

# TANGLETOWN OFFICE FOR LEASE

5404 Meridian Ave N, Seattle, WA 98103

5404

The Fortune Company  
Commercial Real Estate

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 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS



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### PROPERTY HIGHLIGHTS

- Street-level, well-maintained office space with a convenient location just steps from Green Lake, in Seattle's Tangletown neighborhood
- Comprised of 4 private offices, open work area, kitchenette, ADA restroom, HVAC.
- Tandem parking in garage \$140/month
- Easy access to I-5, neighborhood amenities, and outdoor recreation
- Surrounded by dining establishments and cafes including: TangleTown Public House, Mighty-O Donuts, My Friend Derek's Pizza, Kisaku Sushi, Zoka Coffee Roasters, Aslan Brewing, Li'l Woody's and more
- 1,300 SF
- Available January 1, 2026
- Rental Rate \$28.00/SF Base Rent plus NNN



47

TRANSIT SCORE



81

WALK SCORE



88

BIKE SCORE

\* [www.walkscore.com](http://www.walkscore.com)



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