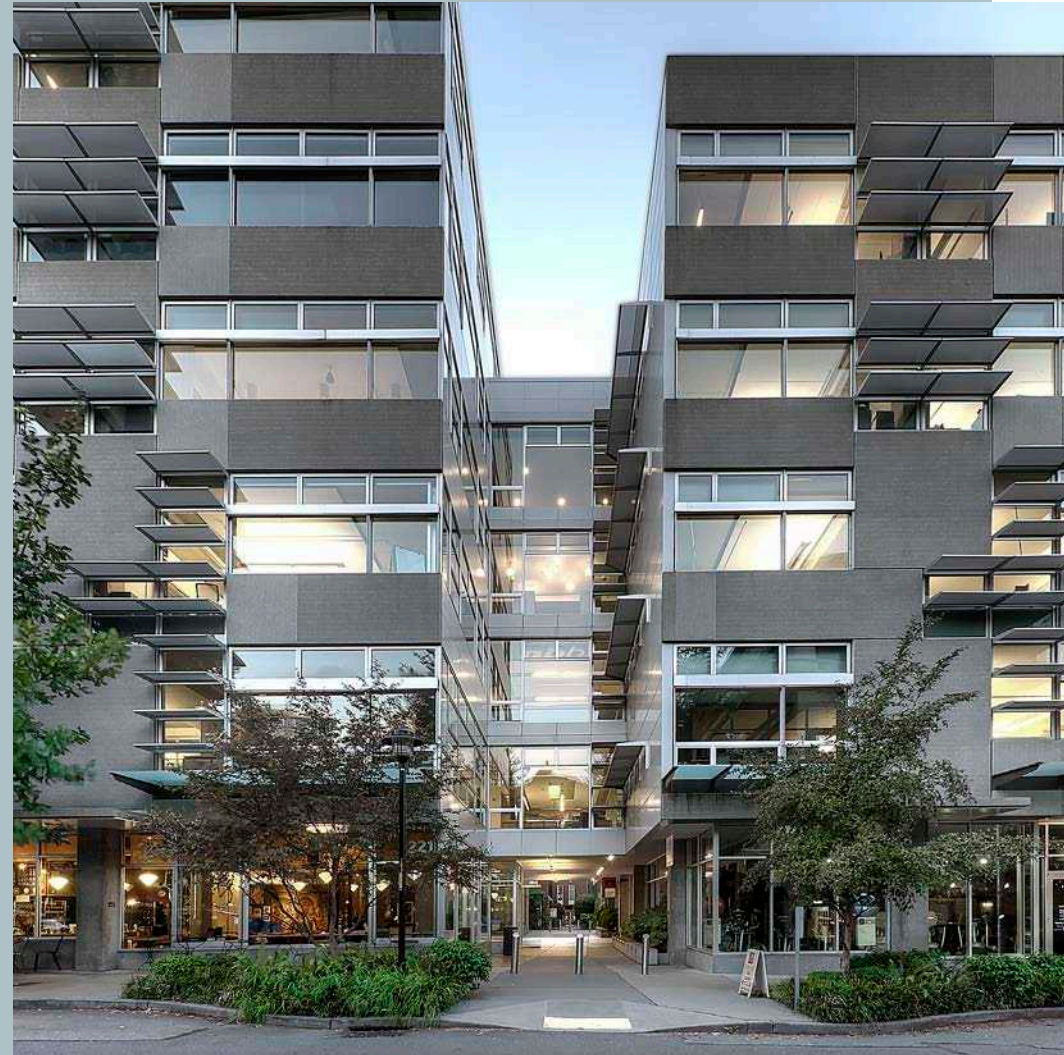


221 Yale Avenue N | Seattle, WA

# ALLEY 24

CBRE



# Building HIGHLIGHTS



State of the art building systems (LEED® GOLD O+M certified)



Operable windows/  
fresh air systems



Under floor  
HVAC/cabling



On-site security and  
property management



Secure bicycle storage  
with shower facilities



Electric vehicle charging  
outlets in the garage  
available for tenant use







## Building & Location AMENITIES



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

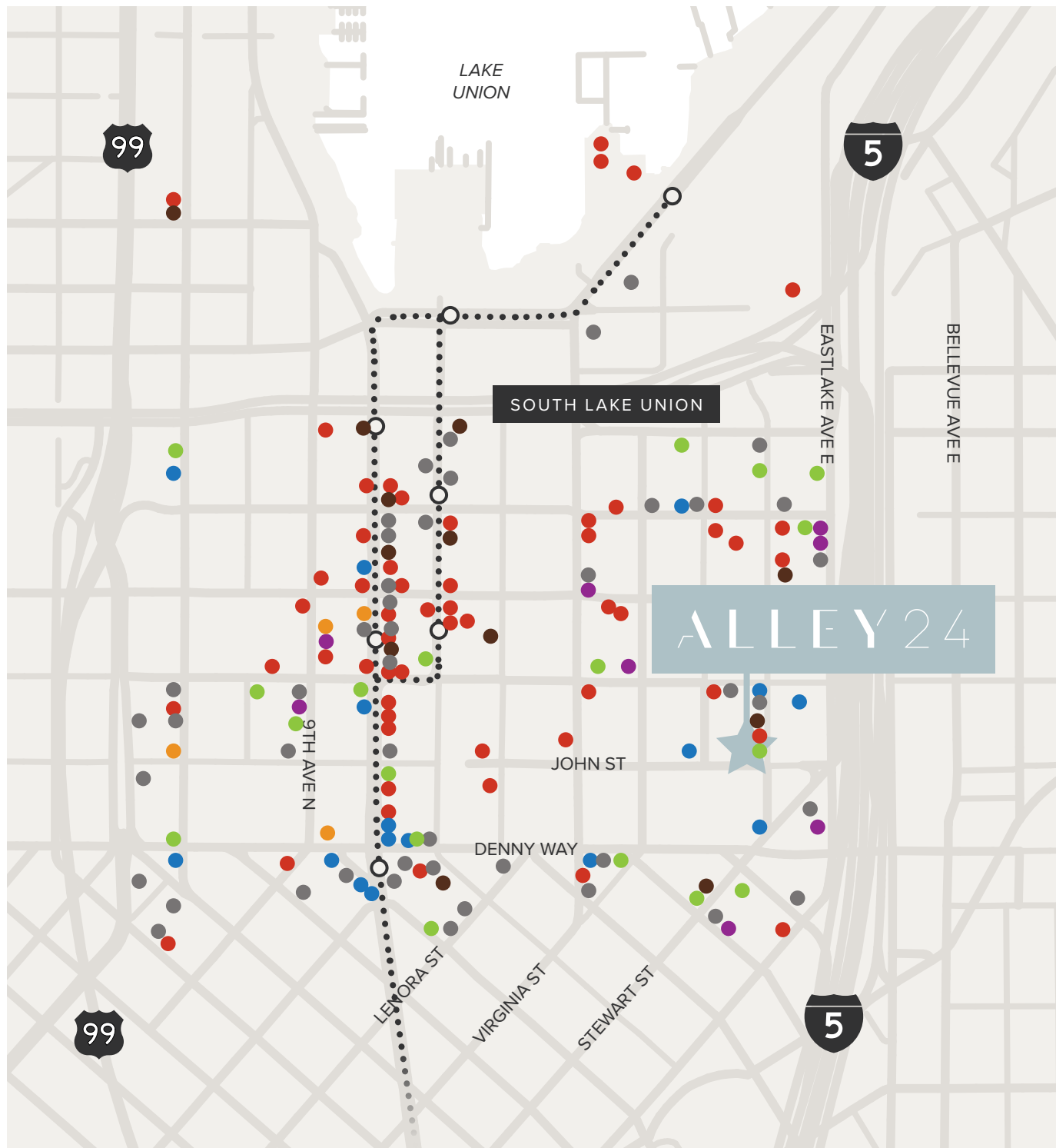


Community  
rooftop garden



Honeybee hives on the roof to support urban biodiversity and aid growth of declining honeybee populations. Honey is distributed to building tenants after harvest as available.





Walker's Paradise  
98 WALK  
SCORE



Excellent Transit  
85 TRANSIT  
SCORE

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

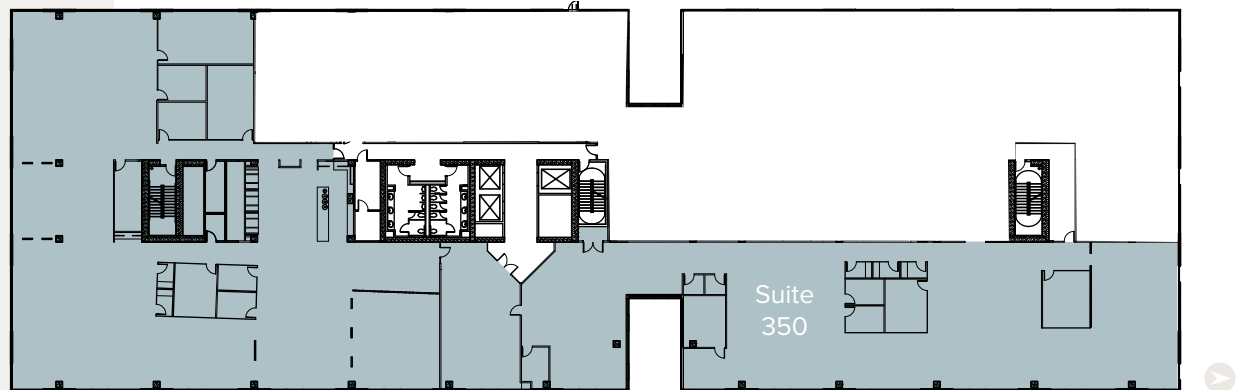
Office

# AVAILABILITIES

## Floor 3

Suite 350 | 24,201 SF

VIRTUAL TOUR



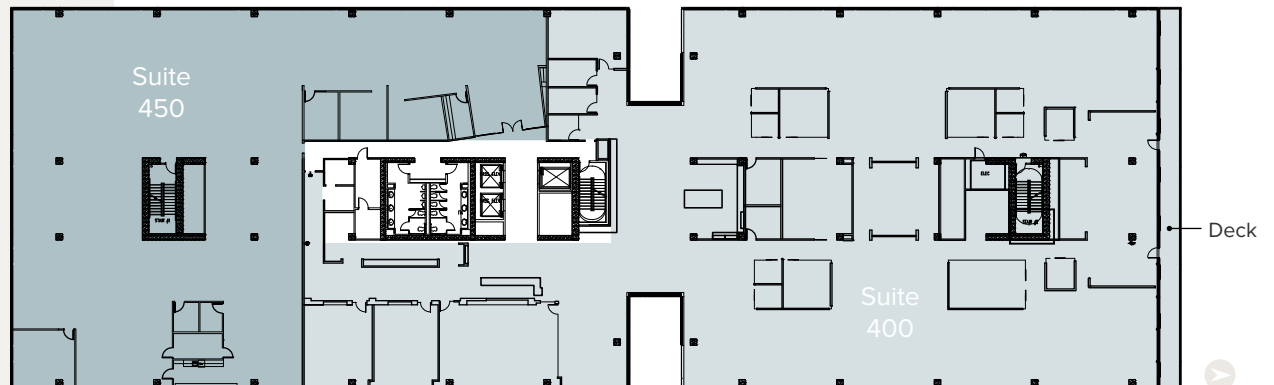
## Floor 4

Suite 400 | 26,164 SF

VIRTUAL TOUR

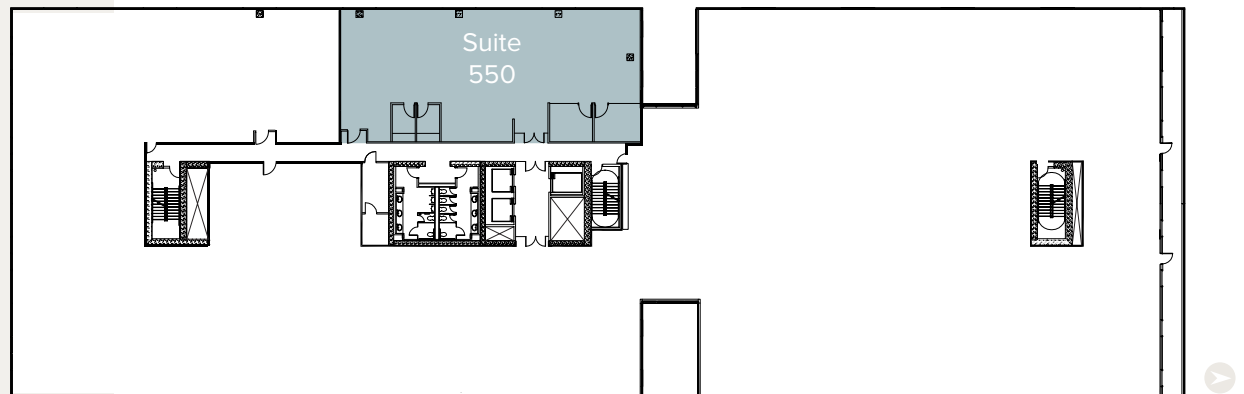
Suite 450 | 14,429 SF

VIRTUAL TOUR



## Floor 5

Suite 550 | 4,113 SF





# ALLEY 24

221 Yale Avenue N | Seattle, WA



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