

# FOR LEASE CREATIVE OFFICE SPACES

## GEM PLAZA

221 1st Avenue West, Seattle, WA 98119

PREMIUM  
TENANT BROKER  
COMMISSION:  
\$3.00/SF/YR

For more information please contact:

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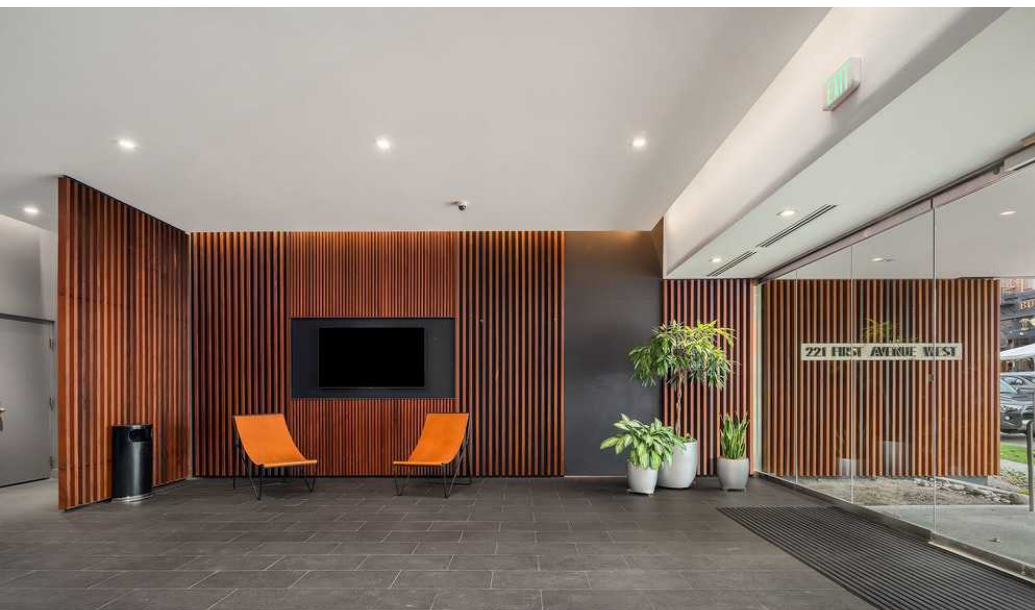
206.351.3573

 **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

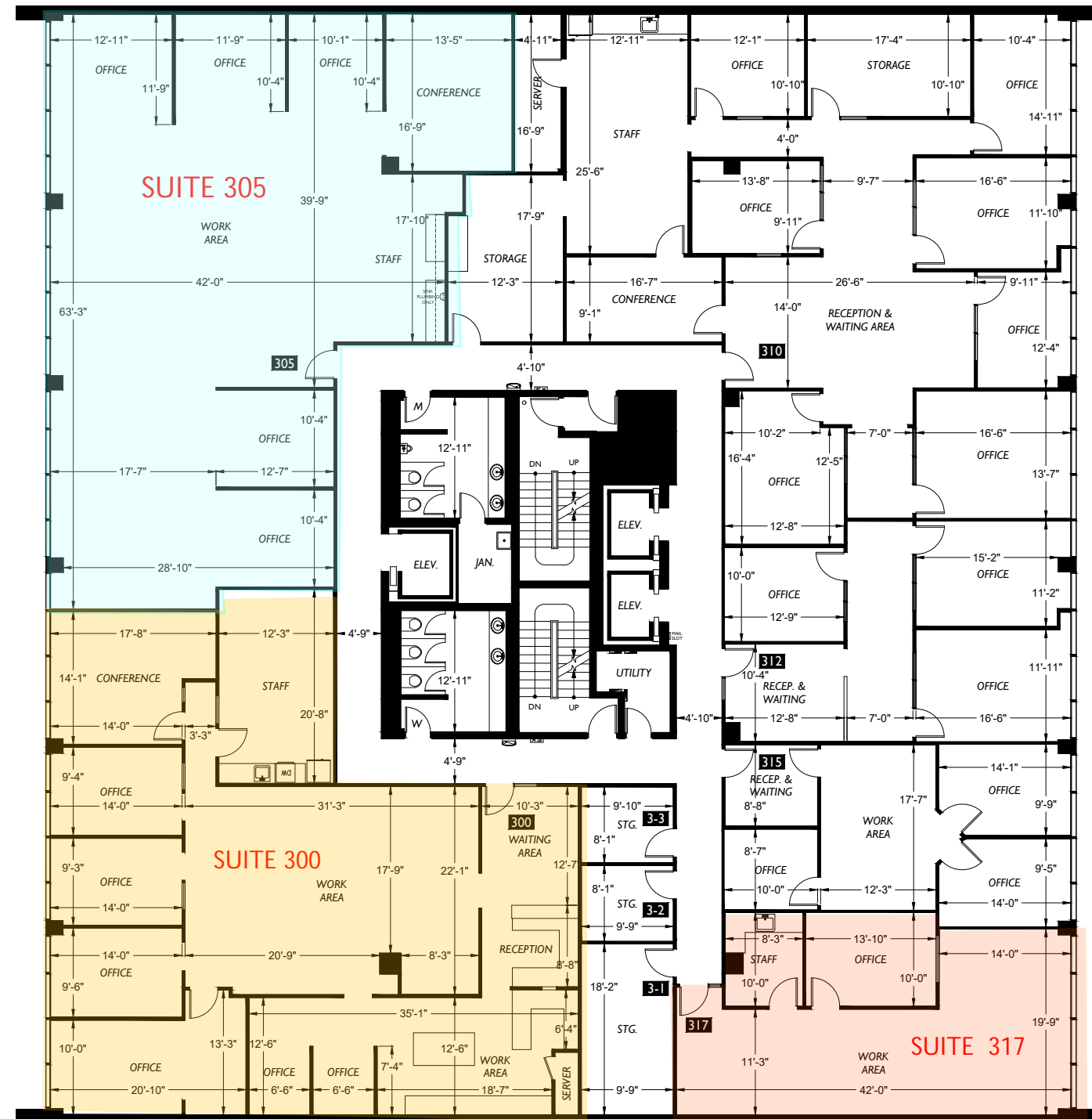
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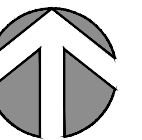
AVAILABILITY

SUITE	SIZE (RSF)	EST. 2025 NNN	ANNUAL BASE RENT	DESCRIPTION
■ Suite 300	3,173 SF	\$11.25/SF	\$23.00 SF/yr	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	\$11.25/SF	\$23.00 SF/yr	3rd floor, light-filled, west-facing office with modern, high-end buildout, conference room, 5 private offices (glass partitions), kitchen, and spectacular water views (Elliott Bay). Can be combined with Suite 300 for a total of 6,150 RSF.
■ Suite 317	1,035 SF	\$11.25/SF	\$23.00 SF/yr	3rd floor, east-facing corner office with Space Needle view and kitchen. Newly updated carpet, paint, and lighting.
■ Suite 505	2,987 SF	\$11.25/SF	\$25.00 SF/yr	Top (5th) floor, west-facing, light-filled corner office with large outdoor deck and spectacular water views (Elliott Bay). Current buildout comprised of reception/waiting, open work area, 5 private offices, conference room, and kitchen.

← Elliott Bay



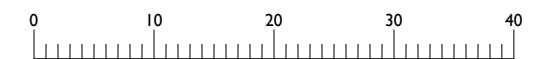
1st Avenue West



Floor Plan

3

Floor

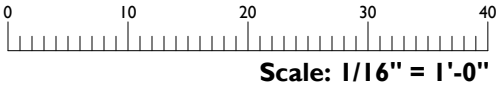


Scale: 1/16" = 1'-0"

← Elliott Bay



1ST AVENUE WEST



Floor Plan

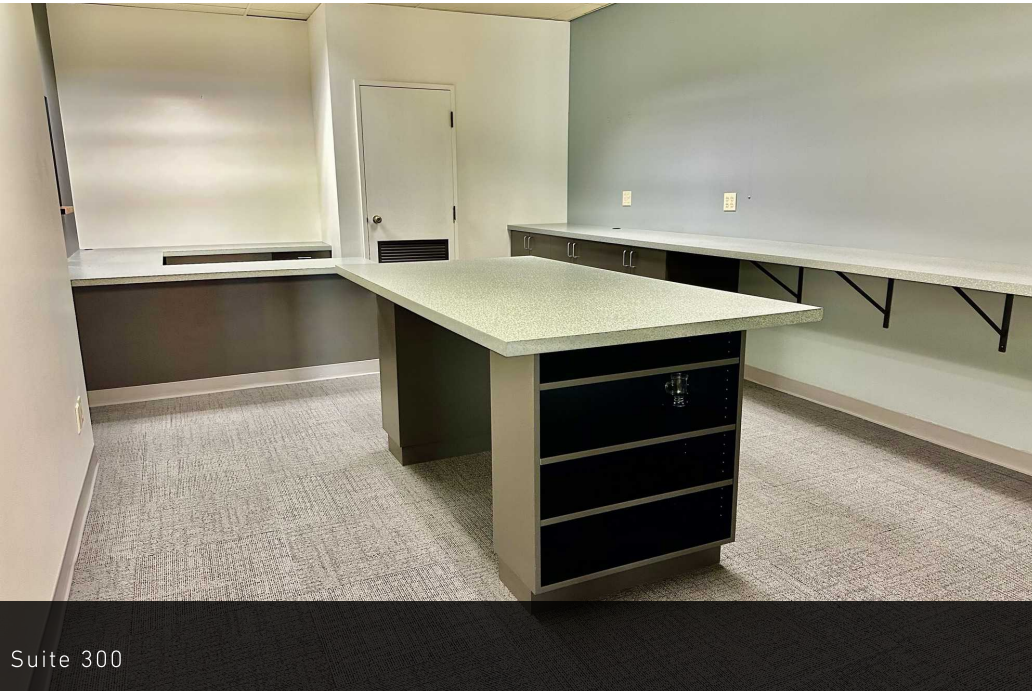
5

Floor

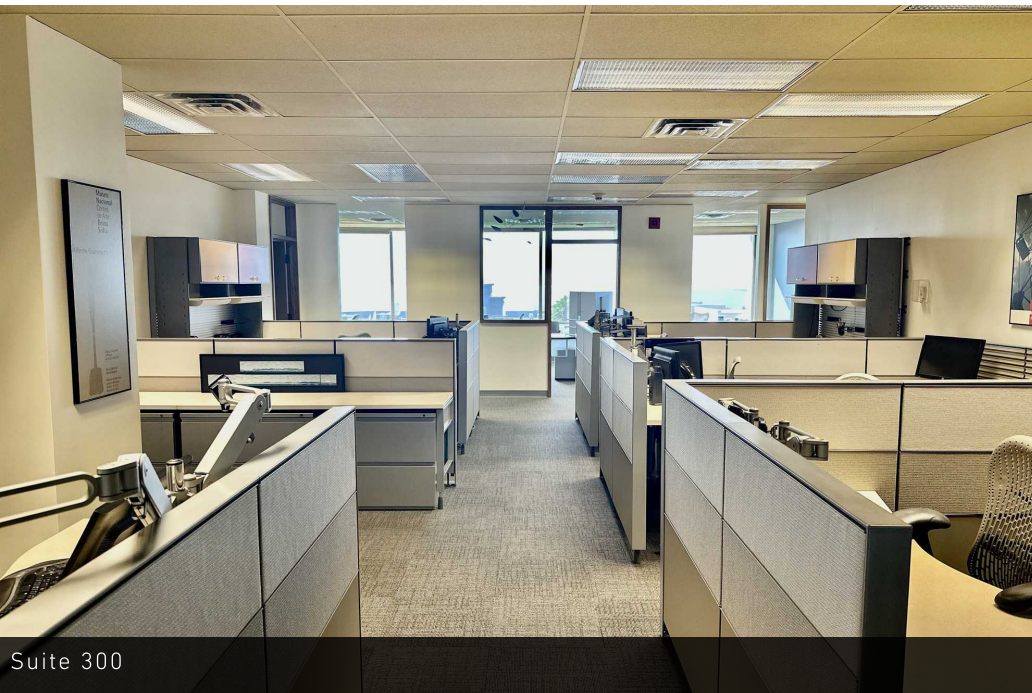


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## GEM PLAZA



Suite 300



Suite 300



Suite 300 Kitchen



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# GEM PLAZA



Suite 305



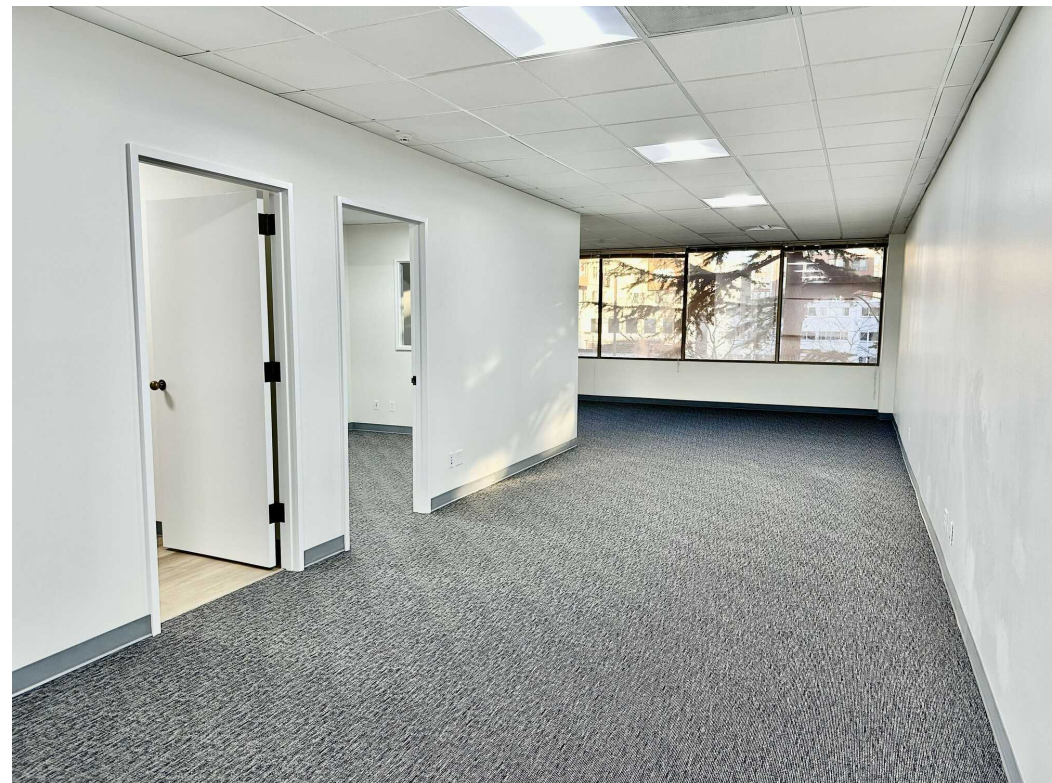
Suite 305

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# GEM PLAZA



Suite 317 Kitchen

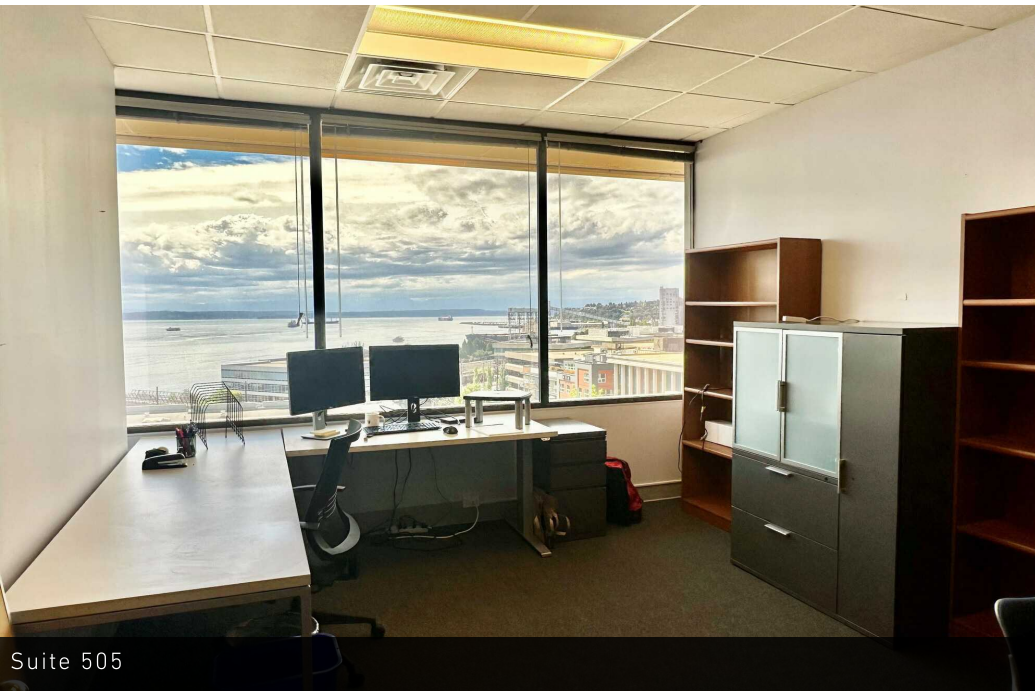


Suite 317

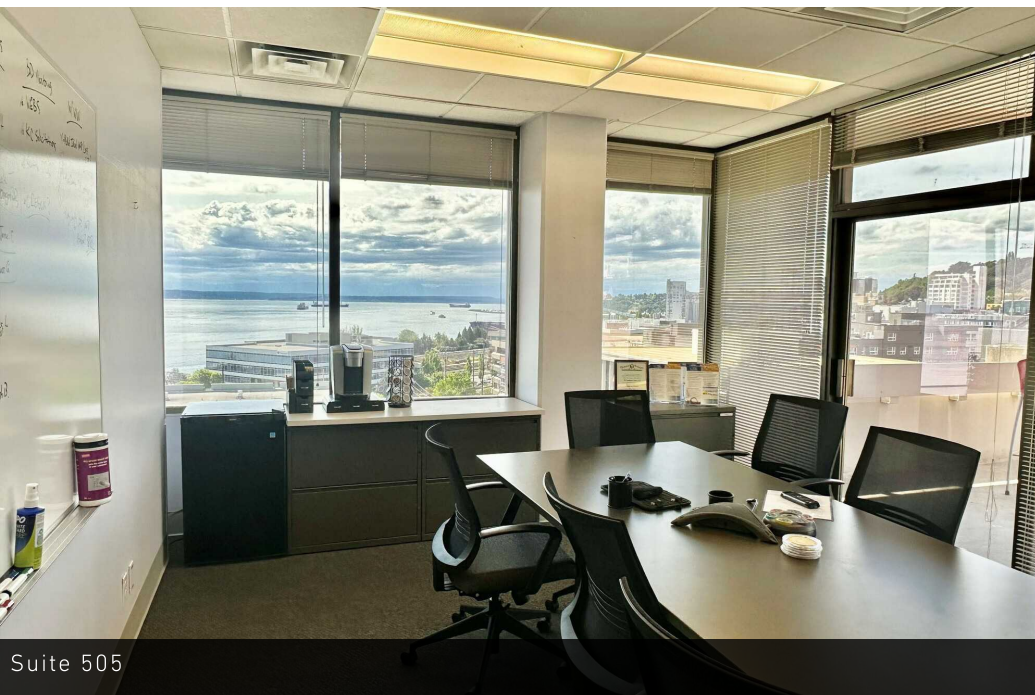


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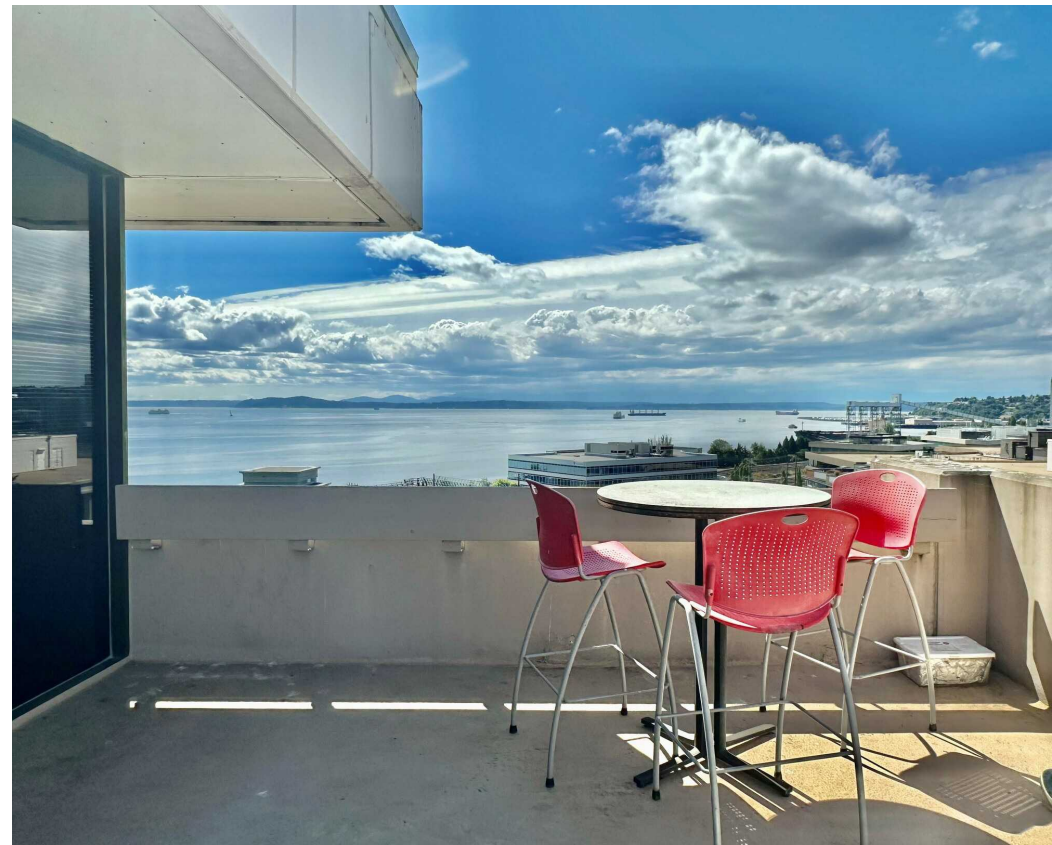
## GEM PLAZA



Suite 505



Suite 505



Suite 505 outdoor deck



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# GEM PLAZA



72

TRANSIT SCORE



94

WALK SCORE



70

BIKE SCORE



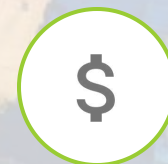
56,601

POPULATION



34,833

HOUSEHOLDS



\$137,707

HOUSEHOLD INCOME

\* Estimated 2024 Demographics based on 1 mile radius



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