

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



OFFERING SUMMARY

Available SF:	1,000 - 10,430 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Lot Size:	26,850 SF
Year Built:	2001
Building Size:	70,332 SF
Zoning:	DMC 85/75-170
Market:	Seattle
Submarket:	International District

PROPERTY OVERVIEW

Second generation office built out with multiple privates, conference rooms and open areas. Secure building with secured covered and uncovered parking.

PROPERTY HIGHLIGHTS

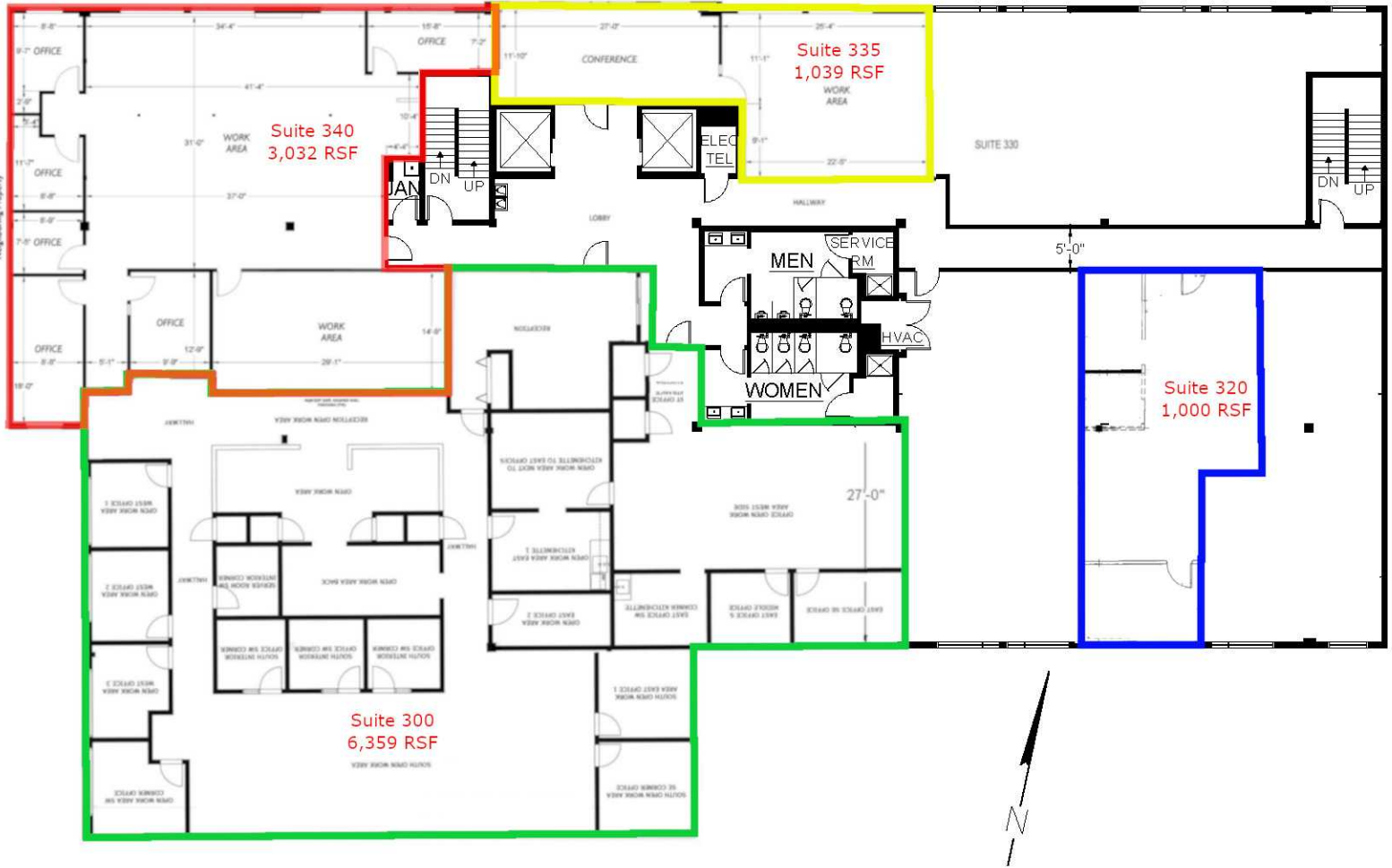
- Class A International District Office With Territorial Views
- Built out with multiple privates, conference rooms and open areas
- Keycode building access
- Minutes to Downtown, Sports Stadiums, Capitol Hill and Pioneer Square
- Spaces on the third floor can be combined for up to 10,430 RSF
- 2026 Estimated Operating Expenses are \$10.28 psf/yr
- Parking ratio is 1/1,000 SF, \$150/mo. covered, \$125/mo. uncovered

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144

VIDEO TOUR

S. WELLER STREET



Suite 335 + Suite 340 = 4,071 RSF | Suite 340 + Suite 300 = 9,391 RSF | Suite 335 + Suite 340 + Suite 300 = 10,430 RSF

VINCE AND
CORE
 COMMERCIAL
 PROPERTIES
 vince@corecommercialproperties.com

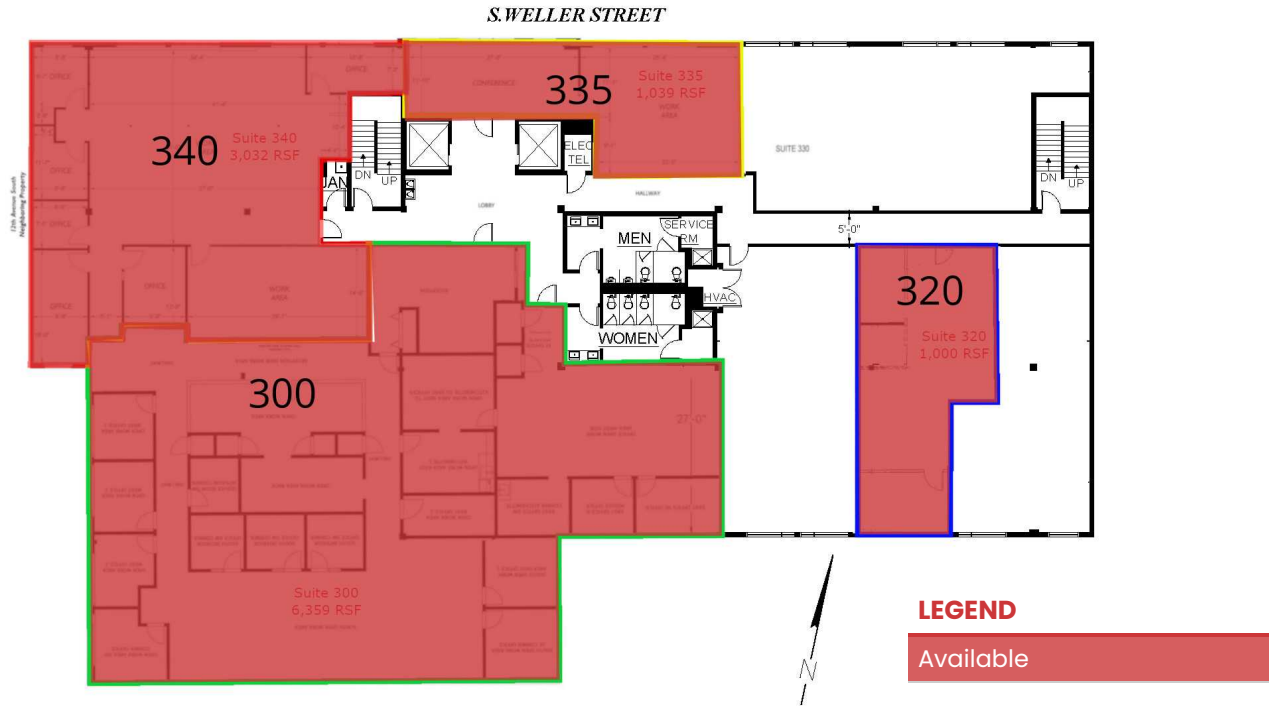
DAVID HALL, CCIM, CPM CANDIDATE
 206.381.3883 x107
 david@corecommercialproperties.com

CORE Commercial Properties, Inc. | 88 East Hamlin Street | Seattle, WA 98102 | 206.381.3800 | corecommercialproperties.com

The information herein comes from sources deemed reliable but has not been independently verified by CORE Commercial Properties, Inc. No warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 10,430 SF	Lease Rate:	\$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

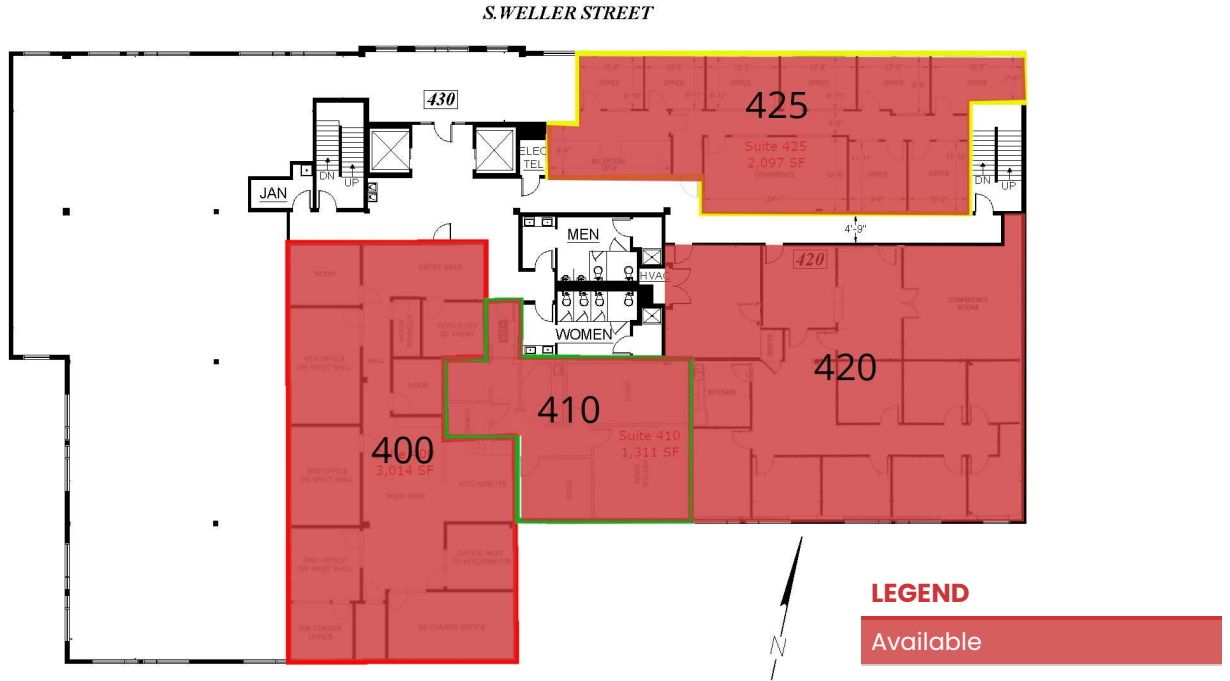
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 300	Available	6,359 - 10,430 SF	NNN	\$12.00 SF/yr	Multiple privates, conference rooms, kitchenette, open work areas. Territorial views. Can be combined with Suite 335 and/or Suite 340 for 9,391 RSF and 10,430 RSF respectively. Virtual tour available.
Suite 320	Available	1,000 SF	NNN	\$14.00 SF/yr	Mostly open work area with two private offices. Available now. Virtual tour available.
Suite 335	Available	1,039 - 10,430 SF	NNN	\$15.00 SF/yr	Two open work areas/conference rooms/meeting rooms. Can be combined with Suite 340 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now. Virtual tour available.
Suite 340	Available	3,032 - 10,430 SF	NNN	\$15.00 SF/yr	6 Privates, Large Open Office. Can be combined with Suite 335 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now. Virtual tour available.

CORE
COMMERCIAL
vinced@corecommercialproperties.com

DAVID HALL, CCIM, CPM CANDIDATE
206.381.3883 x107
david@corecommercialproperties.com

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 10,430 SF	Lease Rate:	\$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 400	Available	3,014 SF	NNN	\$12.00 SF/yr	Multiple privates, conference room, kitchenette, open work area. Territorial views. Virtual tour available.
Suite 410	Available	1,311 SF	NNN	\$12.00 SF/yr	Three offices, storage, reception area and kitchenette. 60 days minimum notice. Virtual tour available.
Suite 420	Available	2,864 SF	NNN	\$12.00 SF/yr	8 Privates, 2 conference rooms, reception area and kitchen/break room
Suite 425	Available	2,097 SF	NNN	\$12.00 SF/yr	Eight private offices, large conference room and reception area. Virtual tour available.

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144

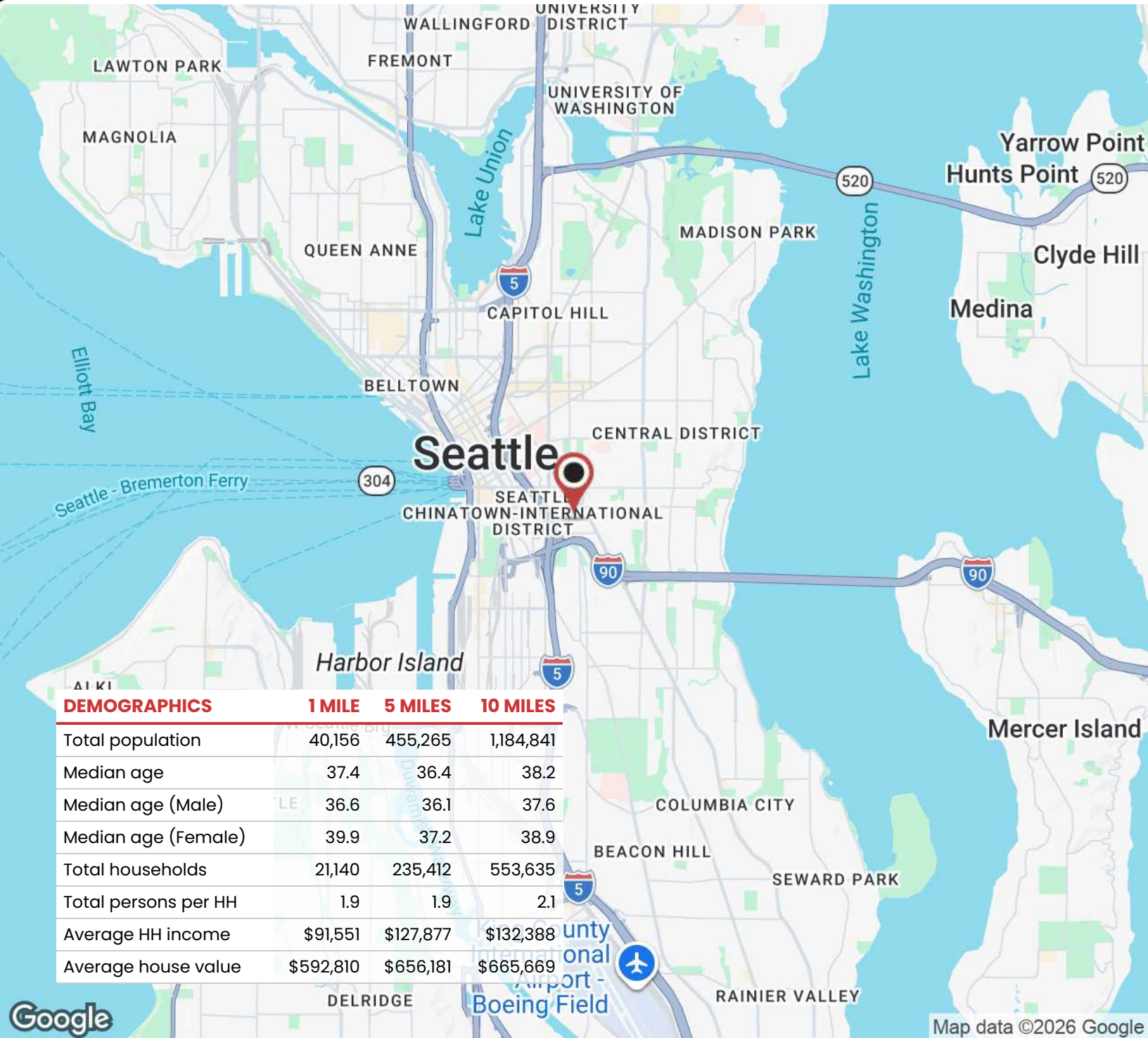


Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	40,156	455,265	1,184,841
Median age	37.4	36.4	38.2
Median age (Male)	36.6	36.1	37.6
Median age (Female)	39.9	37.2	38.9
Total households	21,140	235,412	553,635
Total persons per HH	1.9	1.9	2.1
Average HH income	\$91,551	\$127,877	\$132,388
Average house value	\$592,810	\$656,181	\$665,669

CORE
 COMMERCIAL PROPERTIES
 VINCE@corecommercialproperties.com

DAVID HALL, CCIM, CPM CANDIDATE
 206.381.3883 x107
 david@corecommercialproperties.com

The information herein comes from sources deemed reliable but has not been independently verified by CORE Commercial Properties, Inc. No warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.