

# LAKEVIEW BUILDING

Medical  
Dental

3216 NE 45<sup>TH</sup> PLACE | SEATTLE, WA

## PROPERTY HIGHLIGHTS

- ✓ Ample parking
- ✓ Close proximity to U Village, restaurants, Children's Hospital & UW



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# AVAILABLE SPACE

Floor / Suite	Square Footage	Availability	Comments
2 / 200	3,813 RSF	10/1/2026	» Monthly Base Rent: \$35 - \$40/RSF, NNN

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



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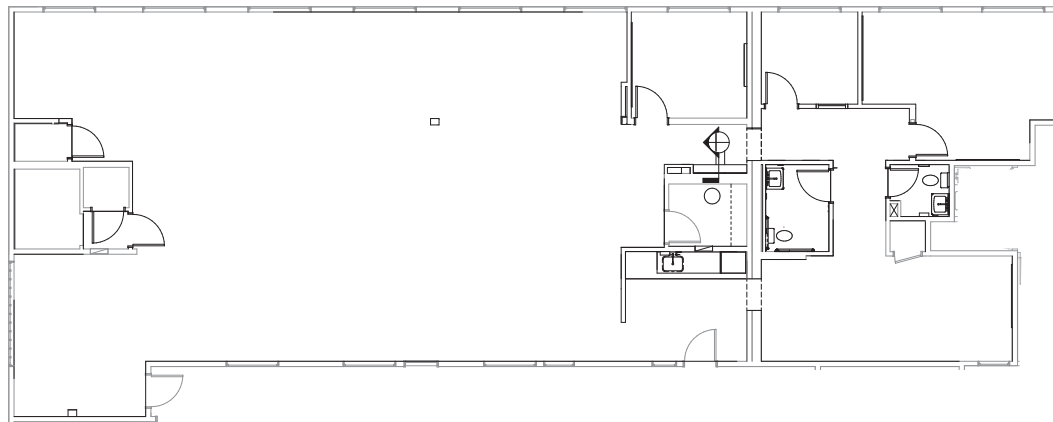
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# SUITE 200

3,813 RSF

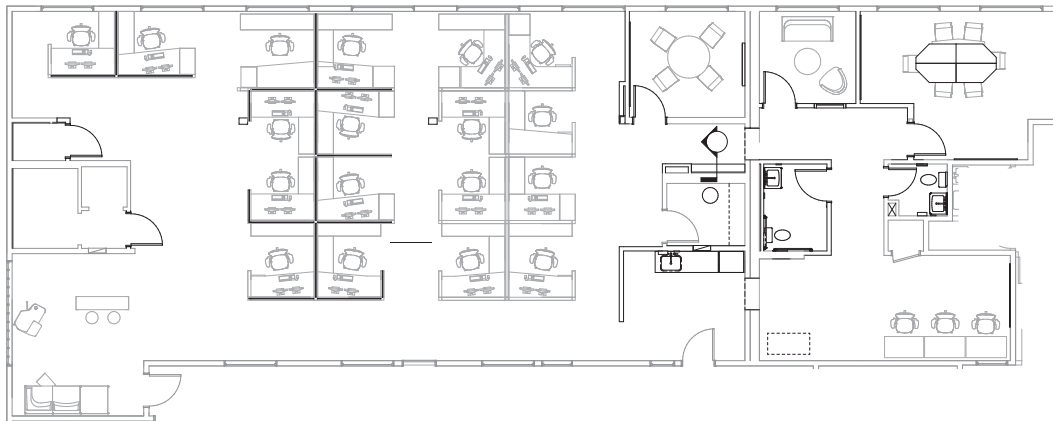
AVAILABLE 10/1/2026



## COMMENTS:

- » Monthly Base Rent: \$35 - \$40/RSF, NNN

## FURNITURE PLAN



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# LOCATION



U Village

Seattle Children's  
Hospital

University of Washington

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