



WALLACE
PROPERTIES

330 112th Ave NE, Suite 200
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

1749 DEXTER

OFFICE SPACE FOR LEASE | 1749 DEXTER AVENUE NORTH | SEATTLE, WA

LAKE UNION VIEWS!



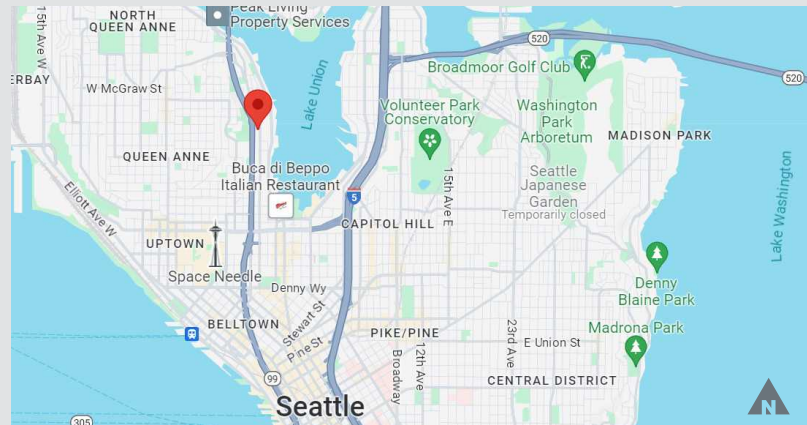
FEATURES

Single-Tenant Building Size: 6,928 RSF on two levels

Rental Rate: Negotiable: Please contact Listing Brokers

Current Use: Biomedical laboratory

- **Lot Size:** 12,481 SF
- **Zoning:** NC3-55 (M)
- **Parking:** On-site surface parking
- **Walk Score:** 94
- **Amenities:** Access to 395 restaurants, bars and cafes



LOCATION HIGHLIGHTS

The property is prominently located along Dexter Avenue North in the Science-Enriched area of South Lake Union, where technical innovation, health science and biomedical research create a dynamic nexus. UW Medicine's South Lake Union campus alone supports more than 1,200 researchers and staff in five laboratory buildings.

WHY SOUTH LAKE UNION ATTRACTS TOP TALENT:

1. Network of Collaboration in Science, Healthcare and Technology
2. Experiential Learning Opportunities
3. Diverse Culture and Recreational Activities
4. Sustainability and Innovation
5. Access to the latest knowledge, skills and resources to enhance career and personal development



FOR MORE INFORMATION, PLEASE CALL:

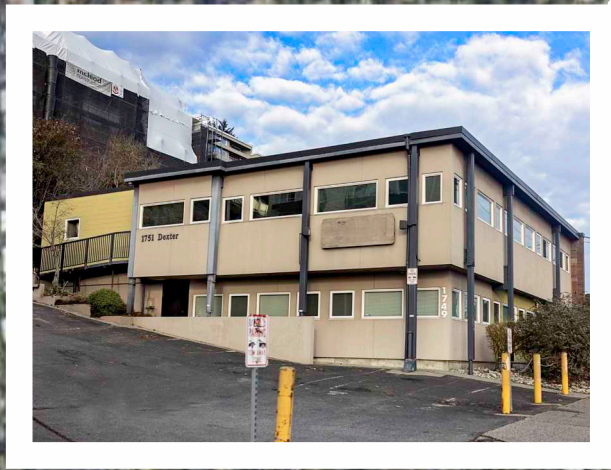
Ann Bishop, MBA
Senior Vice President
bishop@wallaceproperties.com
206-229-7523

Tom Gockel
Vice President
tgockel@wallaceproperties.com
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NEIGHBORHOOD MAP



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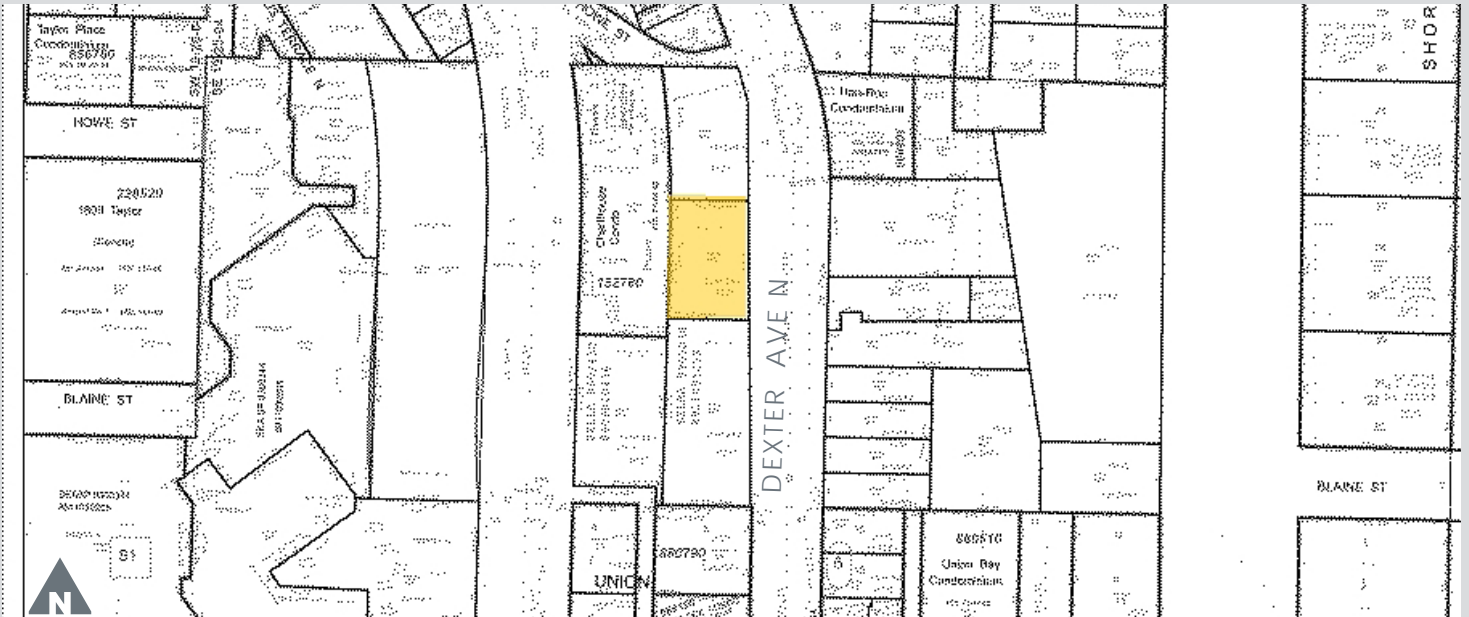
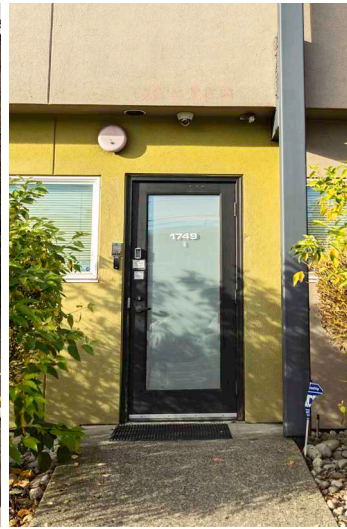


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SURROUNDING PHOTOS & SITE PLAN



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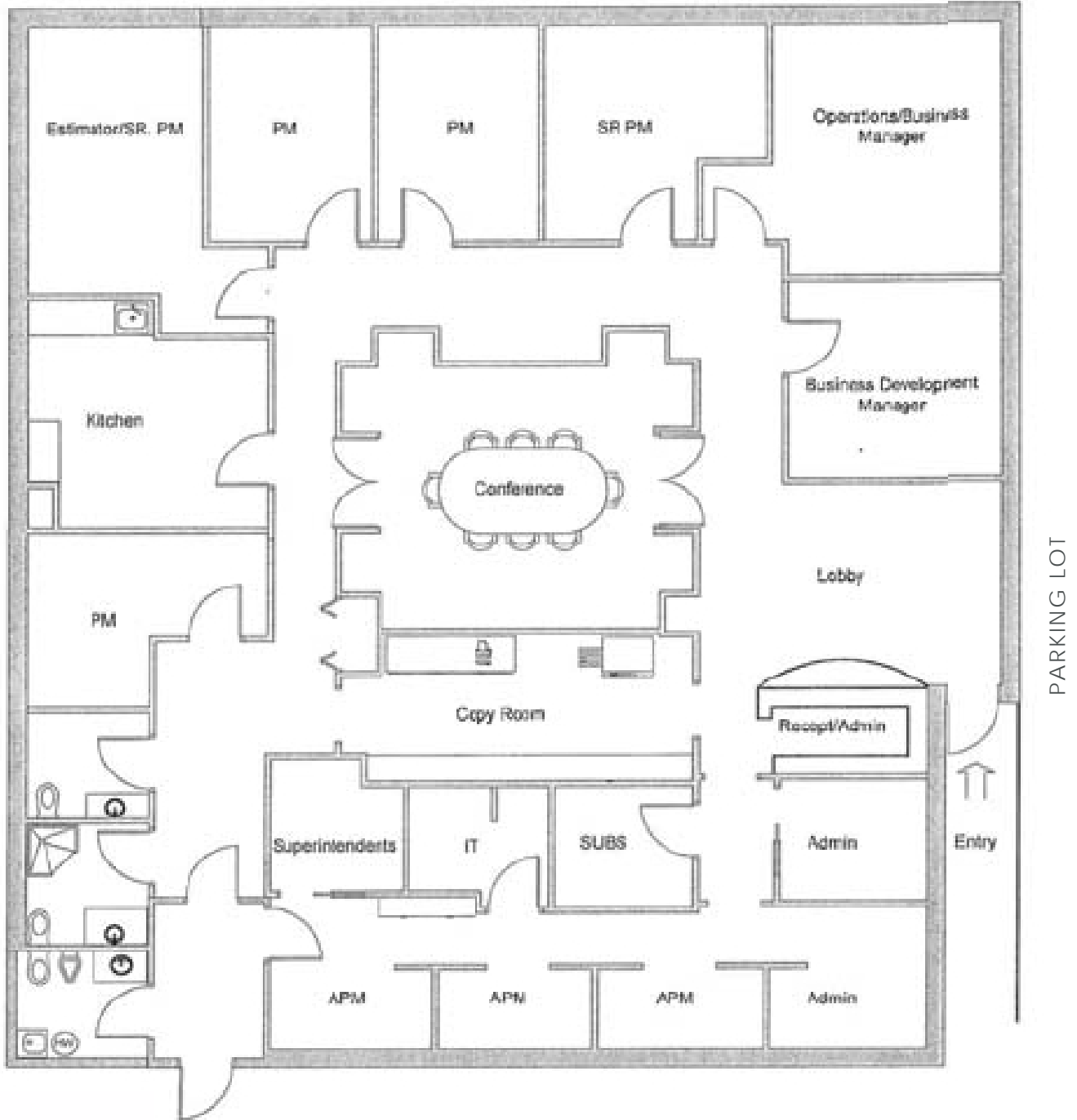
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FIRST FLOOR PLAN

DEXTER AVE N



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SECOND FLOOR PLAN



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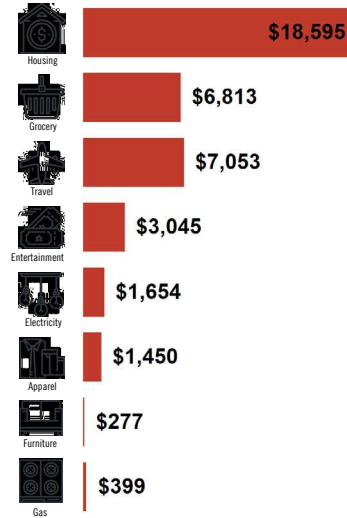
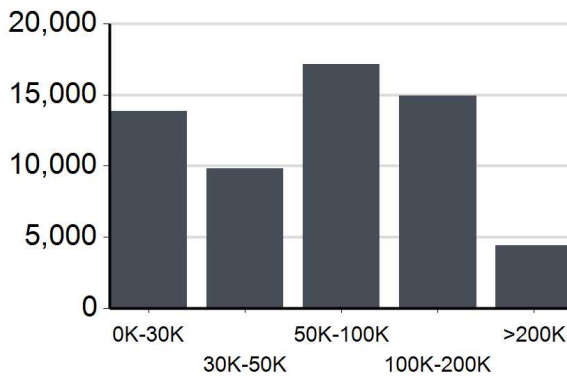
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DEMOGRAPHICS

INCOME BY HOUSEHOLD



CITY, STATE

Seattle, WA

POPULATION

99,155

AVG. HHSIZE

1.72

MEDIAN HH INCOME

\$72,289

HOME OWNERSHIP

38,398

GENDER & AGE

50.63 %



49.37 %

64.36 %

Employed

1.73 %

Unemployed

EDUCATION

High School Grad:	11.75 %
Some College:	20.94 %
Associates:	6.24 %
Bachelors:	59.97 %

RACE & ETHNICITY

White:	76.06 %
Asian:	10.36 %
Native American:	0.22 %
Pacific Islanders:	0.03 %
African-American:	3.51 %
Hispanic:	5.12 %
Two or More Races:	4.70 %

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