

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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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

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

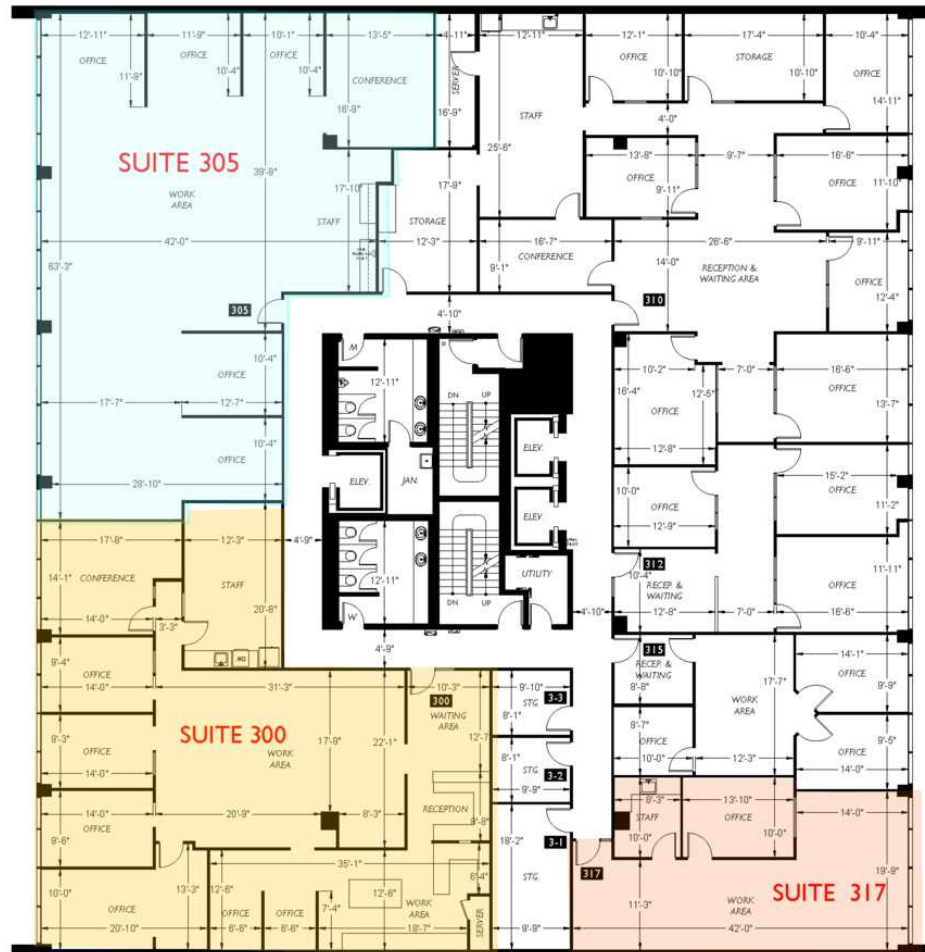


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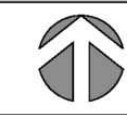
AVAILABILITY

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 suite 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 suite 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 suite 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 floor, northwest corner suite with fantastic west-facing water views (Elliott Bay), great natural light, and large outdoor deck. Current buildout comprised of reception/waiting, open work area, 5 private offices, conference room, and kitchen.
■ Suite 510	1,153 SF	\$11.25/SF	\$31.75 SF/yr	Top floor, southeast corner suite with great natural light, 3 private offices, kitchenette and large private deck.

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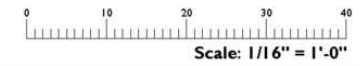
1st Avenue West



Floor Plan

3

Floor



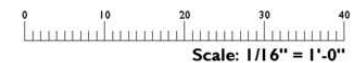
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West Thomas Street
Neighboring Buddhist Monastery



1st Avenue West

Neighboring Multi-Unit Residential Building
West John Street & Western Avenue



Floor Plan

5

Floor

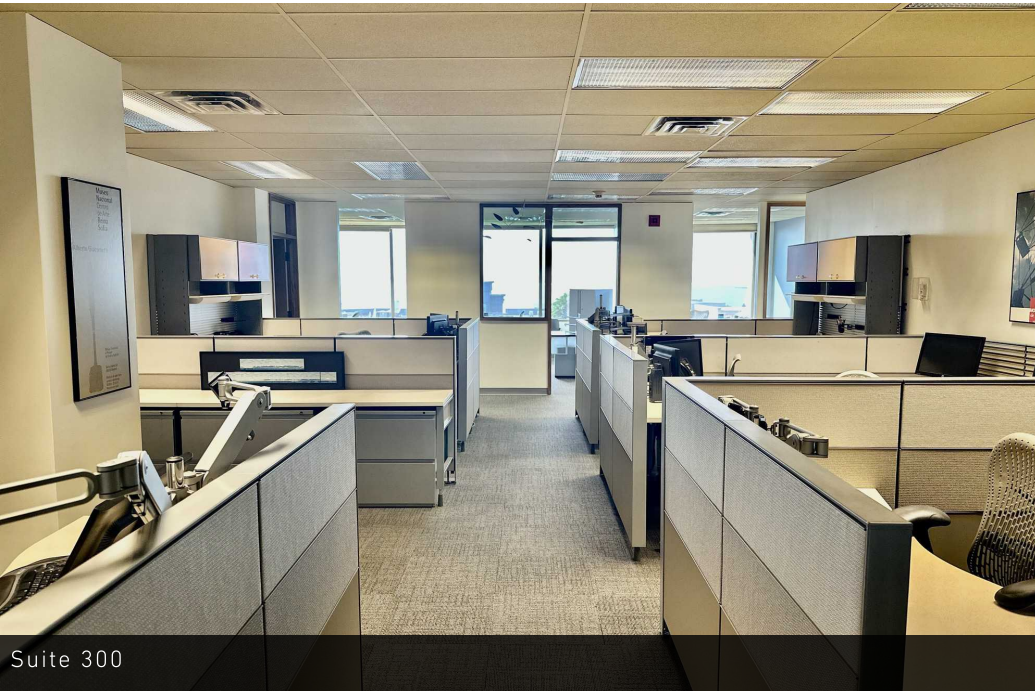
2nd Avenue West & Elliot Avenue West
Parking Lot & Neighboring Office & Multi-Unit Residential Buildings
Alleyway

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Suite 300



Suite 300



Suite 300 Kitchen

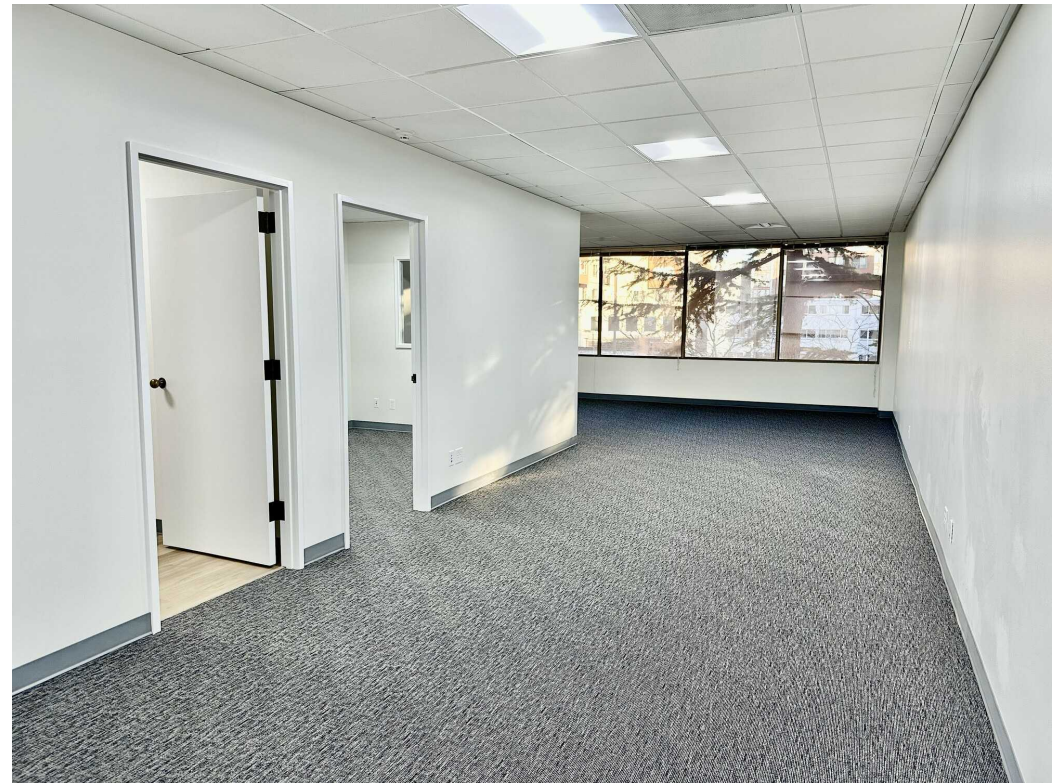
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Suite 317 Kitchen

Suite 317

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Suite 505



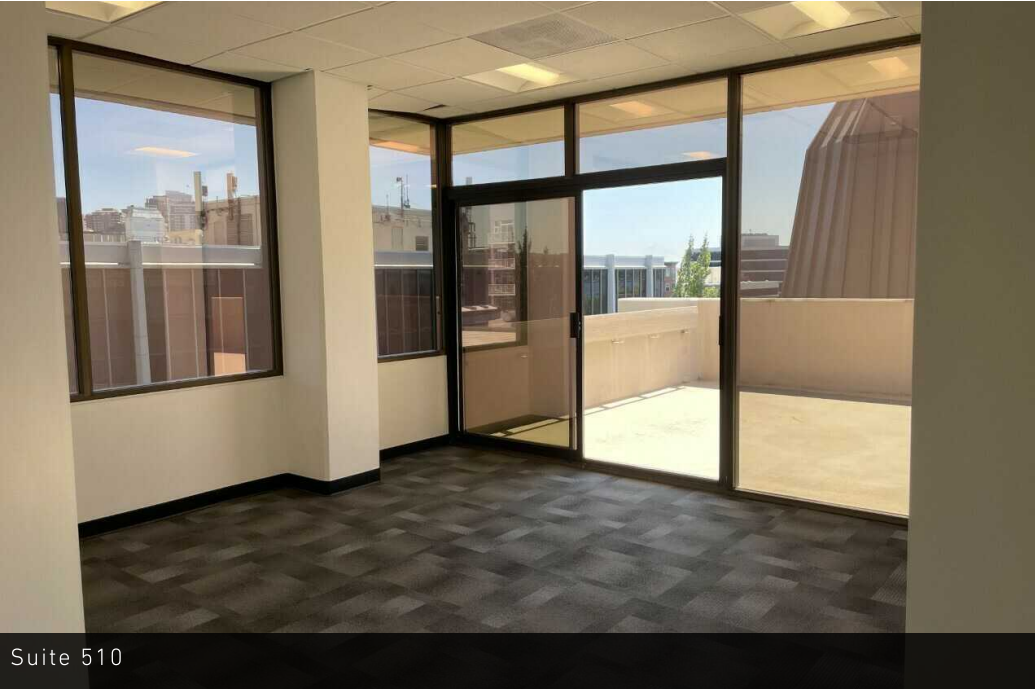
Suite 505



Suite 505 Outdoor Deck

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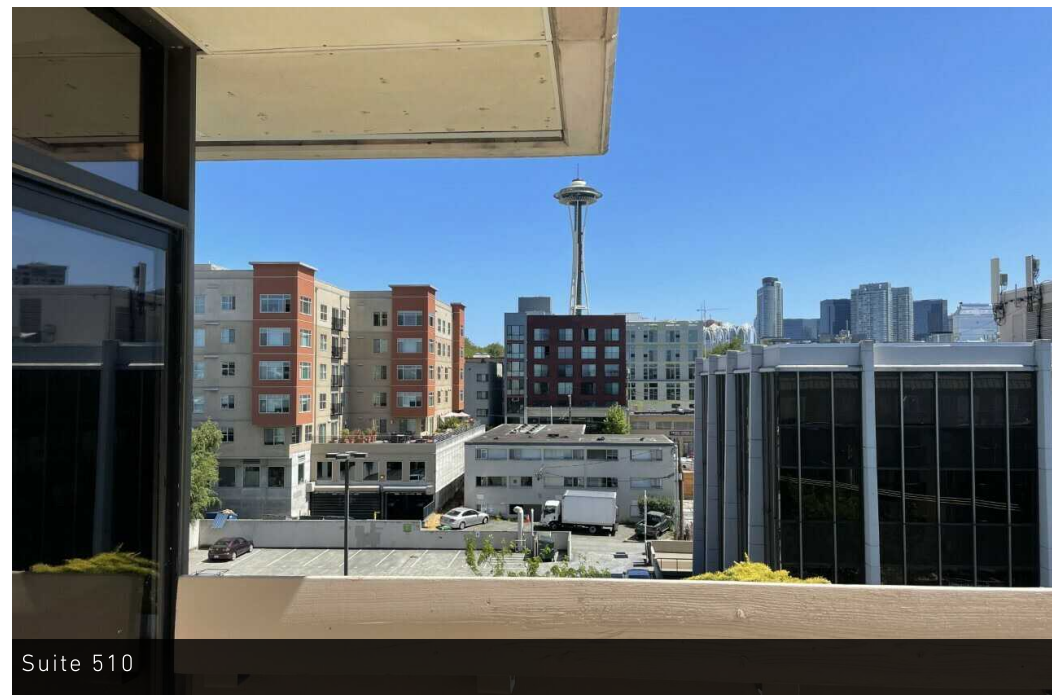
Suite 510



Suite 510



Suite 510 Kitchen



Suite 510

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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

GEM PLAZA

