

# 4545

## ROOSEVELT

4545 Roosevelt Way NE  
Seattle, WA 98105

**NEWMARK**

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# Property Overview

4545 Roosevelt Way NE offers four full floors of Class A office space in the heart of Seattle's University District. Each floor totals approximately 13,346 RSF and will be delivered fully furnished and plug-and-play, providing a seamless solution for tenants seeking immediate occupancy and modern workspace functionality. Expansive window lines offer wraparound views to the north, east, south, and west – capturing the Cascades, Puget Sound, and South Lake Union.

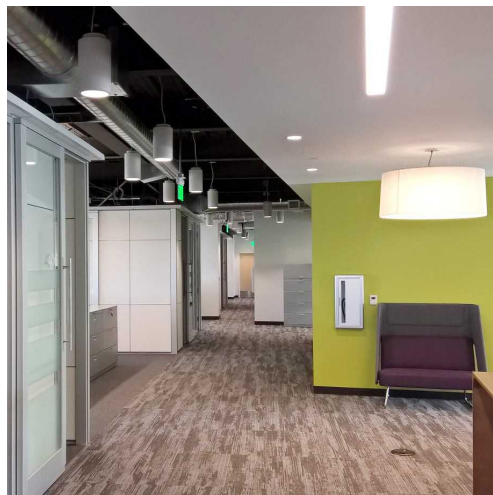
The property features secured access, modern building systems, and on-site parking at a ratio of 1/1,000 SF, with additional parking options available nearby. The location provides exceptional connectivity – steps from the U District light-rail station, minutes to I-5, and surrounded by a strong mix of retail, dining, and campus amenities.

With four contiguous floors available July 2026, 4545 Roosevelt Way NE represents one of the University District's most functional and well-located large-block leasing opportunities.

4545 ROOSEVELT WAY NE | SEATTLE, WA 98105



## Class A Office Space in the Heart of Seattle's University District



# 3rd Floor

13,378 SF

Available July 11, 2026



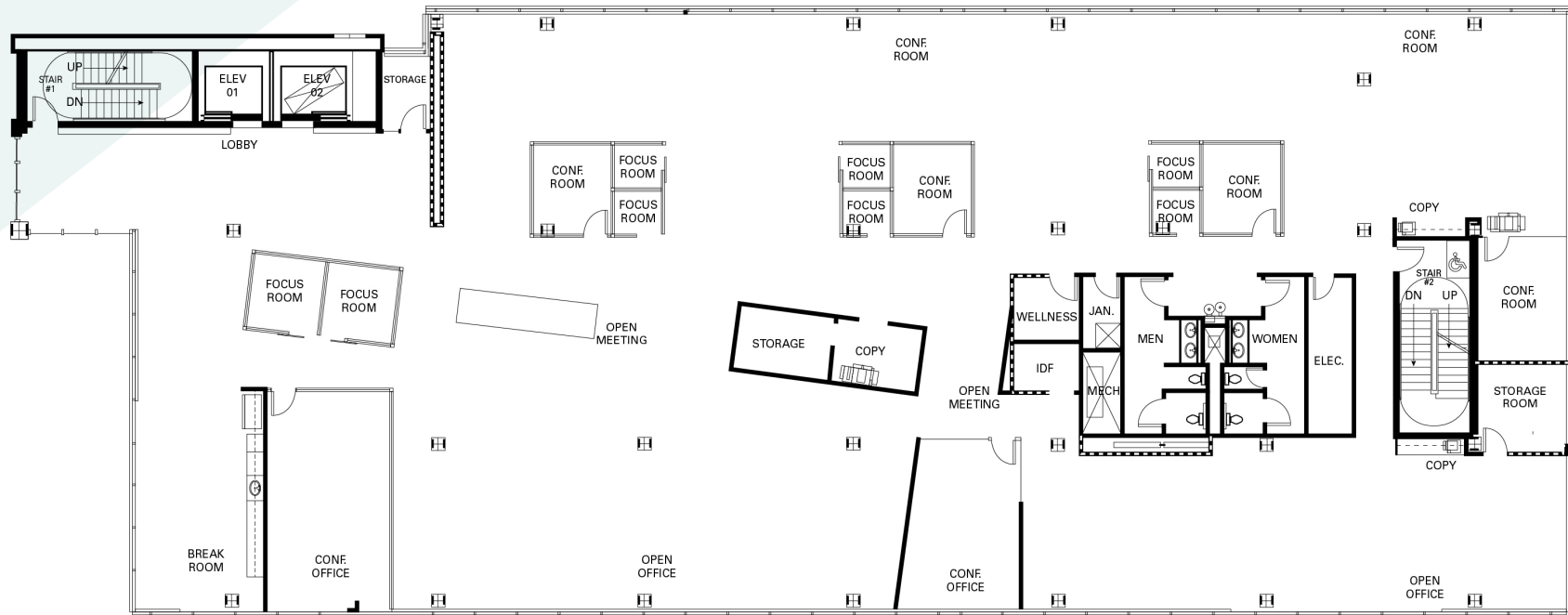
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# 4th Floor

13,346 SF

Available July 11, 2026



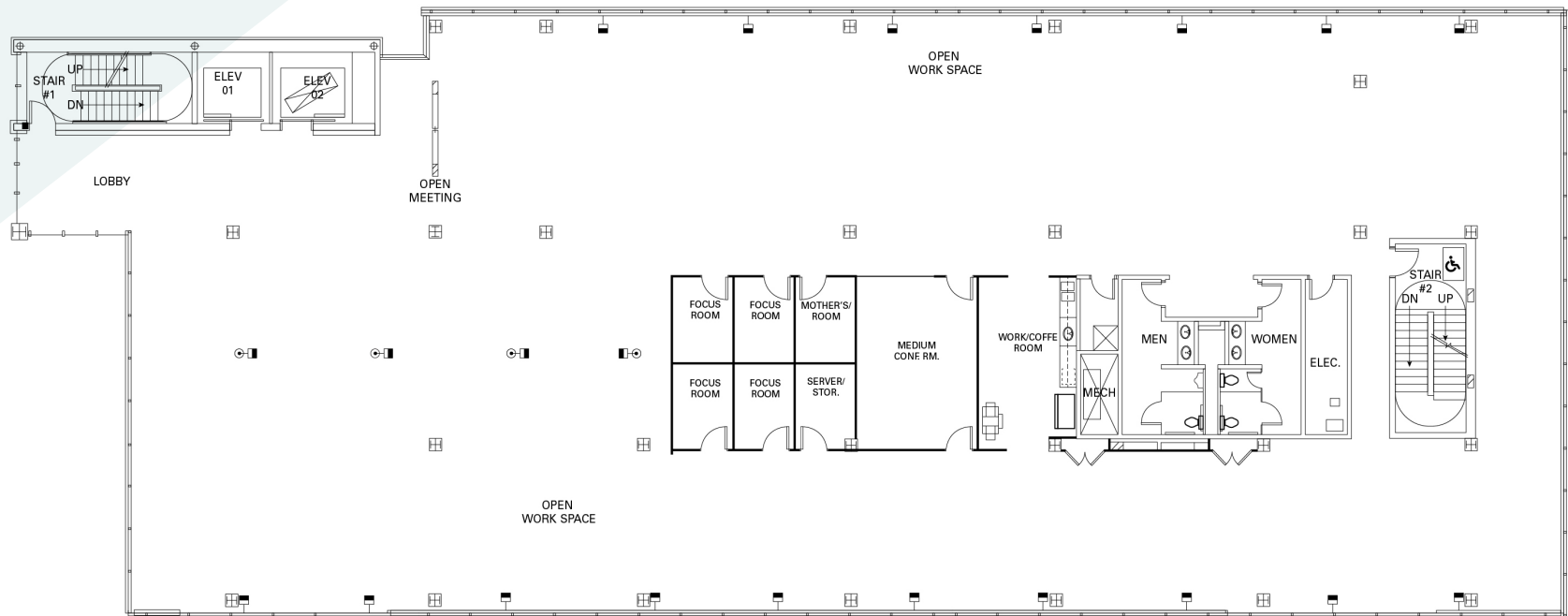
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# 5th Floor

13,346 SF

Available July 11, 2026



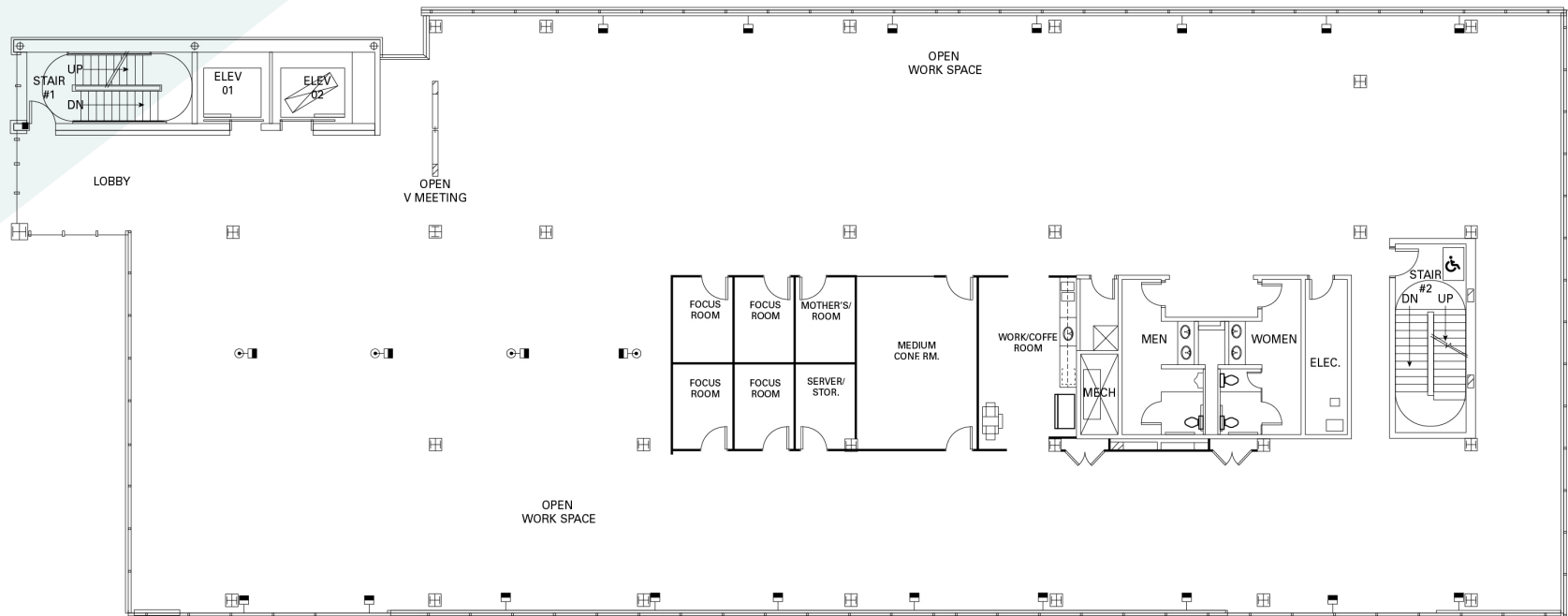
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# 6th Floor

13,346 SF

Available July 11, 2026

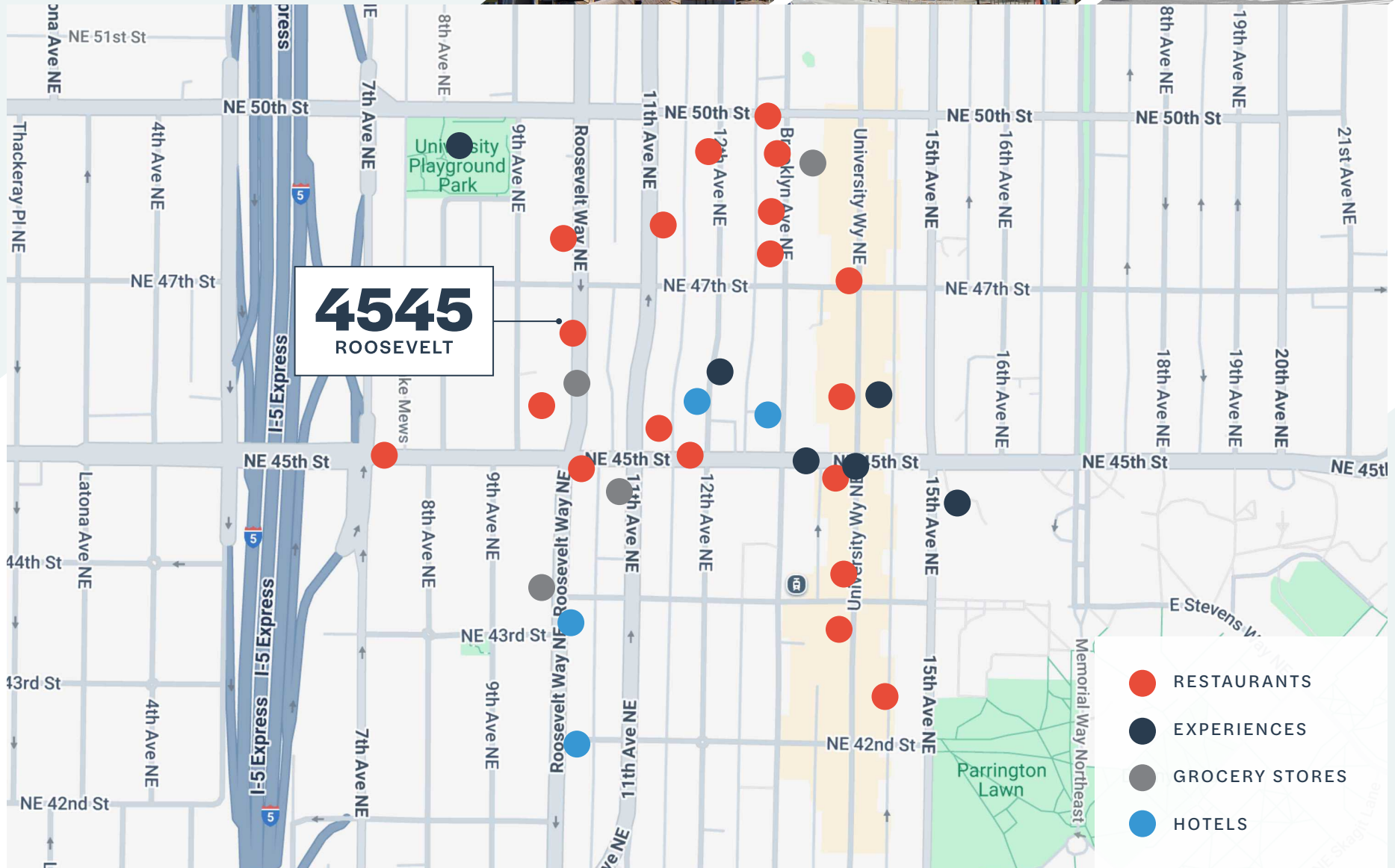


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# Amenities





# 4545

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