SEATTLE, WA 98105

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PROPERTY OVERVIEW

- Rare opportunity to lease high-visibility corner office/retail space in Seattle's North University District/Ravenna neighborhood
- Located at the street-level of 50th & Roosevelt, a 60-unit apartment community
- Ideal for urgent care clinic, dental clinic, dog daycare, educational center, and other service-related uses
- 8 secure tenant parking stalls available in building garage - \$150 per month/stall
- Surrounding businesses include University District YMCA, Trader Joes, and the Seattle Public Library
- Rental Rate \$32/SF/YR plus NNN. NNN includes trash. Tenant pays electric, gas, water, HVAC maintenance, and janitorial services separately



84

TRANSIT SCORE



98

WALK SCORE



92

BIKE SCORE



53,170

TOTAL POPULATION



21,132

TOTAL HOUSEHOLDS



\$64,608

MEDIAN INCOME

* Demographic data derived from 2023, 1 mile radius

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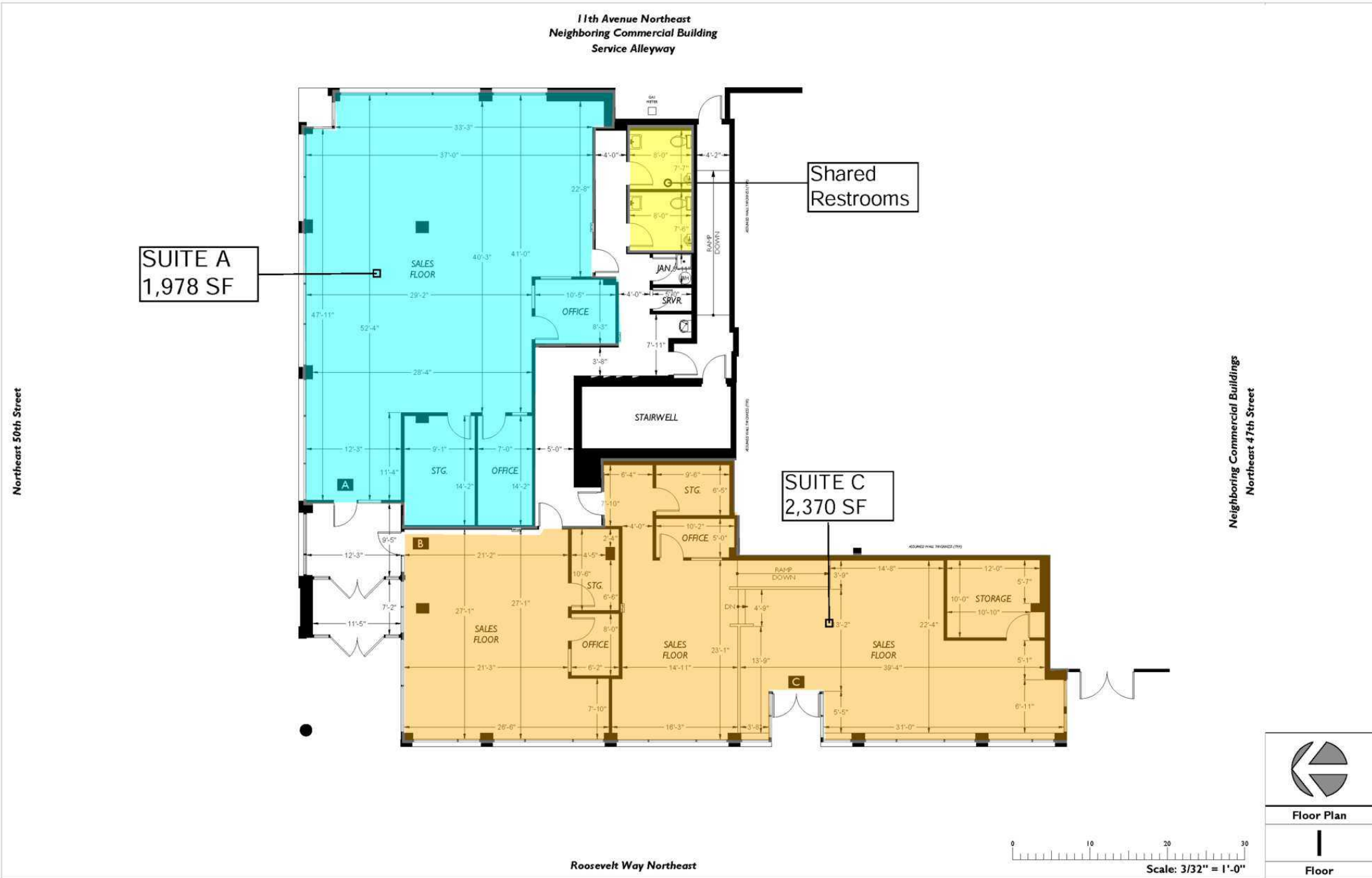


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE A	1,978 SF	Modified Gross	\$32.00 SF/yr
SUITE B	2,370 SF	Modified Gross	\$32.00 SF/yr
SUITE A+B	4,348 SF	Modified Gross	\$32.00 SF/vr

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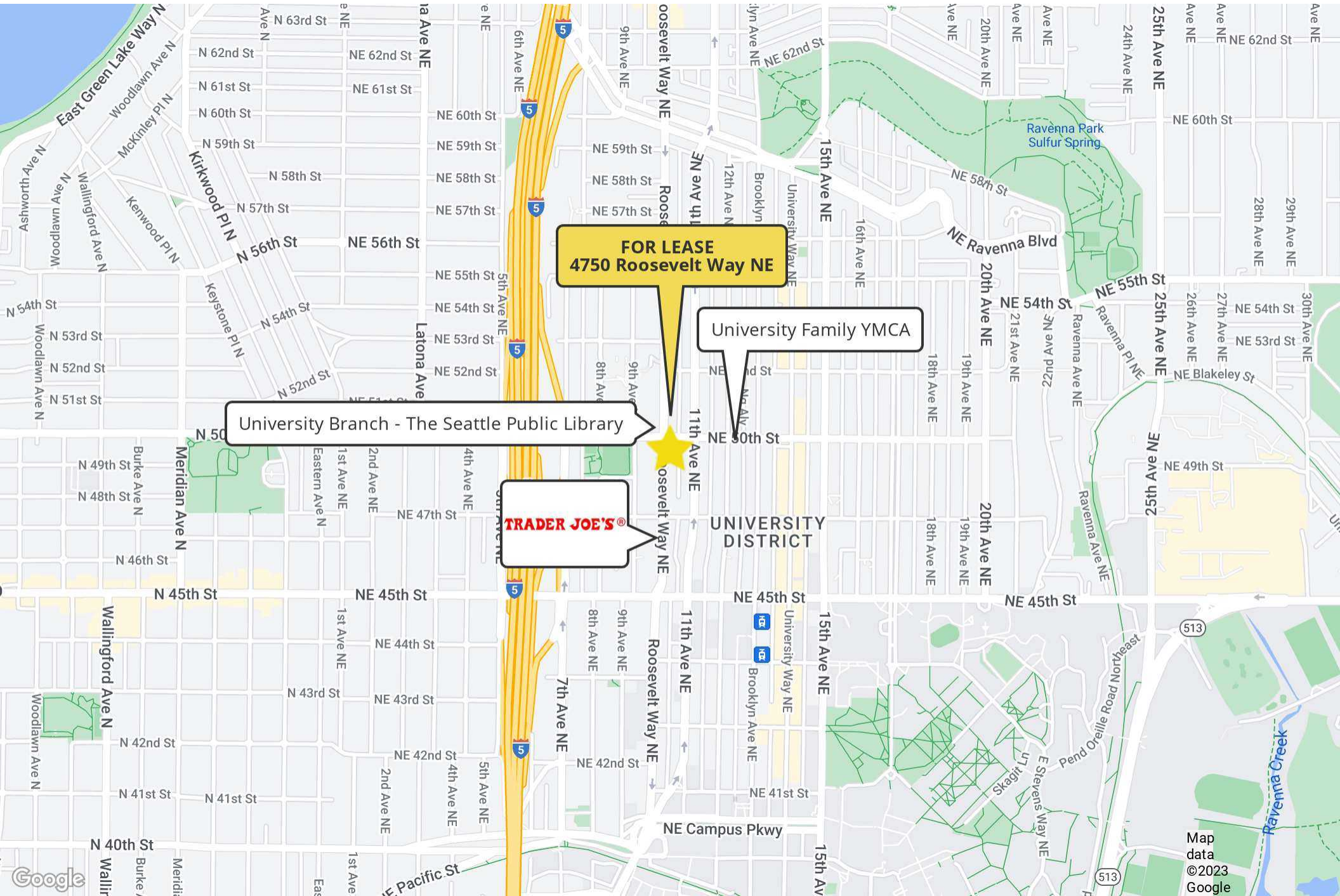
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FOR LEASE
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University Family YMCA

University Branch - The Seattle Public Library

TRADER JOE'S®

UNIVERSITY DISTRICT