

AVAILABLE FOR LEASE

4220 12TH AVE NE
SEATTLE, WA 98105

The Standard at Seattle

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Colliers



Property Details

The Standard at Seattle is a modern, upscale student and young professional oriented apartment community offering studio to six-bedroom units (374–2,059 sq ft). Built in 2023 with 25 floors and 442 units – 1,561 total beds, it features fully furnished interiors with premium appliances—washer/dryer, central air, quartz countertops, and designer finishes.

KEY HIGHLIGHTS

- Steps from the University of Washington and close to shopping, dining, and transit options in the vibrant U-District.
- Fully furnished apartments with premium finishes, in-unit washer/dryer, and layouts ranging from studios to six bedrooms.
- Rooftop pool and sundeck, fitness center, sauna, academic lounge, media and game rooms, plus a coffee bar for convenience.
- New U District Light Rail Station just steps of The Standard at Seattle

AREA DEMOGRAPHICS



Total Population

1-Mile: 47,858
3-Mile: 288,906
5-Mile: 567,138



Total Households

1-Mile: 18,857
3-Mile: 138,901
5-Mile: 279,344



Avg. HH Income

1-Mile: \$134,516
3-Mile: \$202,045
5-Mile: \$193,853



Daytime Population

1-Mile: 77,659
3-Mile: 295,671
5-Mile: 736,679



W UNIVERSITY of WASHINGTON

FOUNDED IN 1861, THE UNIVERSITY OF WASHINGTON HAS BEEN AN INTEGRAL PART OF SEATTLE SINCE BEFORE WASHINGTON WAS A STATE. TODAY, THE EMERALD CITY IS A MULTICULTURAL, INTERNATIONAL HUB OF INNOVATION, KNOWN FOR ITS TECH STARTUPS, MUSIC SCENE, AEROSPACE ENGINEERING AND, OF COURSE, PLENTY OF COFFEE.

8 Nobel Prize winners,
including 2024 Nobel
Laureate in Chemistry
David Baker.

207
National Academies of
Sciences, Engineering and
Medicine

103
American Academy of Arts
and Sciences



#1 MOST INNOVATIVE
PUBLIC UNIVERSITY
GLOBALLY

RANKED BY REUTERS TOP 100 IN 2019



#2 BEST PUBLIC
UNIVERSITY IN THE
WORLD

RANKED BY US NEWS & WORLD REPORTS,
BEST GLOBAL UNIVERSITIES, IN 2024

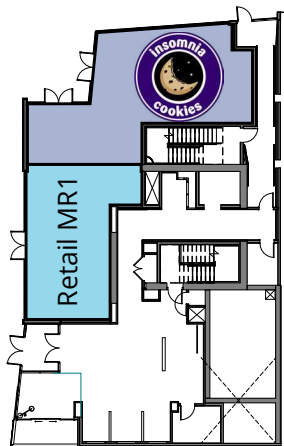
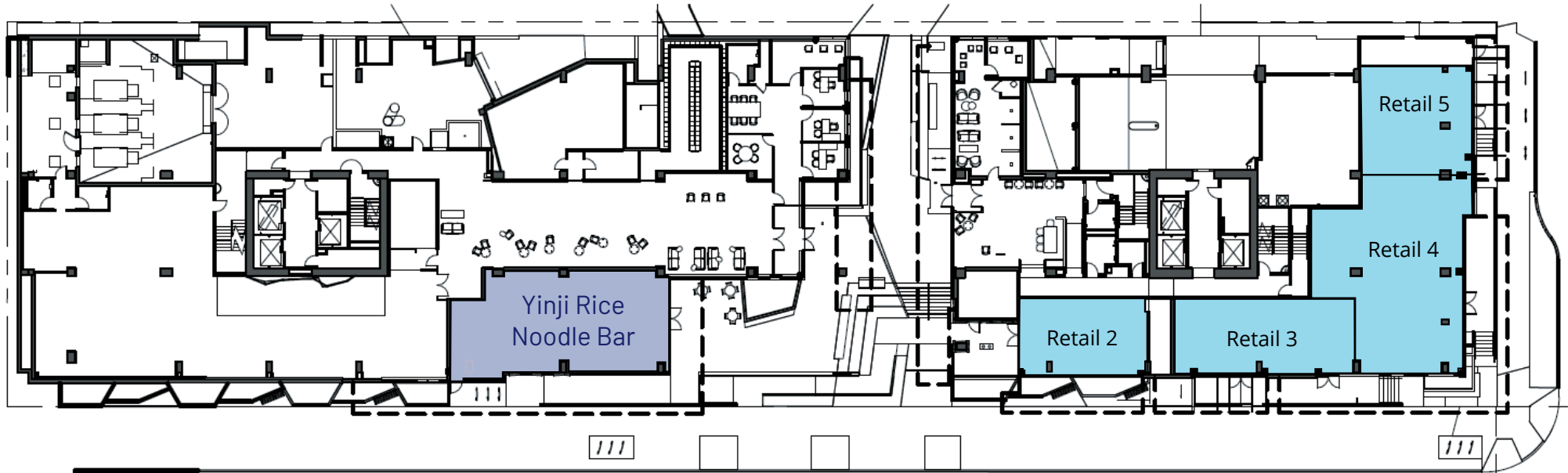


OVER 51,000 UW
STUDENTS LIVE IN
SEATTLE

22,819 UNIVERSITY
EMPLOYEES

Floorplan

TOTAL RETAIL
7,520 RSF



Suite	Tenant	SF
Retail 1	Yinji Rice Noodle Bar	1,552
Retail 2	Available	696
Retail 3	Available	978
Retail 4	Available	1,863
Retail 5	Available	863
Retail MR1	Available	642
Retail MR2	Insomnia Cookies	926

Can be Combined
to 3,704 SF

Trade Area



University of Washington
2025 Student Enrollment of 52,316