

# FOR LEASE

CAPITOL HILL OFFICE SPACE  
464 12TH AVENUE | SEATTLE, 98122



## PROPERTY FEATURES - DIVISIBLE

- Free standing 4-story office building in Capitol Hill
- Excellent transit access and walkability to popular retail amenities
- Class A buildout with territorial views throughout
- 3rd floor space has open work area, breakout rooms, small & large conference rooms, two spacious bathrooms, and well-appointed kitchenette
- **Parking available w/ first year of parking free**



Floor/Suite	Square feet	Base Rent/Year	NNN/Year	\$/month	Parking
<b>300 Total</b>	<b>4,155</b>	<b>\$25.00</b> <b>\$8,656</b>	<b>\$10.27</b> <b>\$3,555</b>	<b>\$35.27</b> <b>\$12,211</b>	<b>4</b>
<b>301 West</b>	<b>2,010</b>	<b>\$27.00</b> <b>\$4,522</b>	<b>\$10.27</b> <b>\$1,720</b>	<b>\$37.27</b> <b>\$6,242</b>	<b>2</b>
<b>302 East</b>	<b>2,145</b>	<b>\$23.00</b> <b>\$4,111</b>	<b>\$10.27</b> <b>\$1,835</b>	<b>\$33.26</b> <b>\$5,946</b>	<b>2</b>

All information is approximate



**ROGER  
LORENZE**

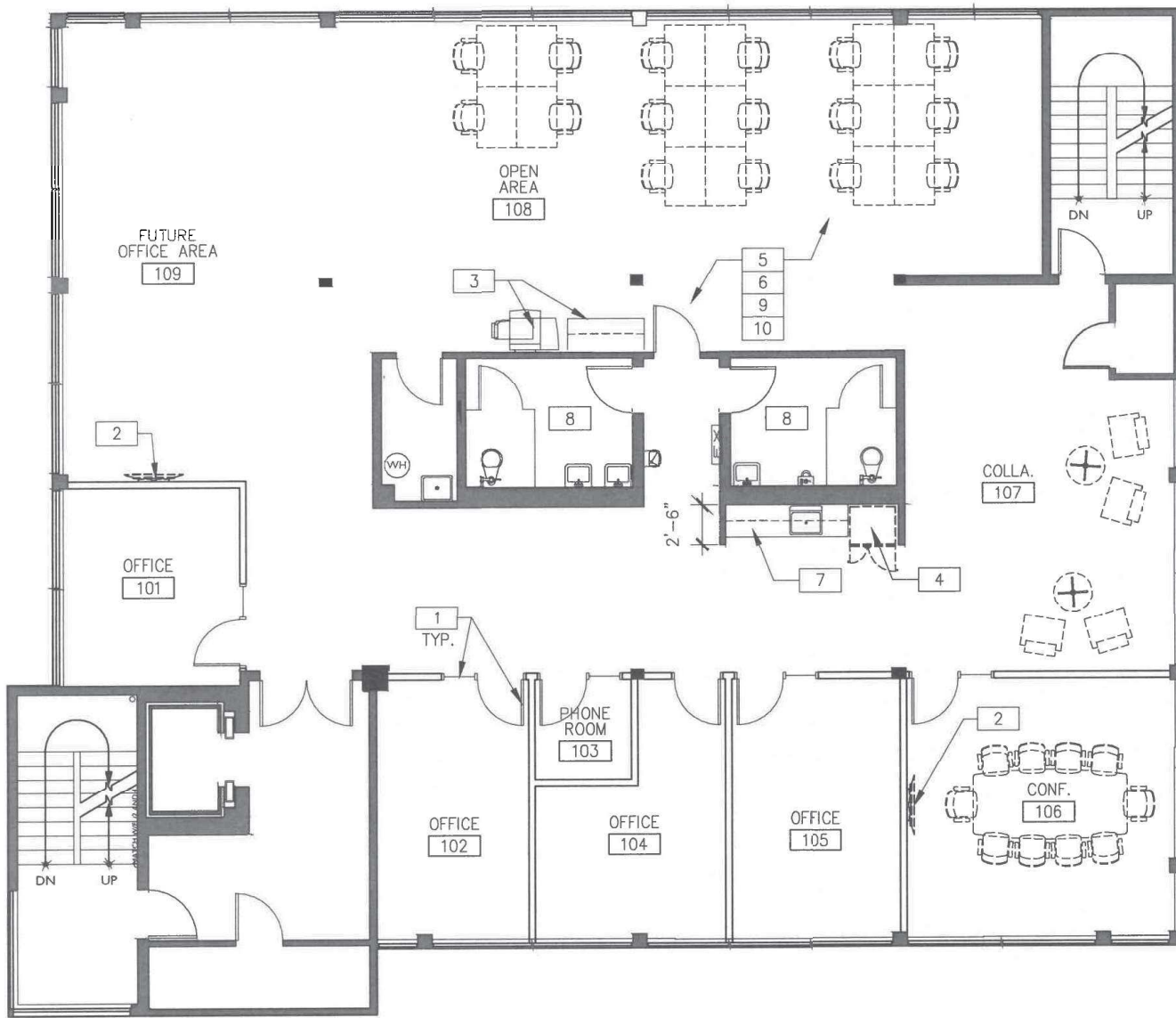
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# FLOOR PLAN

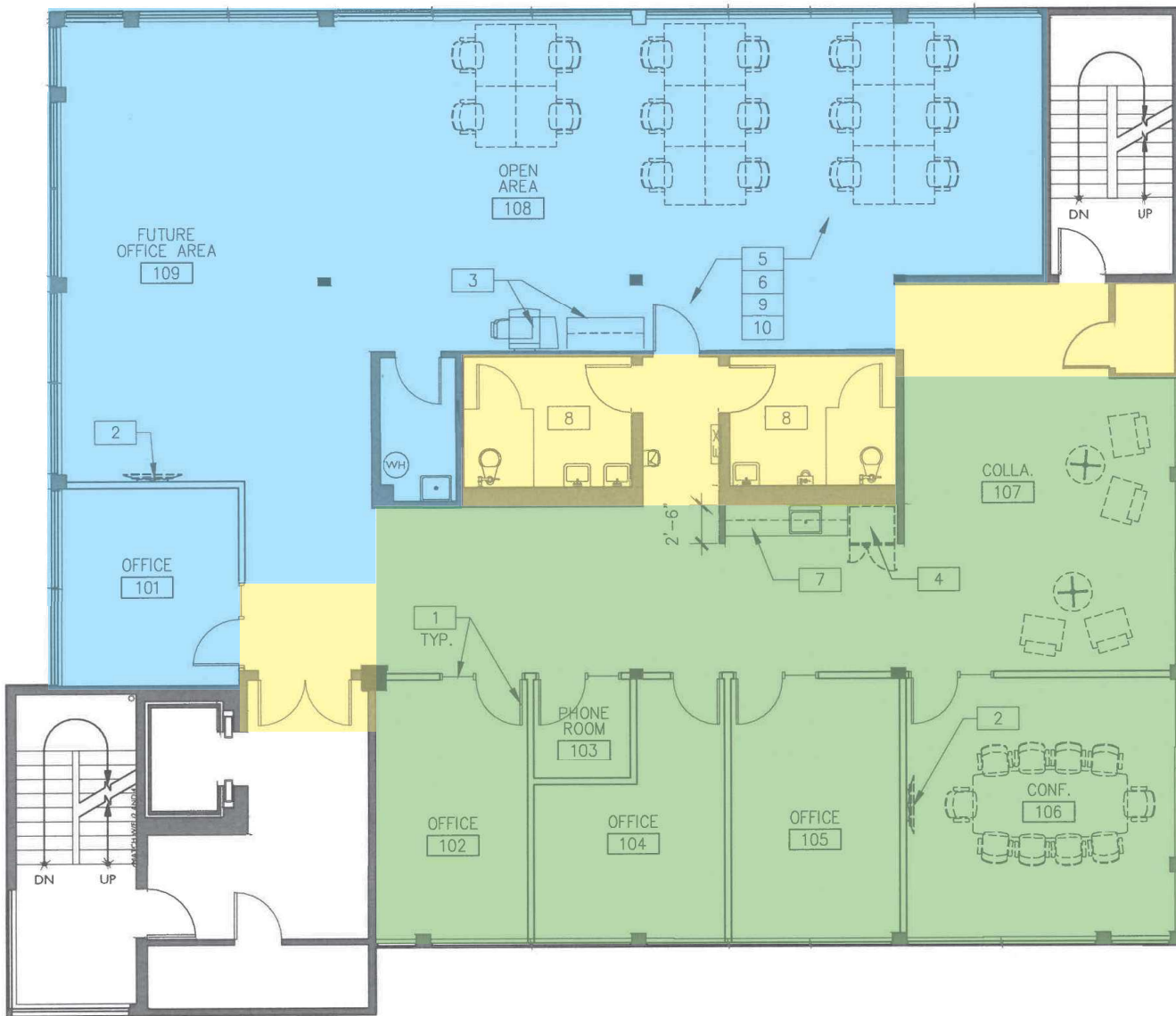
SUITE 300



## WALL LEGEND




-  EXISTING PARTITION
-  PARTITION TO UNDERSIDE OF CEILING

# FLOOR PLAN



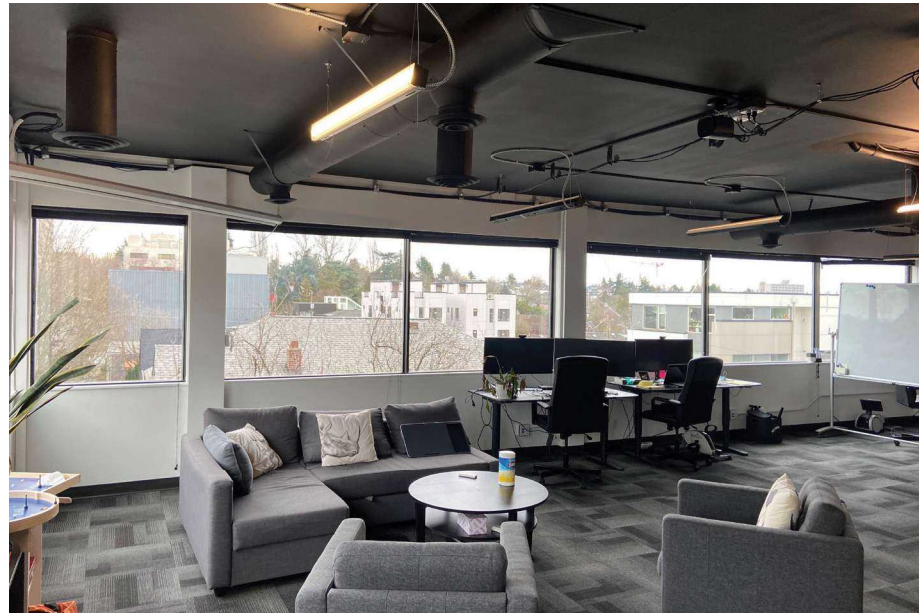
## WALL LEGEND

-  EXISTING PARTITION
-  PARTITION TO UNDERSIDE OF CEILING

-  Suite 302
-  Suite 301
-  Common Area

# INTERIOR PHOTOS

SUITE 300

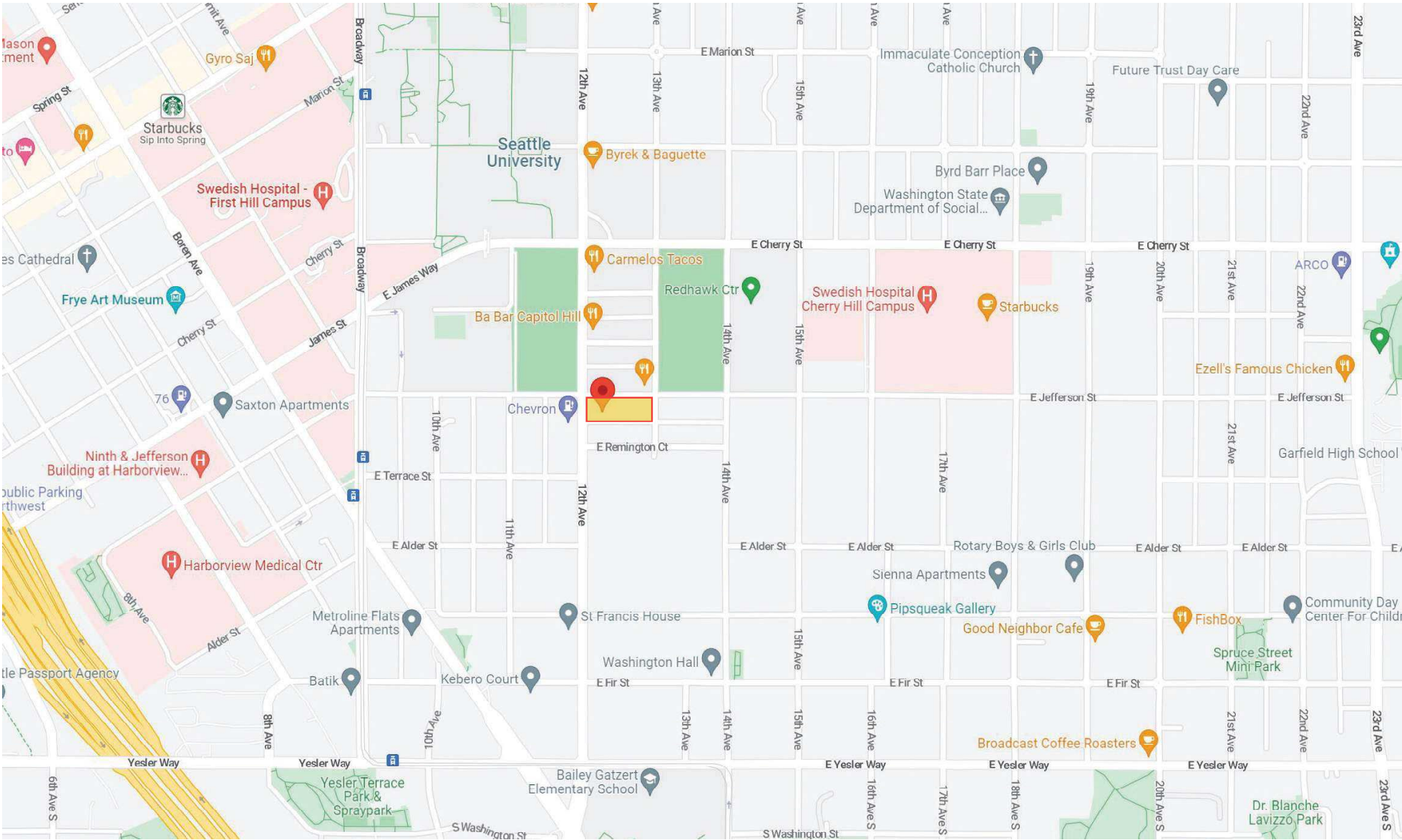


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# AERIAL MAP

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