# OFFICE/RETAIL SPACE FOR LEASE DEVOE

5234 University Way NE, Seattle, WA 98105

For more information please contact

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#### 5234 UNIVERSITY WAY NE, SEATTLE, WA 98105

# DEVOE

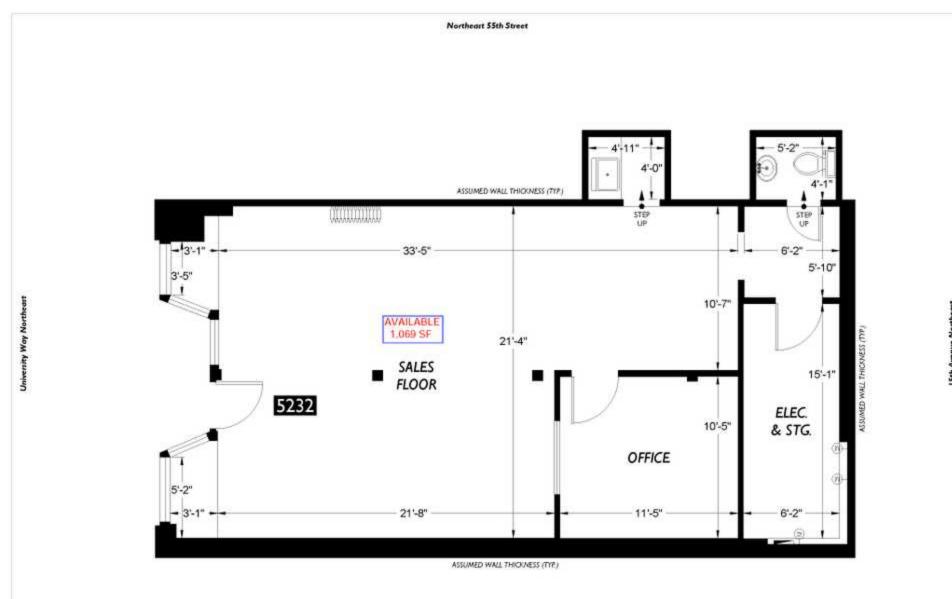




### **PROPERTY HIGHLIGHTS**

- Excellent opportunity to lease office/retail space on the street-level of the DEVOE, a charming, classic brick, mixed-use building comprised of 17 apartment homes 2 ground-level commercial spaces.
- Attractive location at the north end of University Way near Cowen Park, 1 block from year-round University District Farmer's Market and surrounded by a diverse mix of neighboring tenants including Araya's Place, Cold Place Ice Cream, Ten Pachi Salon, Bok a Bok Chicken, and University Cooperative School. Retail Co-tenant is Studio Life creative space.
- Within a few blocks of the University District Light Rail Station (currently under construction) which will increase access and convenience, and stimulate a wave of growth and desirability to this area
- Charming storefront features large wood-framed windows, abundant natural light, in-suite restroom, small kitchen, conference room, HVAC
- 1,069 Sq Ft
- Rental Rate \$34/SF gross = \$3,029 per month

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15th Avenue Northeast

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## $\mathsf{D} \mathsf{E} \mathsf{V} \mathsf{O} \mathsf{E}$





TRANSIT SCORE

**\*** 99

WALK SCORE

92

BIKE SCORE







\* Estimated 2023 Demographics based on a 2 mile radius

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## DEVOE

