

3,050 SF - 6,160 SF
FOR LEASE

CLASS A OFFICE IN
NORTH SEATTLE



12049
15TH AVENUE NE

Seattle | Washington

CBRE

AVAILABLE SPACE DETAILS

- **First Floor:** 3,050 SF
- **Second Floor:** 3,110 SF
- **Total Available:** 6,160 SF*
*Floors can be leased separately or combined
- **Timing:** Available May 2026
- **Rate:** Contact Listing Broker

PROPERTY FEATURES

- Unique high-image former law office space with upscale finishes
- Both office floors enjoy abundant natural light throughout
- Private exterior courtyard offers a natural setting for employees and visitors
- Ideal for numerous professional uses including legal, financial, medical & wellness
- Prime North Seattle location with prominent frontage to 15th Avenue NE
- High-visibility pole signage opportunity to maximize exposure
- Convenient access to neighboring retail, dining, and everyday services

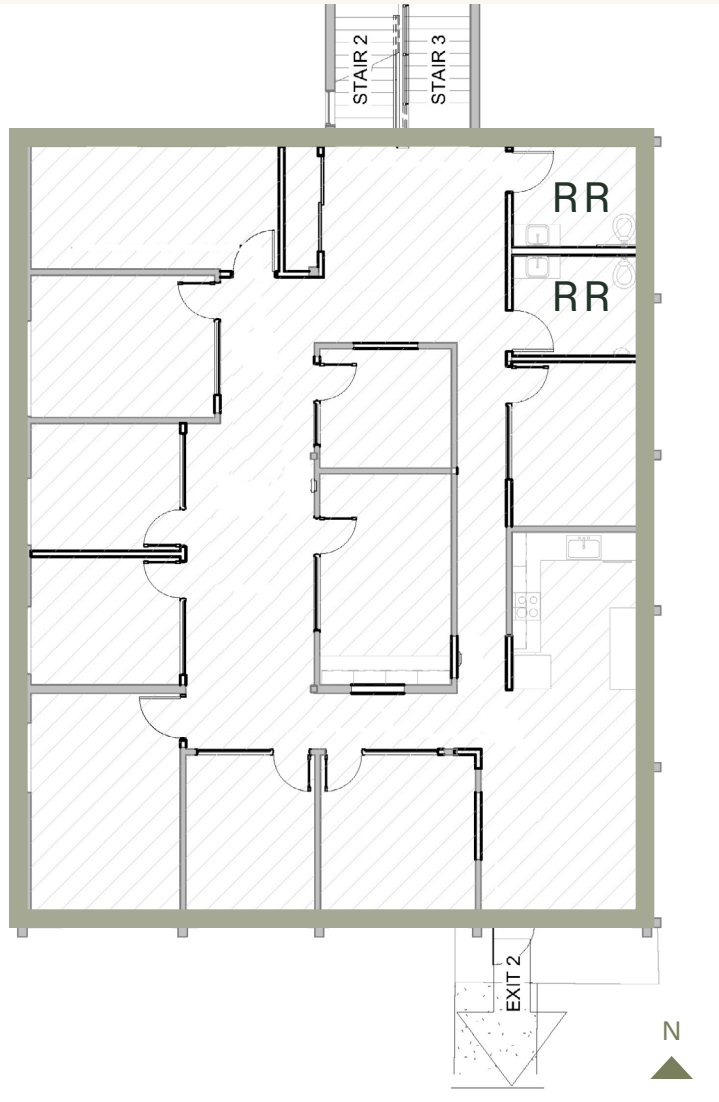


FLOOR PLAN

3,050 - 6,160 SF TOTAL

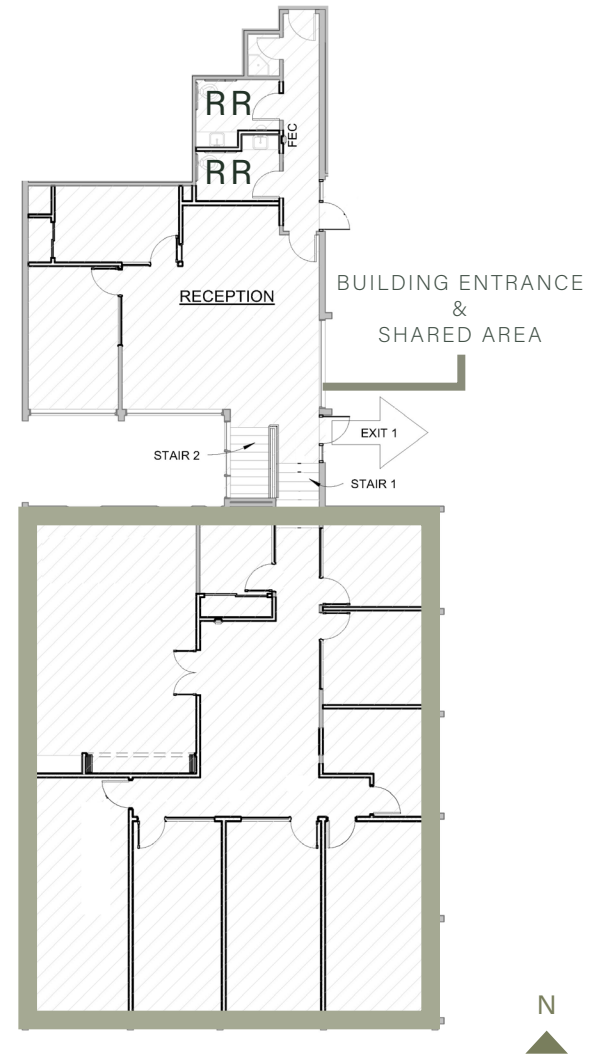
FIRST FLOOR

3,050 SF



SECOND FLOOR

3,110 SF



LOCATOR MAP

TRANSIT

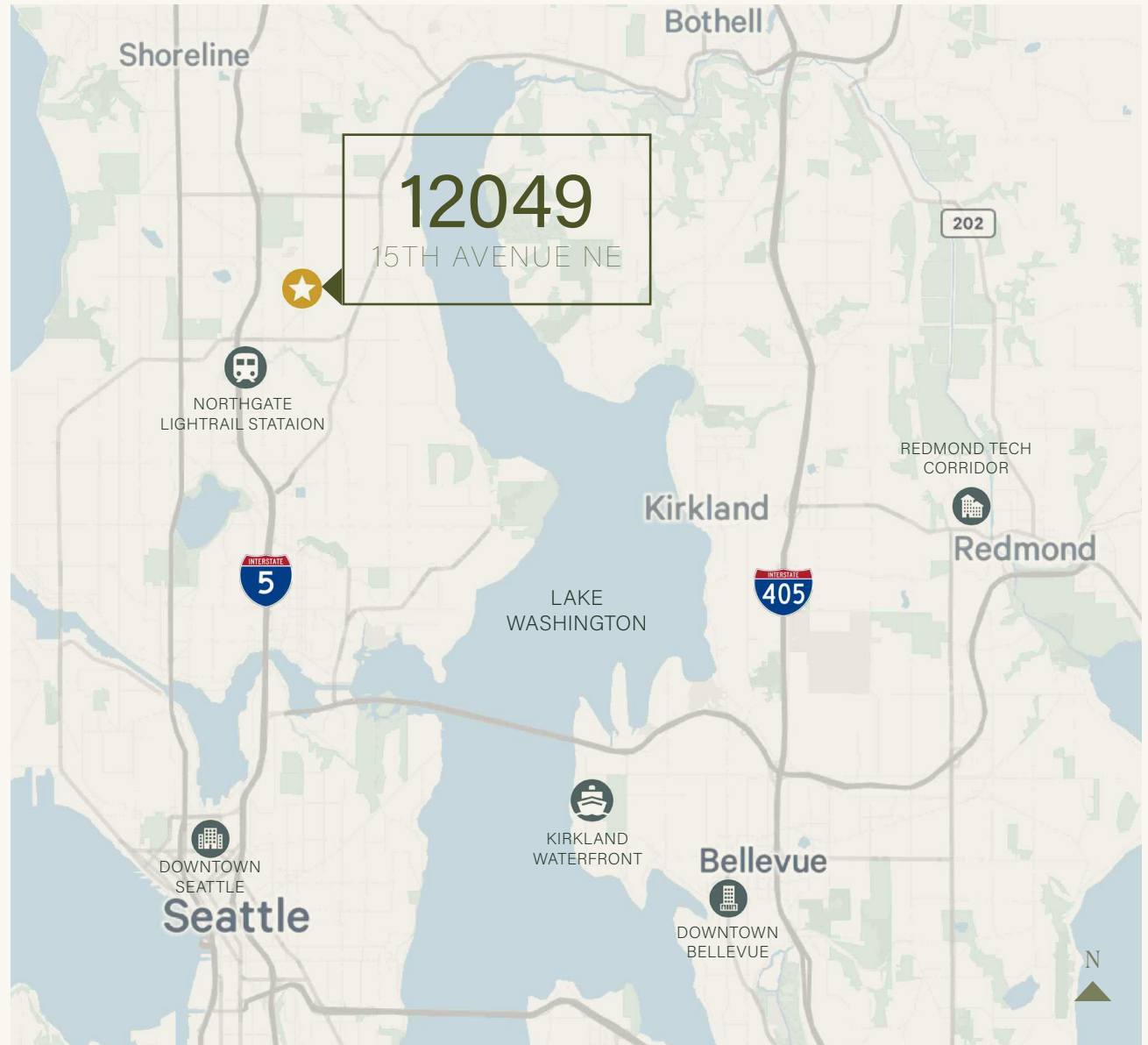
- Close to Northgate Light Rail Station, offering fast access to Downtown Seattle and beyond
- Near I-5, providing a direct north-south commute corridor
- Located on a major transit corridor for Metro

CONNECTIVITY

- Minutes from Downtown Seattle and neighboring North Seattle communities
- Easy access to Eastside area via SR520 or SR522

CENTRAL LOCATION

- Strategically positioned to serve both King and Snohomish County
- Convenient access to numerous North Seattle residential neighborhoods







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