

FOR LEASE CREATIVE OFFICE SPACES

GEM PLAZA

221 1st Avenue West, Seattle, WA 98119

**BONUS RENT:
50% REDUCED
RENT FOR 6
MONTHS (MIN
3-YEAR TERM)**

For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

221 1ST AVENUE WEST, SEATTLE, WA 98119

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 at \$225/stall/month. EV chargers available in Building garage.
- Common area showers
- Internet providers: CenturyLink, Comcast, and Wave
- NNN includes janitorial service 5 nights per week

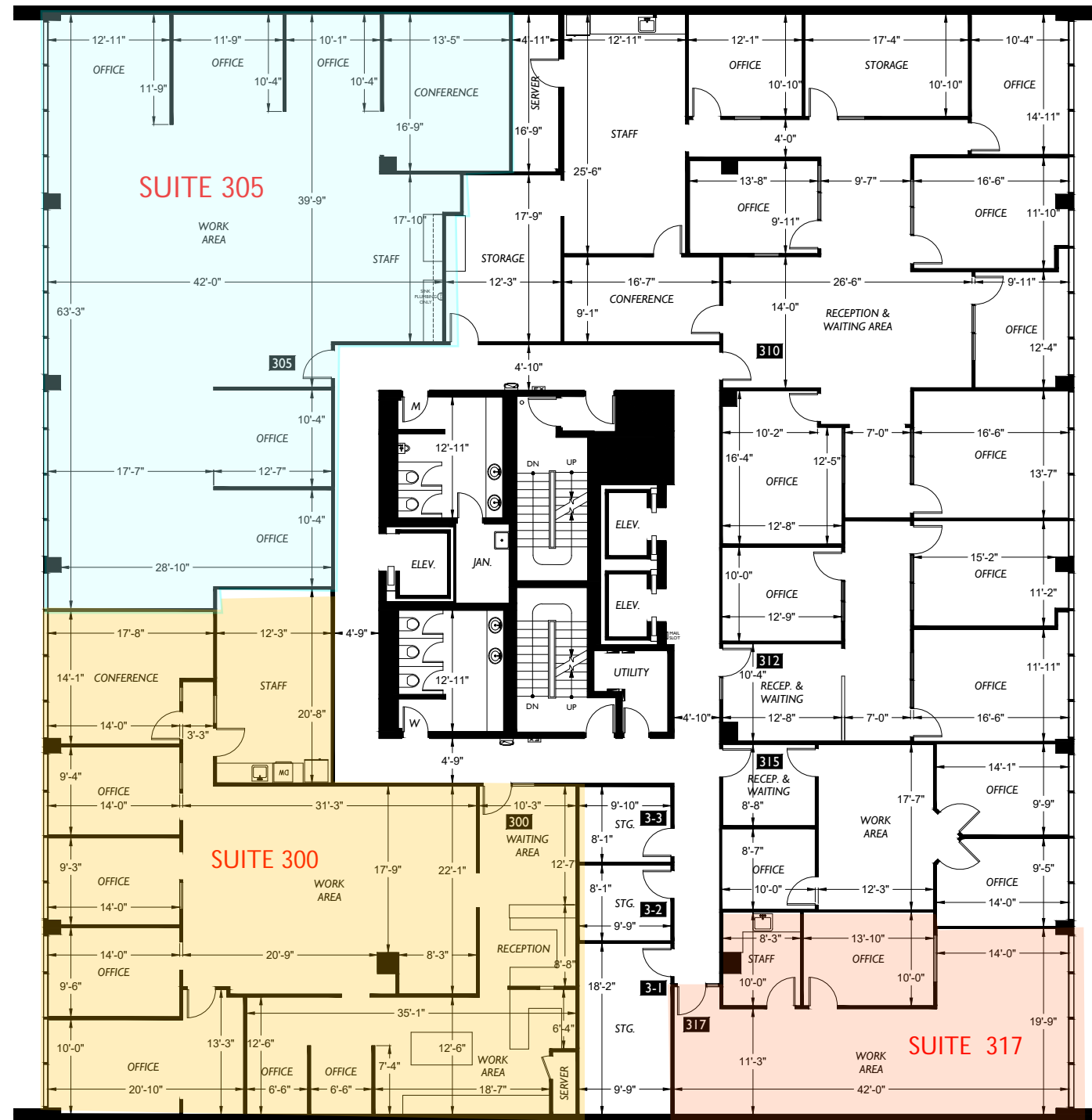
221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA

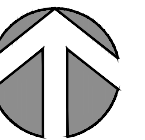
AVAILABILITY

SUITE	SIZE (RSF)	EST. 2024 NNN	ANNUAL BASE RENT	DESCRIPTION
■ Suite 300	3,173 SF	\$10.00/SF	\$28.00 SF/yr	Available now. 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. Can be combined with Suite 305 for a total of 6,150 RSF.
■ Suite 305	2,977 SF	\$10.00/SF	\$28.00 SF/yr	Available with 60 days' notice. Spectacular, west-facing space with stunning views of Puget Sound. Modern, high-end buildout with kitchen. Can be combined with Suite 300 for a total of 6,150 RSF.
■ Suite 317	1,035 SF	\$10.00/SF	\$28.00 SF/yr	Available now. 3rd floor east facing corner office with Space Needle view and kitchen. Newly updated carpet, paint, and lighting.
■ 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. Can be combined with Suite 505 for a total of 5,192 RSF.
■ Suite 505	2,987 SF	\$10.00/SF	\$32.00 SF/yr	Available now. Top (5th) floor light-filled office with large outdoor deck, modern finishes, and kitchenette. Can be combined with Suite 500 for a total of 5,192 RSF.

* BONUS RENTAL RATE: 50% OFF BASE RENT FOR 6 MONTHS (MINIMUM 3 YEAR TERM)



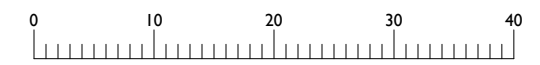
1st Avenue West



Floor Plan

3

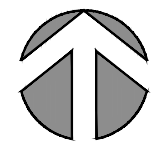
Floor

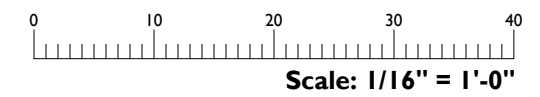


Scale: 1/16" = 1'-0"



1ST AVENUE WEST


Floor Plan
5
Floor



221 1ST AVENUE WEST, SEATTLE, WA 98119

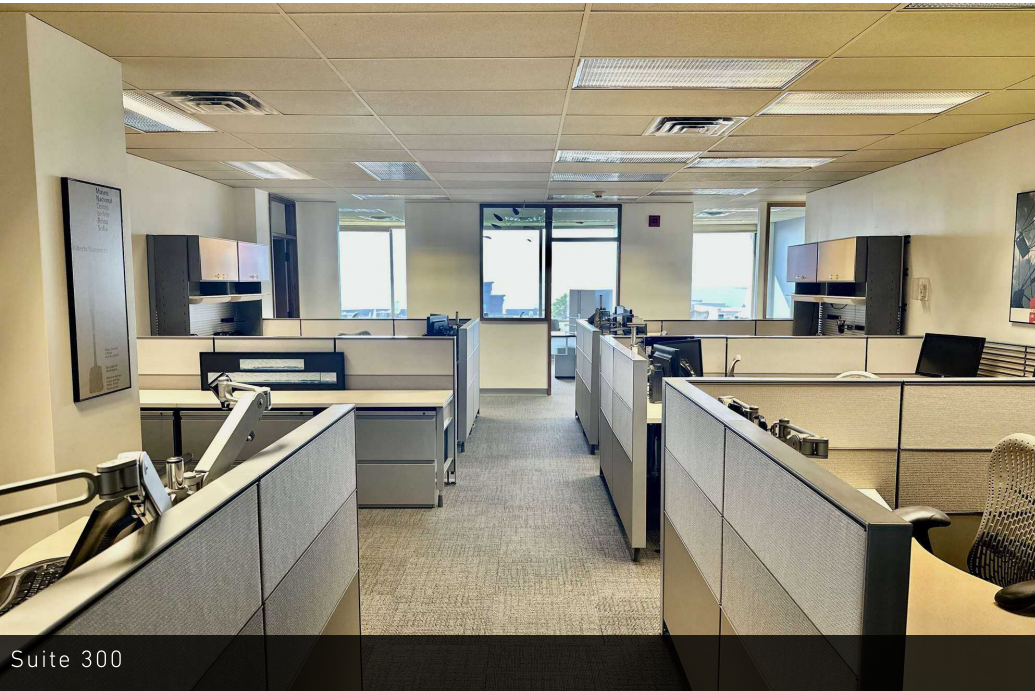
GEM PLAZA



Suite 300



Suite 300 Kitchen



Suite 300

221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA



221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA



Suite 317 Kitchen



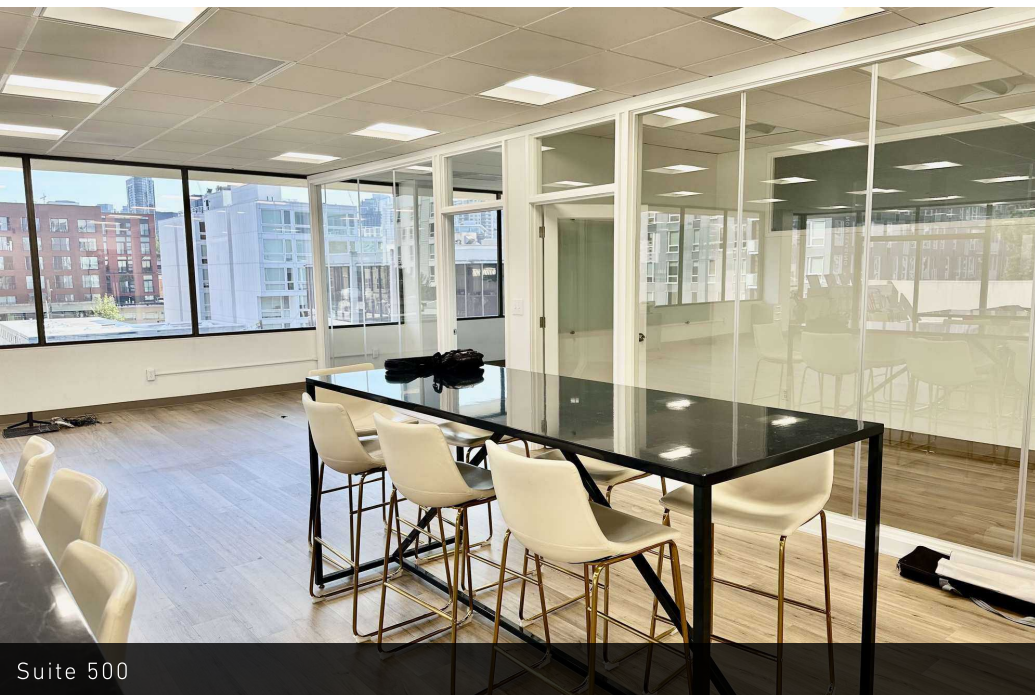
Suite 317

221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA



Suite 500



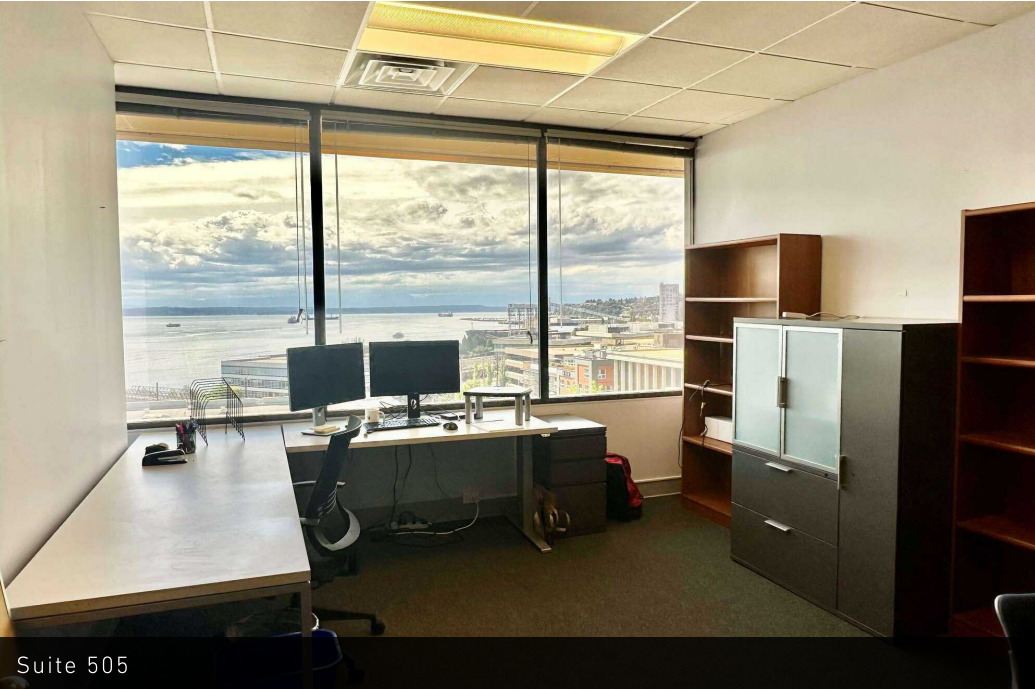
Suite 500



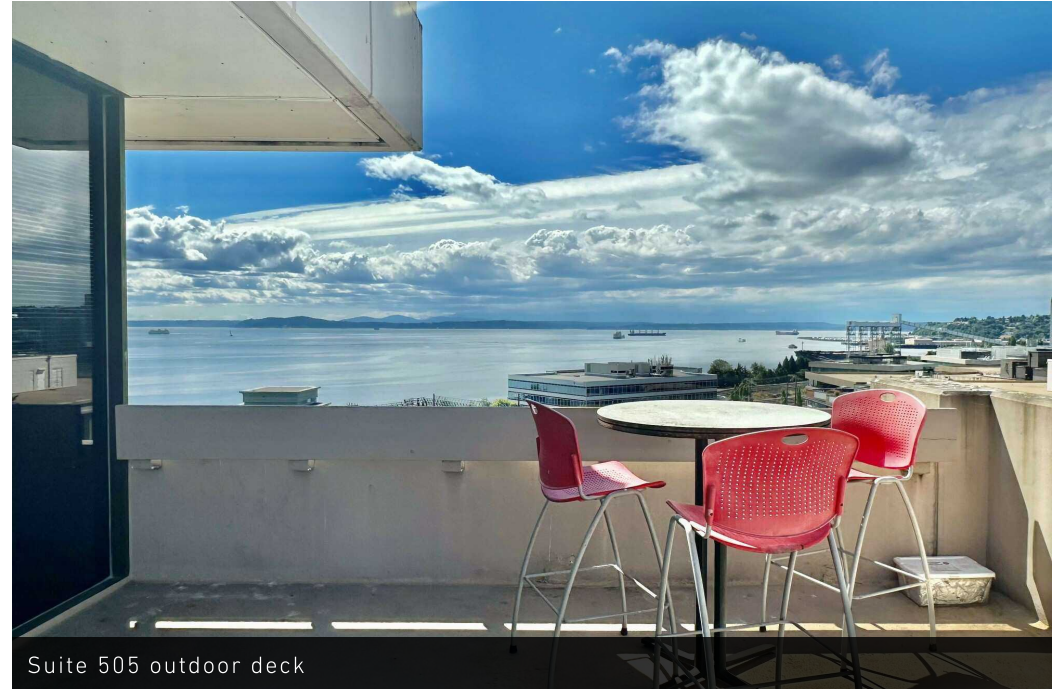
Suite 500 Kitchen

221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA



Suite 505



Suite 505 outdoor deck



Suite 505



Suite 500/505 outdoor deck

221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA



72

TRANSIT SCORE



94

WALK SCORE



70

BIKE SCORE



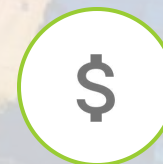
56,601

POPULATION



34,833

HOUSEHOLDS



\$137,707

HOUSEHOLD INCOME

* Estimated 2023 Demographics based on 1 mile radius

221 1ST AVENUE WEST, SEATTLE, WA 98119

GEM PLAZA

