

# OFFICE/RETAIL FOR LEASE

4750 Roosevelt Way Northeast, Seattle, WA 98105

AVAILABLE  
NOW



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, fitness, educational center, and other service-related office
- Parking available in secure Building garage - \$225 per month/stall
- Surrounding businesses include University District YMCA, Trader Joes, and the Seattle Public Library
- Available now
- Rental Rate \$32/SF/YR modified gross. 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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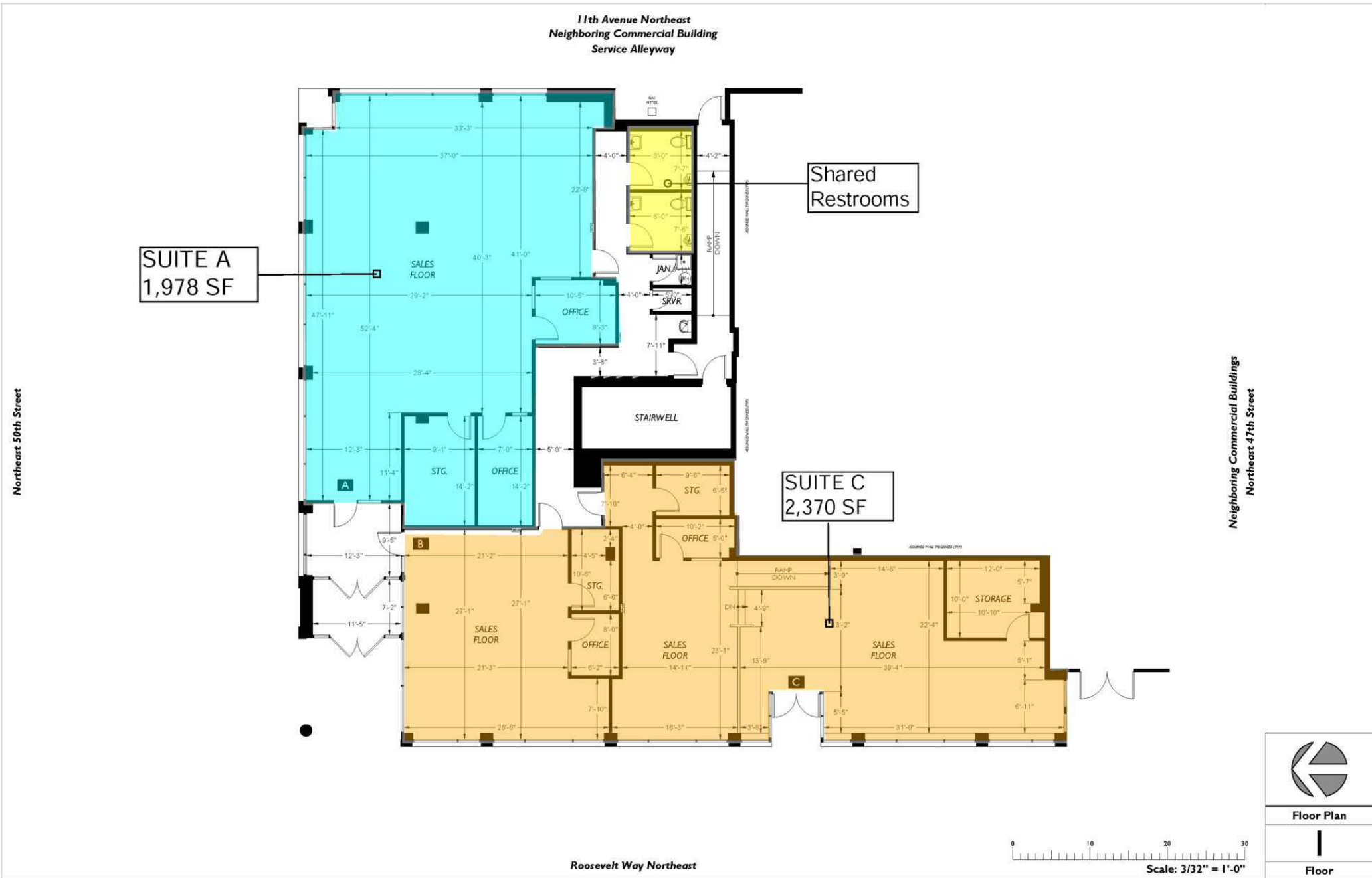


## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RATE
SUITE A	1,978 SF	Modified Gross	\$32.00 SF/yr	\$5,274.67
SUITE B	2,370 SF	Modified Gross	\$32.00 SF/yr	\$6,320.00
SUITE A+B	4,348 SF	Modified Gross	\$32.00 SF/vr	\$11,594.67

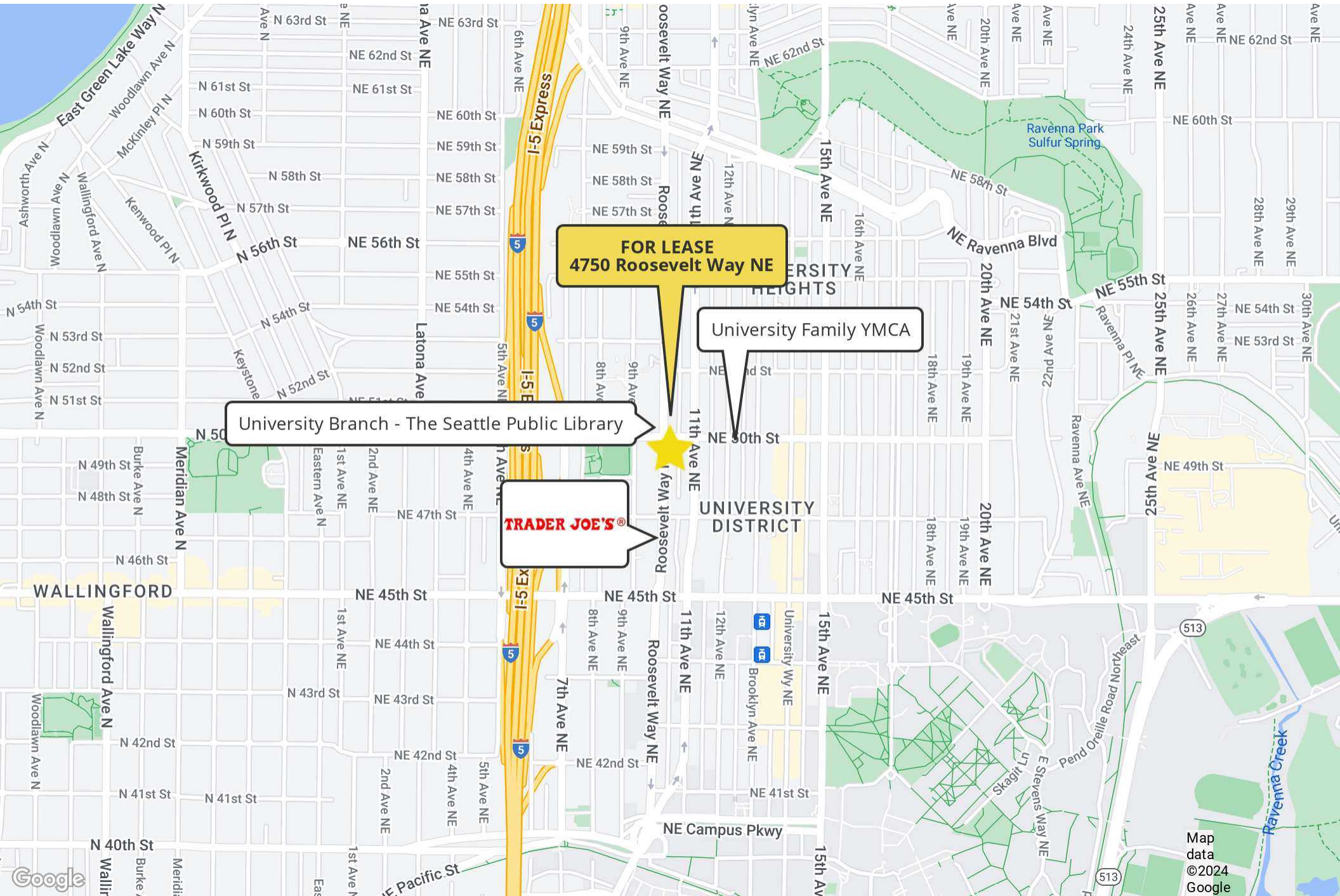
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**FOR LEASE**  
4750 Roosevelt Way NE

University Family YMCA

University Branch - The Seattle Public Library

**TRADER JOE'S**