



ALLEY 24

OFFICE FOR LEASE | 221 Yale Avenue N, Seattle, WA 98109

CBRE



ALLEY 24



PROJECT HIGHLIGHTS

- » State of the art building systems (LEED® Gold certified)
- » Under floor HVAC/cabling
- » On-site bike storage and shower facilities enable easy bike commuting
- » Operable windows/fresh air systems
- » On-site retail includes Espresso Vivace, GoPT Physical Therapy, Squeeze Massage, Revive Smiles Dentistry, Feathered Friends, Golftec, Fresh Deli, Clear Hearing & Audiology and Bury Me In Gold
- » REI flagship across the street
- » Community rooftop garden
- » On-site security and property management

UNIQUE FEATURES & AMENITIES



Operable windows/fresh air systems



Bike storage and shower facilities



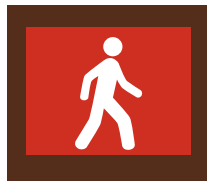
State of the art building systems (LEED® Gold)



Numerous retail amenities on-site & within walking distance



Excellent Transit (97)*



Walker's Paradise (84)*



Community roof top garden



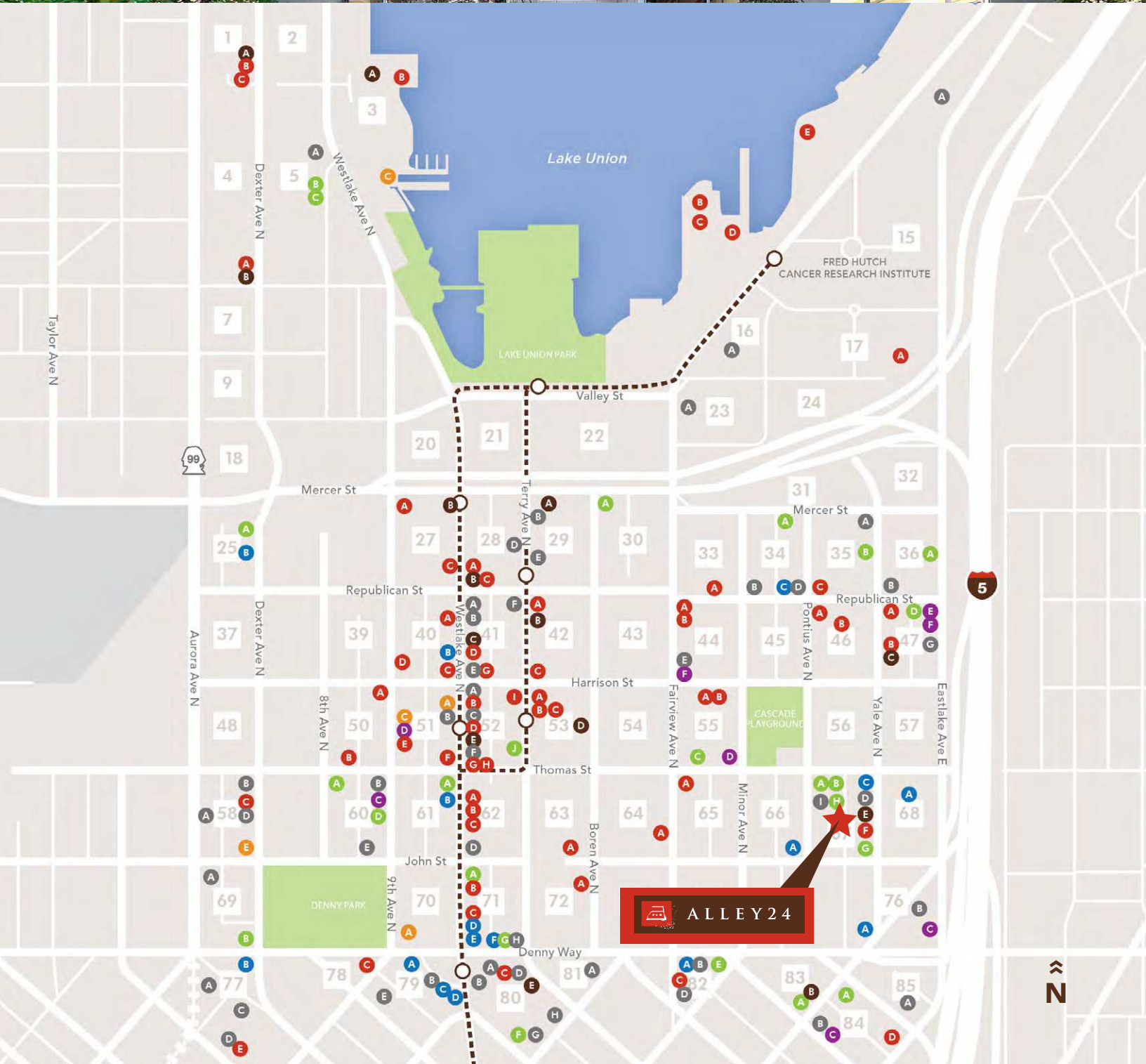
Under floor HVAC/cabling

*Ratings per Walkscore.com®





ALLEY24



CASCADE & SOUTH LAKE UNION AMENITIES

BLOCK 16

- A. Marriott Residence Inn
Downtown Seattle/Lake Union

BLOCK 17

- A. Red Brick Bistro

BLOCK 23

- A. Public Storage

BLOCK 27

- A. La Palmera Mexican
- B. Starbucks
- C. Sizzle & Crunch

BLOCK 28

- A. The Worst Place
- B. Uptown Espresso
- C. Blue Moon Burgers
- D. First Tech Federal Credit Union

BLOCK 29

- A. Top Pot Doughnuts
- B. Bartell Drugs
- C. Wells Fargo

BLOCK 30

- A. Swedish Primary & Urgent Care

BLOCK 33

- A. Row House Café

BLOCK 34

- A. Seattle Family Chiropractic
- B. Home Deli & Grocery
- C. SalonCentric
- D. Lake Union Veterinary Clinic

BLOCK 35

- A. Bright Horizons Childcare
- B. PlayDate SEA
- C. Naanz Kitchen + Bar

BLOCK 36

- A. PRO Sports Club
- B. wework

BLOCK 40

- A. re:public
- B. Goodwill
- C. Serious Pie & Biscuit
- D. Sam's Tavern

BLOCK 41

- A. KeyBank
- B. Museum Quality Framing
- C. Custom Smoothie
- D. The Berliner Doner Kabab
- E. Firestone
- F. Northeastern University Seattle
- G. Hot Dog King

BLOCK 42

- A. Veggie Grill
- B. Starbucks
- C. LOCAL Public Eatery

BLOCK 44

- A. MBar
- B. Caffé Ladro
- C. Verde & Co.
- D. Bar Harbor

BLOCK 46

- A. Metropolitan Café & Deli
- B. Osteria Rigoletto

BLOCK 47

- A. Zaw Pizza
- B. Feierabend
- C. Caffé Torino
- D. Evolve Fitness of Seattle
- E. Victory Lounge
- F. Lo-Fi Performance Gallery
- G. Foreign Auto Rebuild

BLOCK 50

- A. Hurry Curry of Tokyo
- B. Eltana Bagels

BLOCK 51

- C. Mad Art
- D. Capelli's Gentlemen's Barbershop
- E. Third & Wall Art Group
- F. Hand of God Wines
- G. Velvet Underground Dining Experience (VUDE)
- H. Yellow Dot Café

BLOCK 52

- A. Gary Manuel Studio
- B. Jimmy John's
- C. Chase Bank
- D. The Great Northwest Soup Co.
- E. Starbucks
- F. Salal Credit Union
- G. Flying Fish Café
- H. On the Fly
- I. Portage Bay Café
- J. Flow Fitness

BLOCK 53

- A. Cactus
- B. Cuaco
- C. Brave Horse Tavern
- D. Zoka Coffee

BLOCK 55

- A. Taco Del Mar
- B. Nollie's Café
- C. O'Máille's Irish Pub

BLOCK 60

- A. Ivan Salaverry MMA & Brazilian Jiu Jitsu
- B. Cascade Architectural & Engineering Supplies
- C. Ten on 9th
- D. Banya 5
- E. Olympic Color Rods

BLOCK 61

- A. Lake Union Wellness
- B. CosmoProf

BLOCK 62

- A. Chipotle
- B. Kigo Kitchen
- C. Homegrown
- D. Umpqua Bank

BLOCK 63

- A. Thai Thani Kitchen

BLOCK 64

- A. Soup Daddy Soups

BLOCK 65

- A. Royal Palace Bar and Grill

BLOCK 66

- A. Shine Cancer Specialty Store

BLOCK 67

- ★ **Alley24**
- A. Squeeze Massage
- B. Revive Smiles Dentistry
- C. Feathered Friends
- D. Golftec
- E. Vivace Espresso Bar
- F. Fresh Deli
- G. GoPT Physical Therapy
- H. Clear Hearing & Audiology
- I. Bury Me In Gold

BLOCK 68

- A. REI

BLOCK 70

- A. Denny Playfield Basketball Court

BLOCK 71

- A. The Bar Method
- B. Mio Sushi
- C. La Toscanella
- D. Pedini
- E. Ligne Roset

BLOCK 72

- A. 13 Coins

BLOCK 76

- A. Play it Again Sports
- B. Greg's Japanese Auto
- C. El Corazón

BLOCK 78

- A. Shilla

BLOCK 79

- A. West Elm
- B. Einstein Bros. Bagels
- C. Bang & Olufson
- D. Ann Sacks
- E. La Quinta Inn & Suites

BLOCK 80

- A. Whole Foods
- B. Bank of America

C. Tutta Bella

- D. Pan Pacific Hotel
- E. Starbucks
- F. Be Luminous Yoga
- G. Salon Refine
- H. FedEx Office

BLOCK 81

- A. Cornish College of the Arts

BLOCK 82

- A. Super Supplements
- B. Michael's Market
- C. Subway
- D. Bakker's Fine Cleaning
- E. US HealthWorks

BLOCK 83

- A. Salsa N' Seattle Dance Studio
- B. Emerald City Smoothie

BLOCK 84

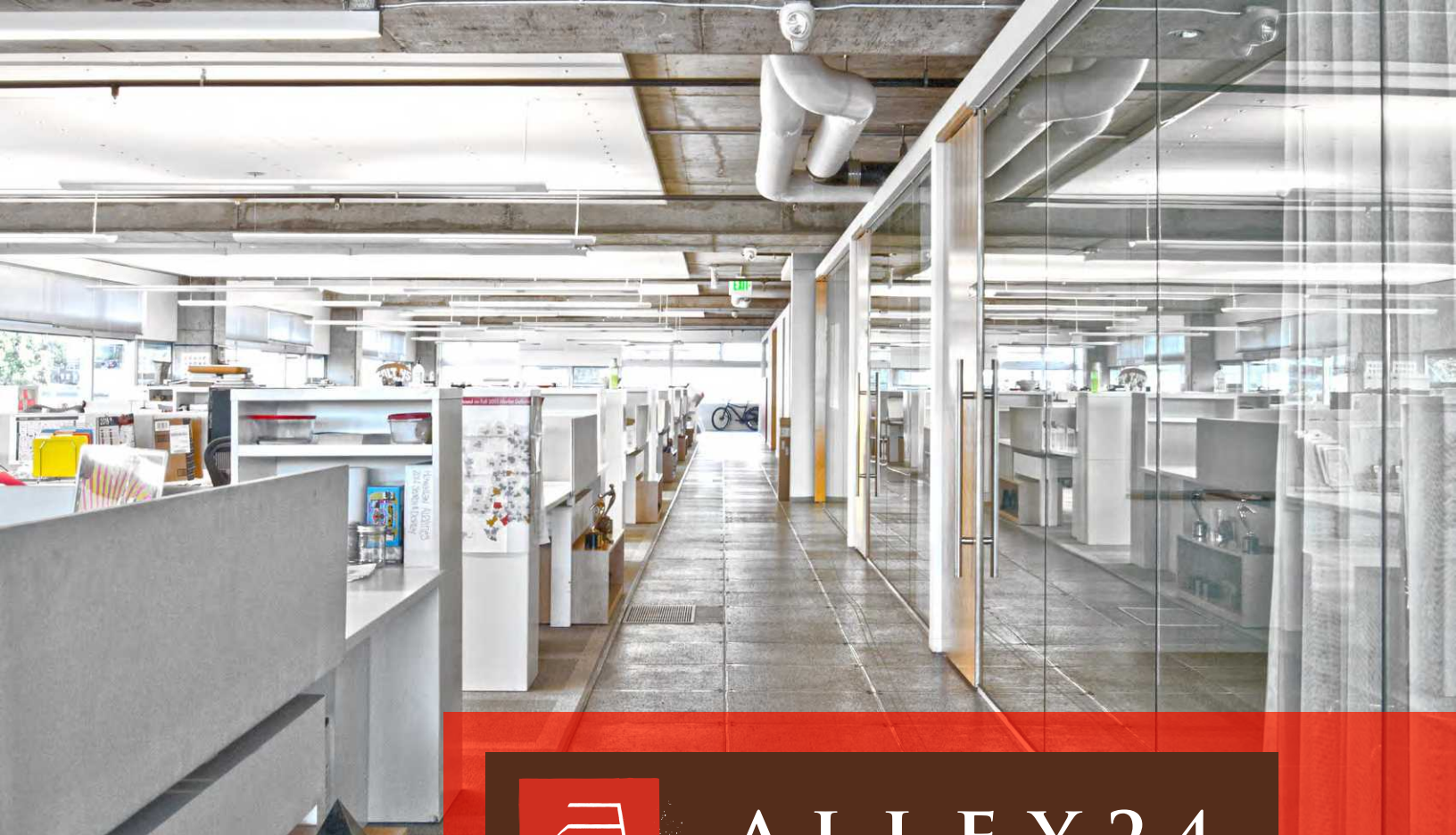
- A. 24 Hour Fitness
- B. Alfi's Food & Deli
- C. Seattle's Best Karaoke
- D. Subway

BLOCK 83

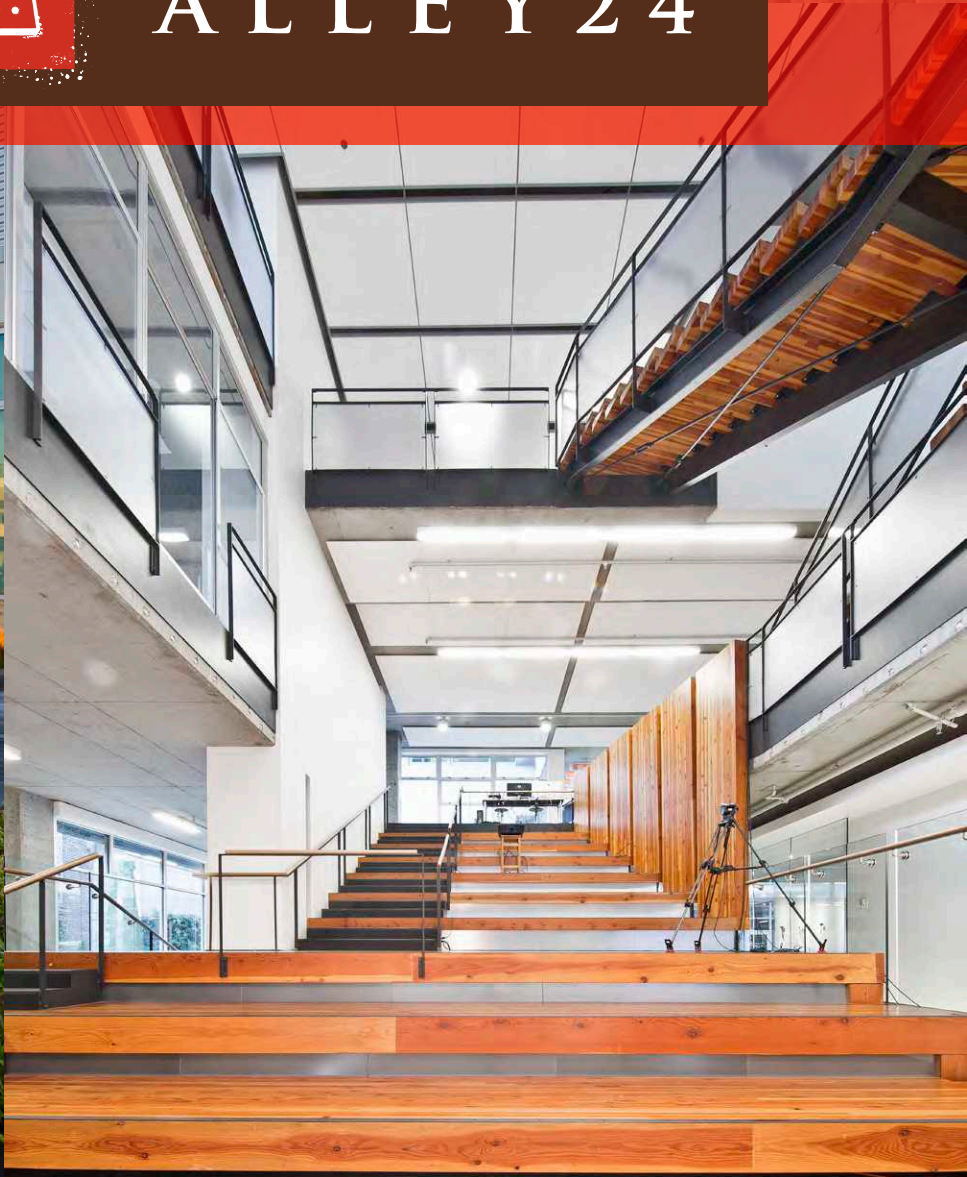
- A. SpringHill Suites

KEY

- Restaurant/Café
- Coffee/Smoothie/Sweets
- Nightclub/Bar
- Retail
- Grocery/Services/Supplies
- Fitness, Health & Wellness
- Cultural/Activities/Tourism
- SLU Streetcar

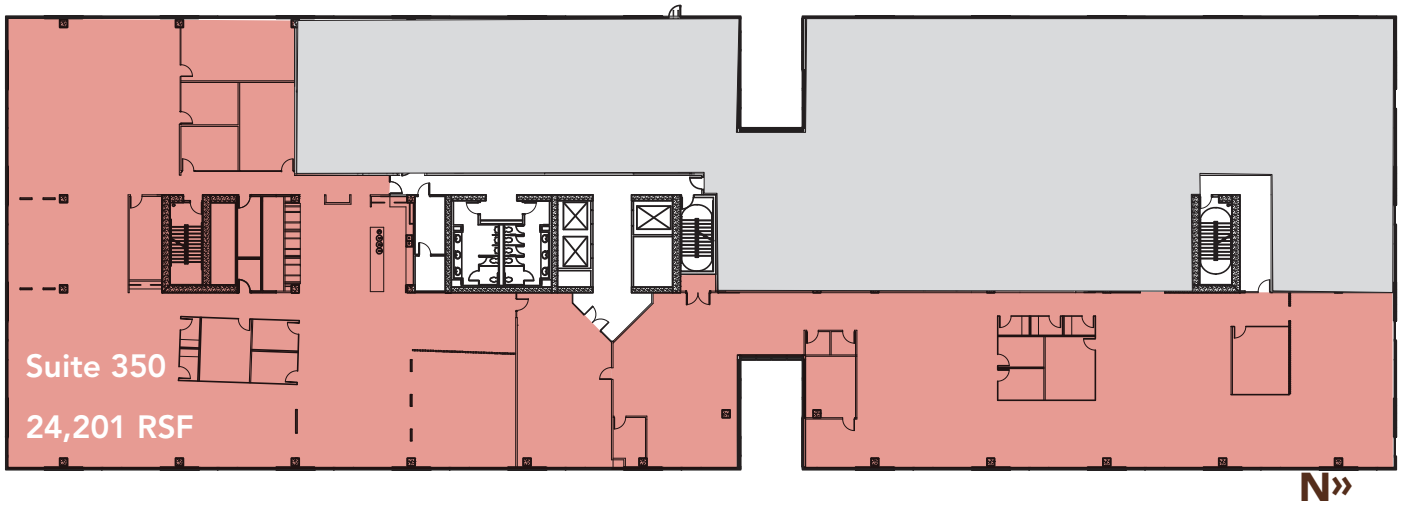


ALLEY 24



OFFICE AVAILABILITIES

Floor 3 | Suite 350  Click Icon for Virtual Tour
Available Now



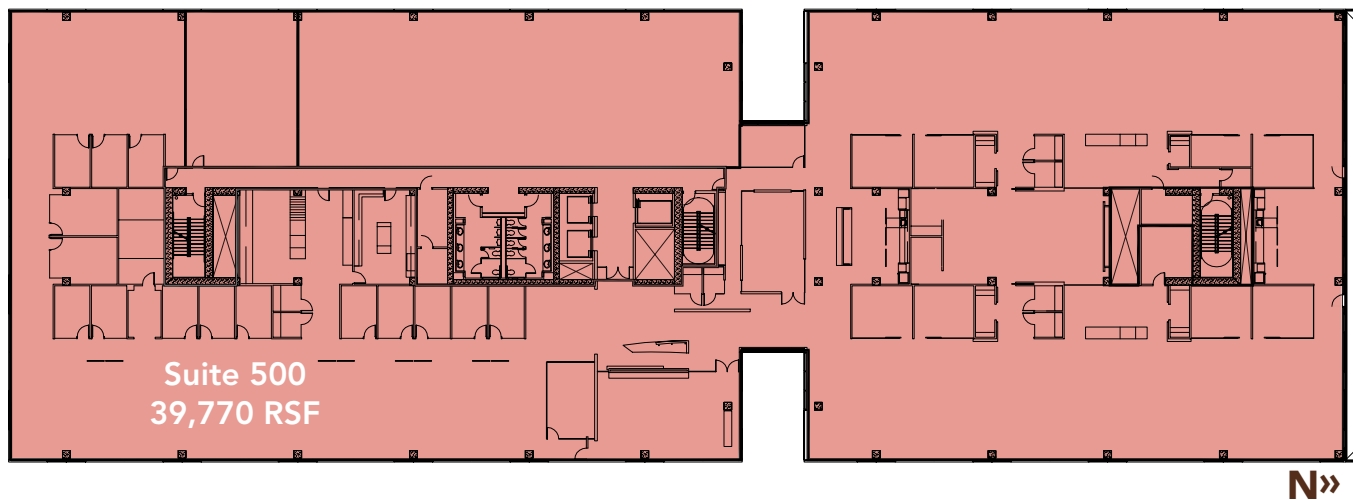
Floor 4 | Suite 400

Available Now

Floor 4 | Suite 450  Click Icon for Virtual Tour
Available Now



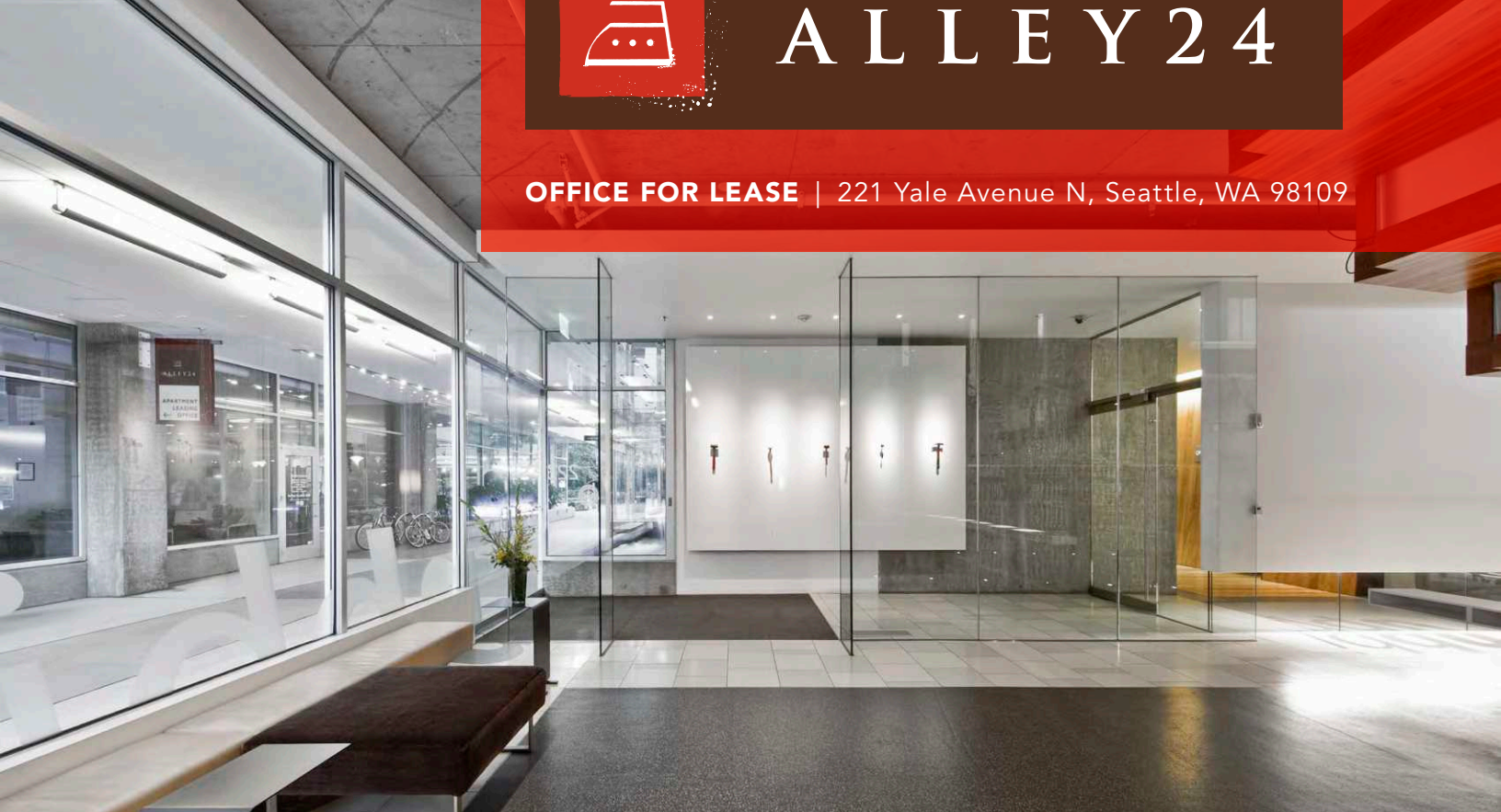
Floor 5 | Suite 500  Click Icon for Virtual Tour
Available Now





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