

CREATIVE OFFICE FOR LEASE

GEM PLAZA

221 1st Avenue West, Seattle, WA 98119



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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

GEM PLAZA



NEIGHBORHOOD OVERVIEW

Located 2 blocks from the Seattle Center, Space Needle, and Climate Pledge Arena. Lower Queen Anne/Uptown offers easy access to everything from multiple grocery stores to waterfront biking. The neighborhood's centrality, along with ample historical charm and commercial resilience fosters a special blend of work-life balance. Transportation is a breeze, in addition to abundant dining establishments and entertainment options. Lower Queen Anne is the cultural heart of the city, host to traditional and experimental theaters, museums, and independent cinema, the combination of which fuels a steady flow of patrons to sustain the areas many businesses.

PROPERTY HIGHLIGHTS

- GEM Plaza, is a 55,000 sq ft boutique office building in the "Lower Queen Anne" Neighborhood of Seattle
- Recent \$2M Building renovation designed by Olson Kundig Architects
- Stunning views of Elliot Bay, Olympic Mountains, Cityscape, and Space Needle
- Ground floor retail tenant is BakeShop
- Parking ratio 1.7 stalls/1,000 SF in secure garage (2-3 stalls at \$225/stall). EV chargers available in Building garage.
- Common area showers
- Internet providers: CenturyLink, Comcast, and Wave
- NNN includes janitorial service 5 nights per week

GEM PLAZA

AVAILABILITY

SUITE	SIZE (RSF)	EST. 2024 NNN	ANNUAL BASE RENT	DESCRIPTION
■ Suite 300	3,173 SF	\$10.00/SF	\$28.00 SF/yr	Available with 30 days' notice. 3rd floor west-facing office comprised of reception area, 4 private offices, 2 semi-private offices, conference room, kitchen/break room, and open work area.
■ Suite 305	2,977 SF	\$10.00/SF	\$28.00 SF/yr	Available November 15, 2024. West-facing office with views of Puget Sound and great natural light.
■ Suite 312	1,029 SF	\$10.00/SF	\$28.00 SF/yr	Available now. 3rd floor, east-facing office with Space Needle views. Can be combined with Suite 315 and 317 for a total of 2,903 RSF.
■ Suite 315	839 SF	\$10.00/SF	\$28.00 SF/yr	Available now. East-facing office with Space Needle views. Can be combined with Suite 312 and 317 for a total of 2,903 RSF.
■ Suite 317	1,035 SF	\$10.00/SF	\$28.00 SF/yr	Available October 1, 2024. 3rd floor south-west facing corner office. Can be combined with 312 and 315 for a total of 2,903 RSF.
■ Suite 500	2,205 SF	\$10.00/SF	\$32.00 SF/yr	Available now. Top (5th) floor office with large outdoor deck, kitchenette, and spectacular west-facing water views.
■ Suite 505	2,810 SF	\$10.00/SF	\$32.00 SF/yr	Available now. Top (5th) floor light-filled office with large outdoor deck, modern finishes, and kitchenette.

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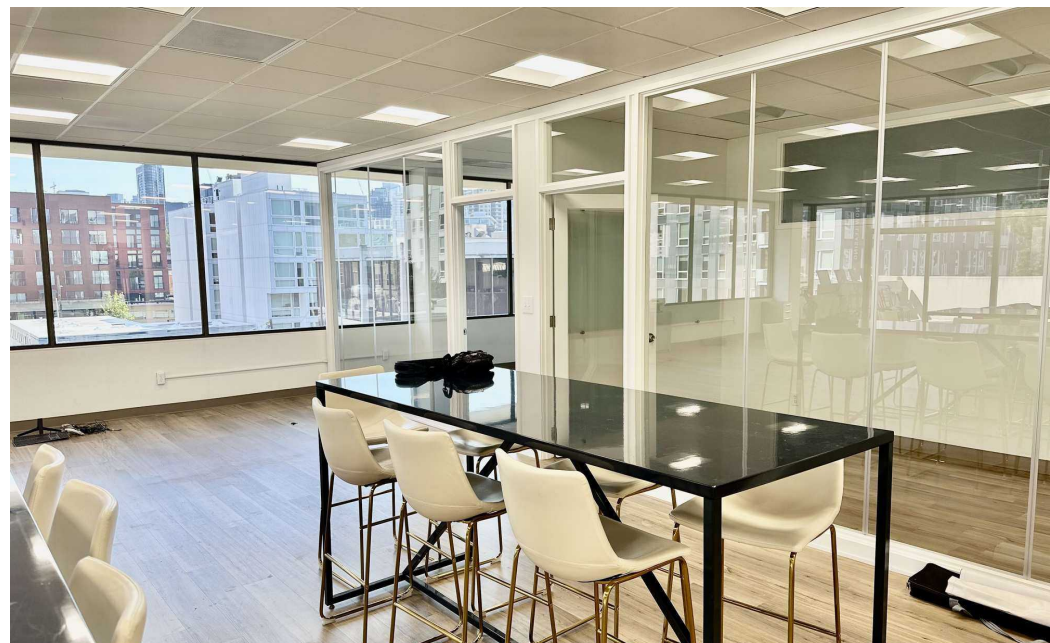
Suite 300



Suite 312



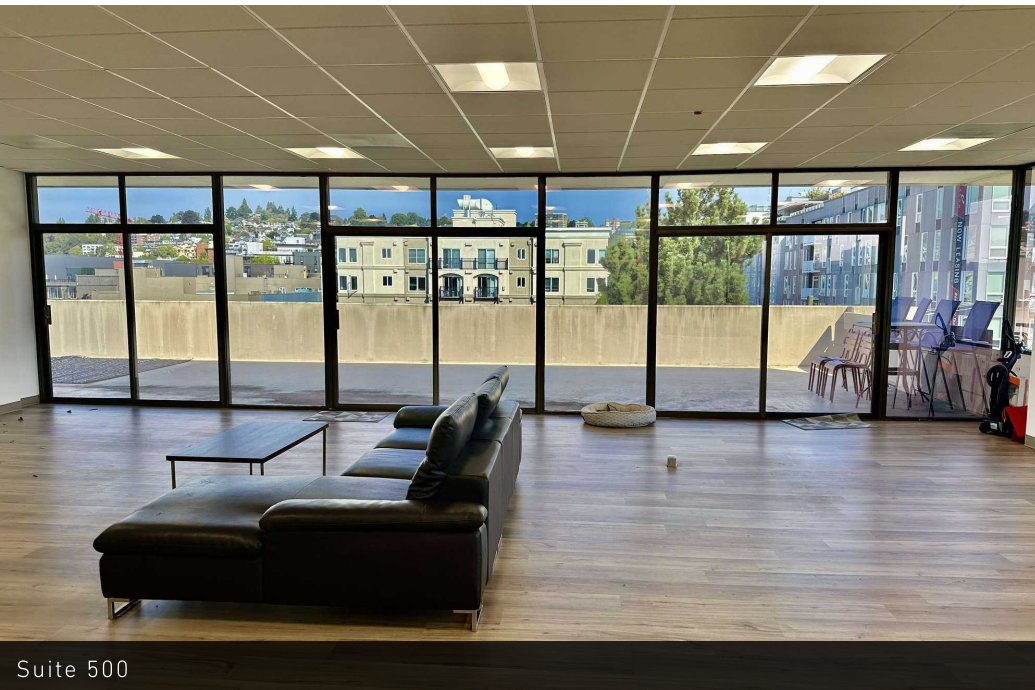
Suite 300



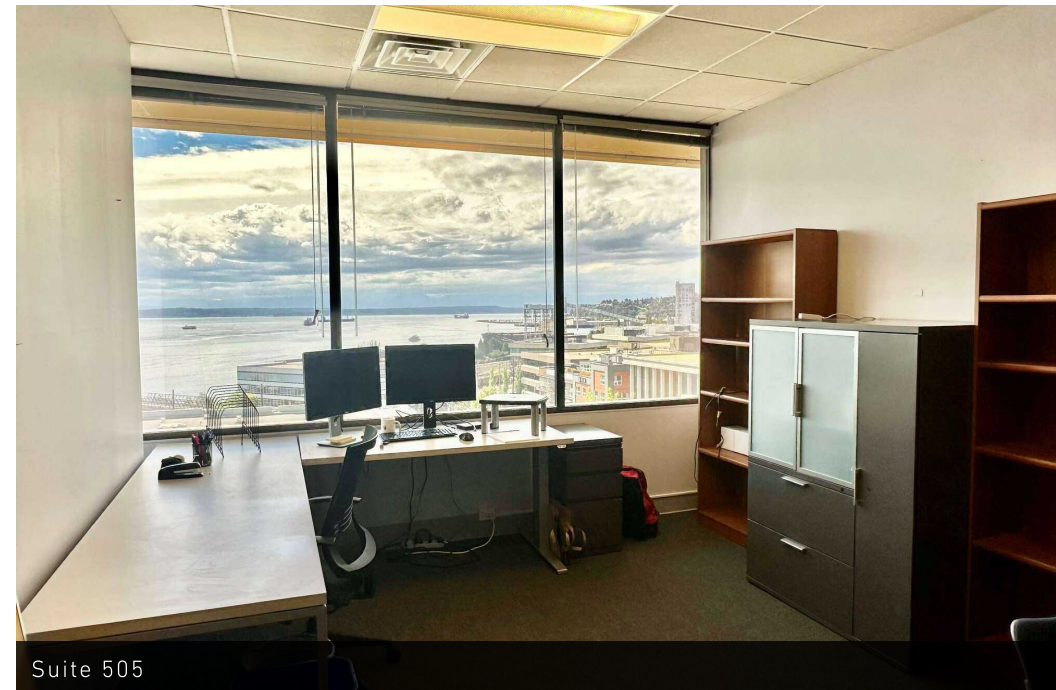
Suite 500

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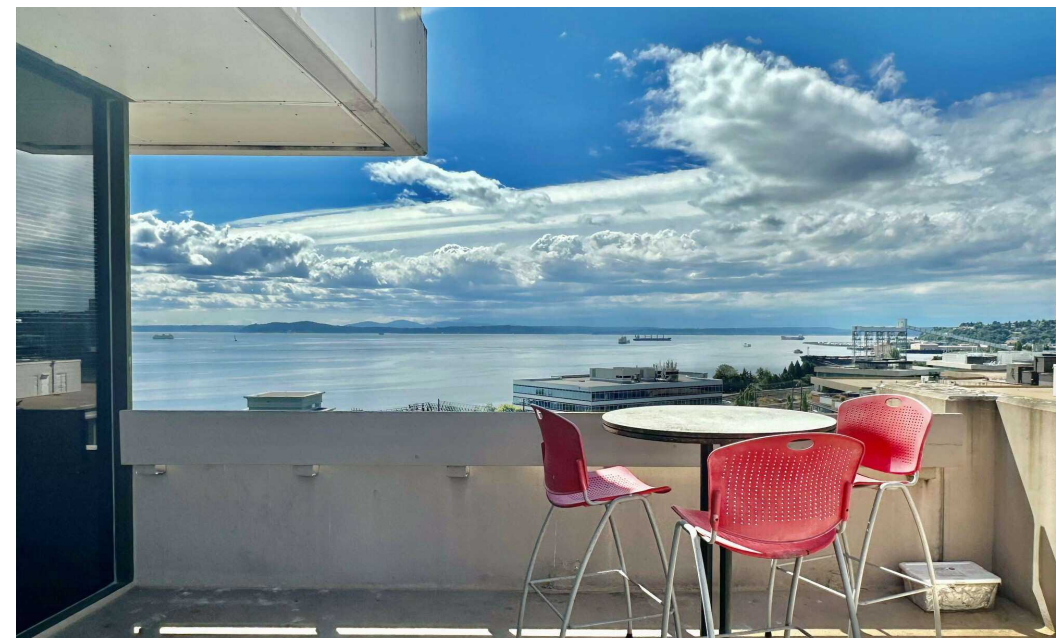
Suite 500



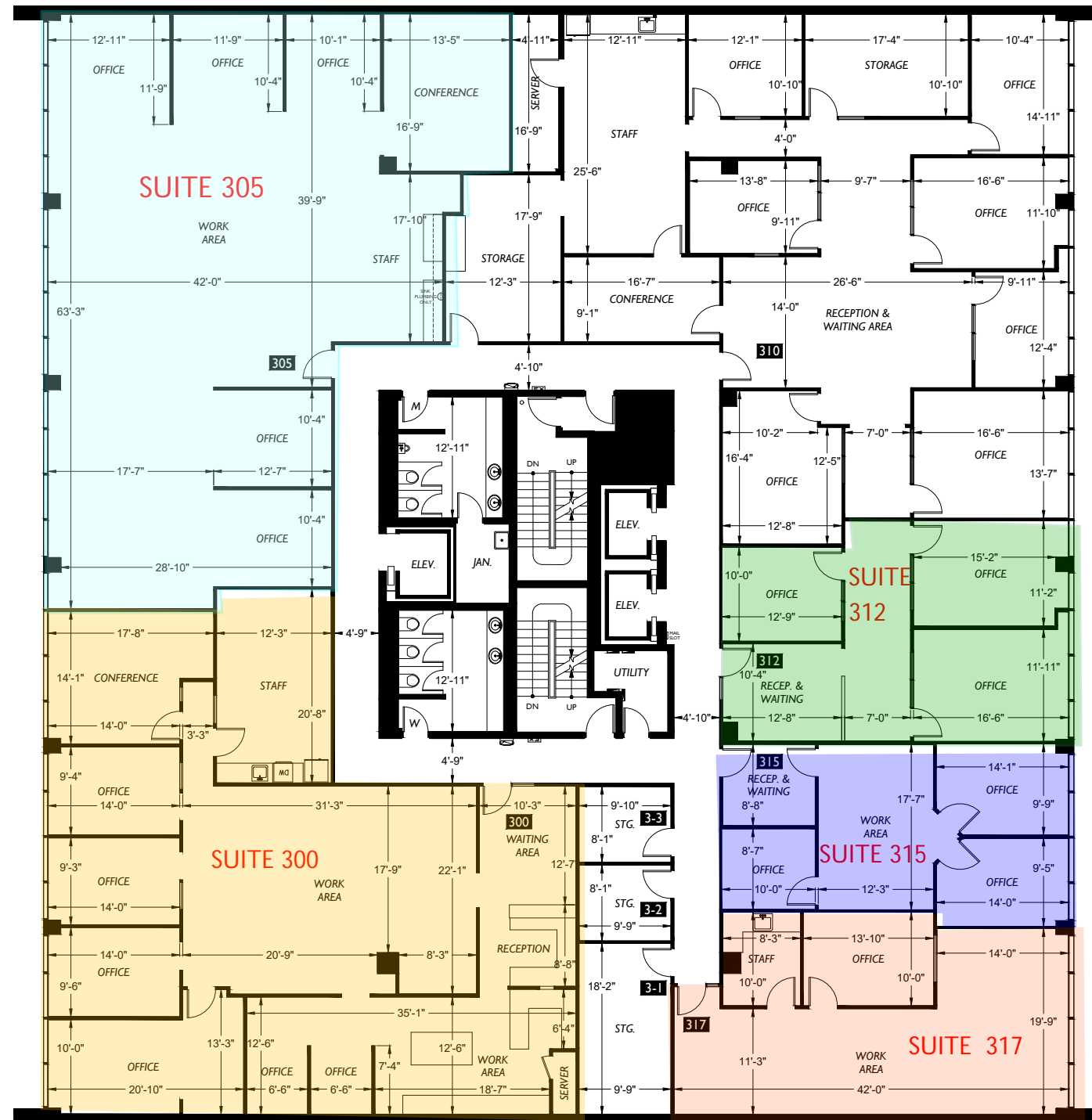
Suite 505



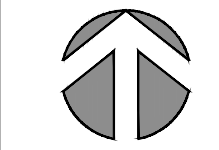
Suite 500 kitchenette



Suite 505 deck



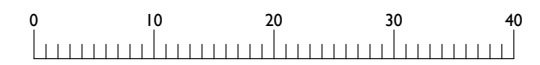
1st Avenue West



Floor Plan

3

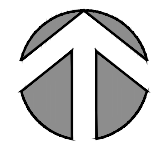
Floor



Scale: 1/16" = 1'-0"



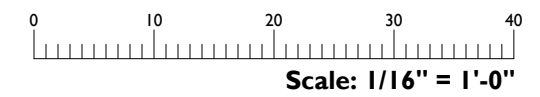
1ST AVENUE WEST



Floor Plan

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Floor



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GEM PLAZA



72

TRANSIT SCORE



94

WALK SCORE



70

BIKE SCORE



56,601

POPULATION



34,833

HOUSEHOLDS



\$137,707

HOUSEHOLD INCOME

* Estimated 2023 Demographics based on 1 mile radius

GEM PLAZA

