

# Office Space For Lease

OFFICE | COMMERCIAL | LIGHT INDUSTRIAL

ELLIOTT AVENUE BUILDING | 1436 ELLIOTT AVE W, SEATTLE, WA 98119



## Building Highlights

Prime location at the intersection of Queen Anne, Magnolia, and Ballard, with strong demographics and amenities.

Minutes from downtown and major employers including Amazon, F5 Networking and Expedia.

Free private onsite parking lot with dedicated visitor parking.

Frequent bus service along Elliott Avenue and Sound Transit is planning a light rail extension close by.

Updated and dedicated HVAC, upgraded lighting in all suites.

30 minutes to Seattle-Tacoma International Airport.



FOR MORE INFORMATION  
CONTACT

CHASE SILVER  
425.326.0766  
csilver@orioncp.com

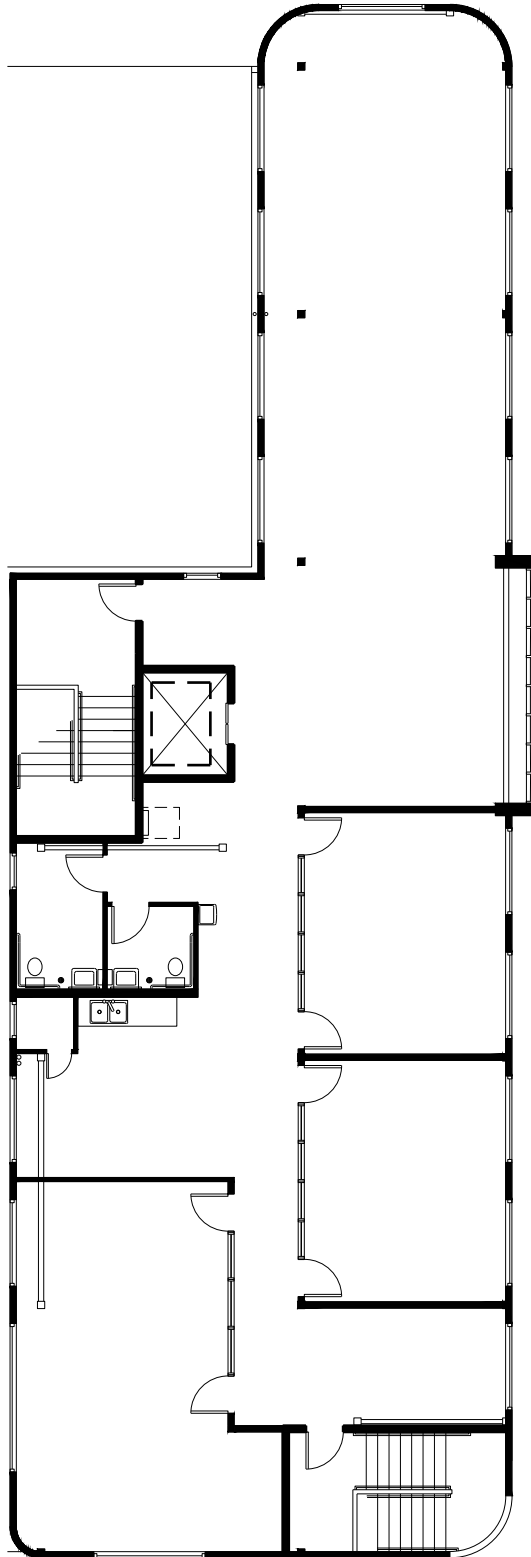
1218 Third Ave, Suite 2200  
Seattle, WA 98101  
[www.orioncp.com](http://www.orioncp.com)

**ORION**  
COMMERCIAL PARTNERS

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## Space Highlights



**SUITE: 1434-C**

**AVAILABLE SPACE: 3,720 SF**

**AVAILABLE: AS OF APRIL 24TH, 2025**

**VIEWS OF ELLIOTT BAY**

**HIGH CEILINGS**

**24/7 ACCESS**

**LEASE RATE: \$14.50 PER SQFT**

**ESTIMATED OPEX \$6 PER SQFT**

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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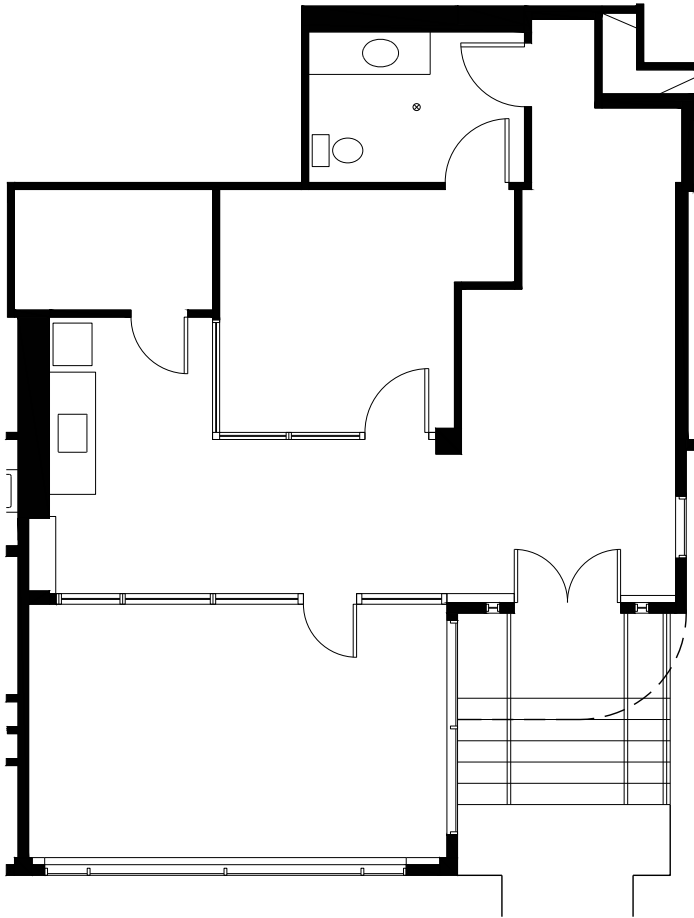
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## Space Highlights



**SUITE: 1436**

**AVAILABLE SPACE: 1,022 SF**

**PRIVATE OFFICE WITH RECEPTION/LOBBY**

**BREAK AREA**

**HIGH CEILINGS**

**24/7 ACCESS**

**LEASE RATE: \$14.50 PER SQFT**

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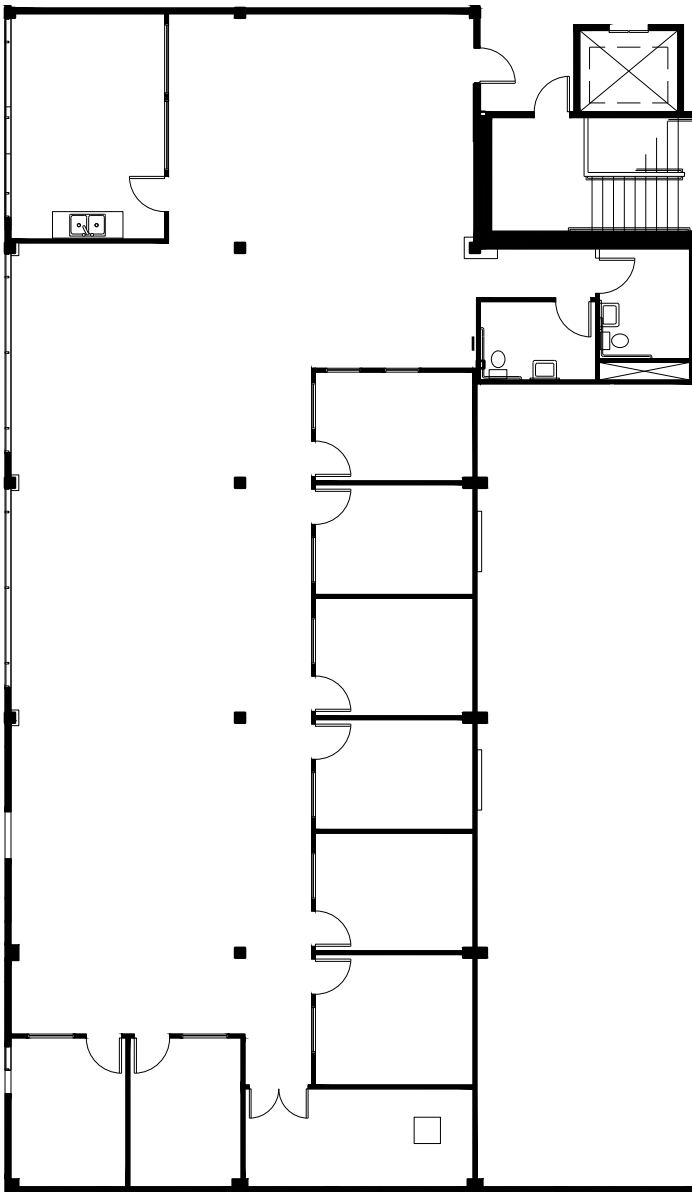
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## Space Highlights



**SUITE: 1438**

**AVAILABLE SPACE 4,352 SF**

**AVAILABLE AS OF APRIL 24TH**

**A MIX OF OFFICE & OPEN CONCEPT**

**HIGH CEILINGS**

**24/7 ACCESS**

**LEASE RATE: \$14.50 PER SF**

**ESTIMATED OPEX \$6.00 PER SF**

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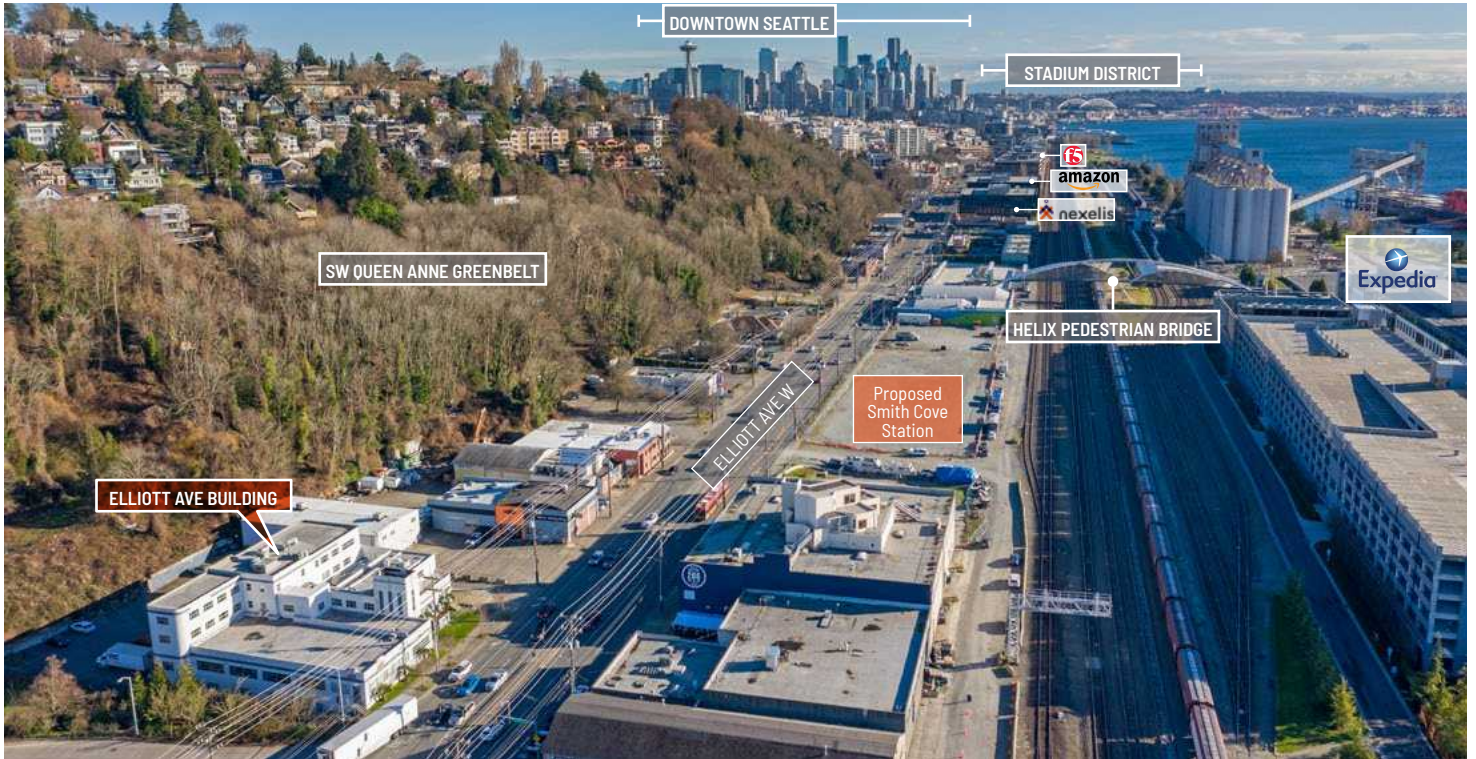
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