

UNIVERSITY DISTRICT BUILDING

1107 NE 45TH STREET, SEATTLE, WA



Office Space For Lease

842 - 15,929 SF spaces available

66,593 total SF available

Lease rates of \$28-\$32, fully serviced

Great location, in close proximity to the University of Washington

Great freeway access and public transportation

Restaurants, shops, and other services within walking distance of office

Parking available

Light rail station three blocks away

KEN HIRATA
206.296.9625
ken.hirata@kidder.com

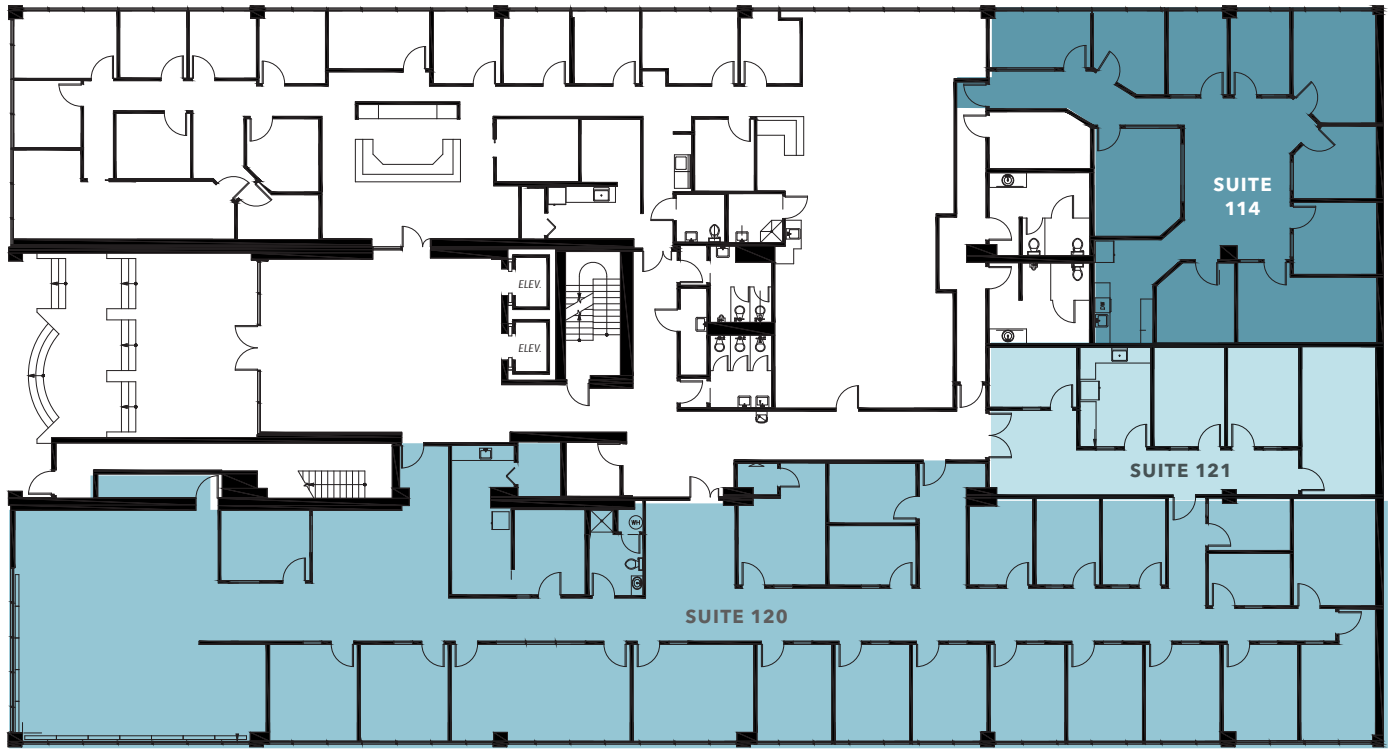
JEFF LOFTUS
206.248.7326
jeff.loftus@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

FLOOR 1



OFFICE AVAILABLE SPACE

	SF	Full Service Rate	Available	Comments	
SUITE 114	2,247	\$22.00/SF	Now	9 private offices, conference room, kitchen	
SUITE 120	7,382	\$22.00/SF	Now	21 private offices open area, restroom, kitchen	View
SUITE 121	1,231	\$22.00/SF	Now	3 private offices, kitchen, conference room	View

KEN HIRATA
 206.296.9625
 ken.hirata@kidder.com

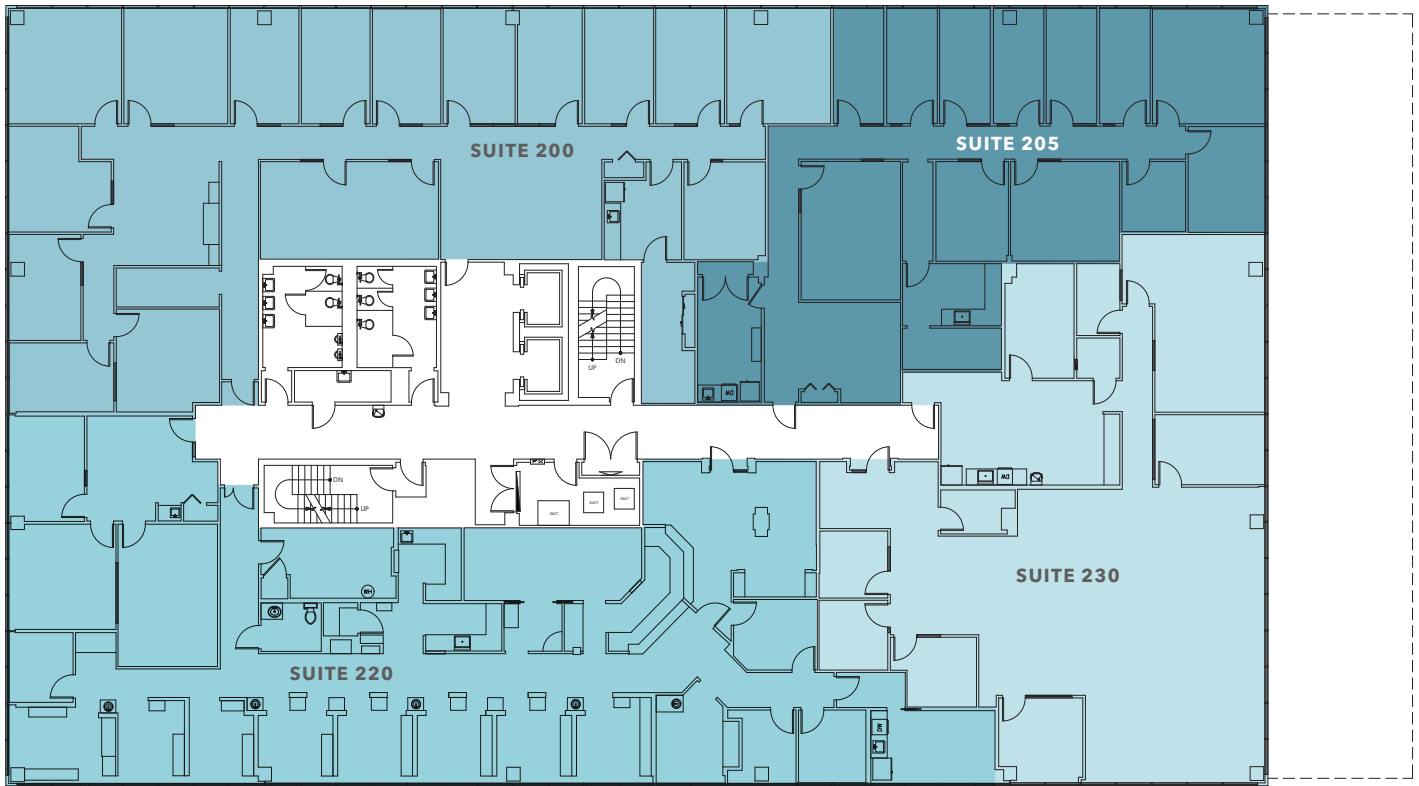
JEFF LOFTUS
 206.248.7326
 jeff.loftus@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR 2



OFFICE AVAILABLE SPACE

	SF	Full Service Rate	Available	Comments
SUITE 200	4,862	\$22.00/SF	Now	15 private offices, conference room, kitchen, work area, storeroom
SUITE 205	3,081	\$22.00/SF	Now	11 private offices, conference room, kitchen
SUITE 220	4,196	\$22.00/SF	Now	Built out as a dental office, 9 dental stations
SUITE 230	3,790	\$22.00/SF	Now	Large open area, 6 private offices,

KEN HIRATA
 206.296.9625
 ken.hirata@kidder.com

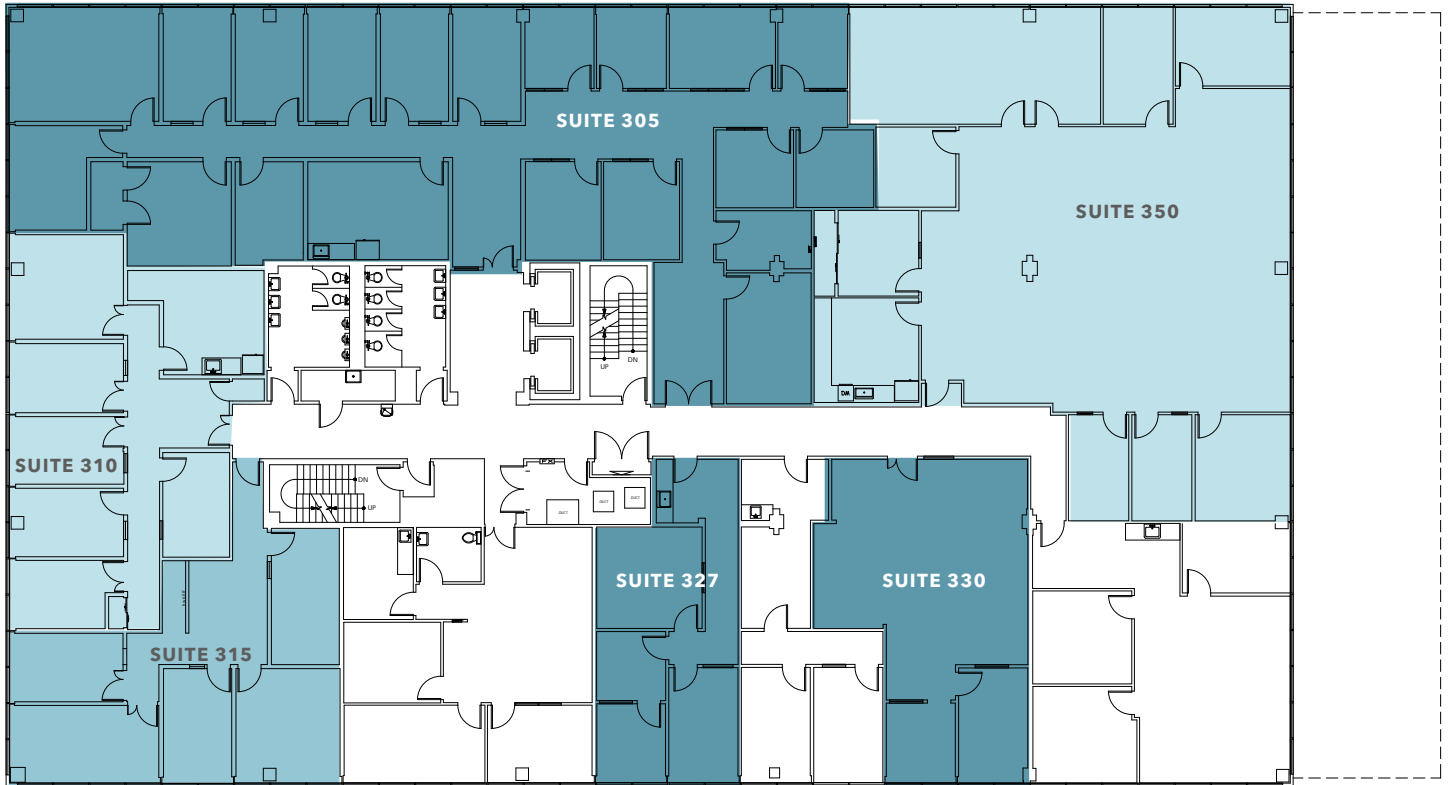
JEFF LOFTUS
 206.248.7326
 jeff.loftus@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR 3



OFFICE AVAILABLE SPACE

	SF	Full Service Rate	Available	Comments	
SUITE 305	4,597	\$22.00/SF	Now	18 private offices, kitchen	
SUITE 310	1,654	\$22.00/SF	Now	6 private offices, kitchen	View
SUITE 315	1,363	\$22.00/SF	Now	5 private offices	View
SUITE 330	1,143	\$22.00/SF	Now	2 private offices, open area	View
SUITE 327	842	\$22.00/SF	Now	3 private offices, kitchenette	View
SUITE 350	4,054	\$22.00/SF	Now	Large open area, 7 private offices, kitchen, conference room	

KEN HIRATA
 206.296.9625
 ken.hirata@kidder.com

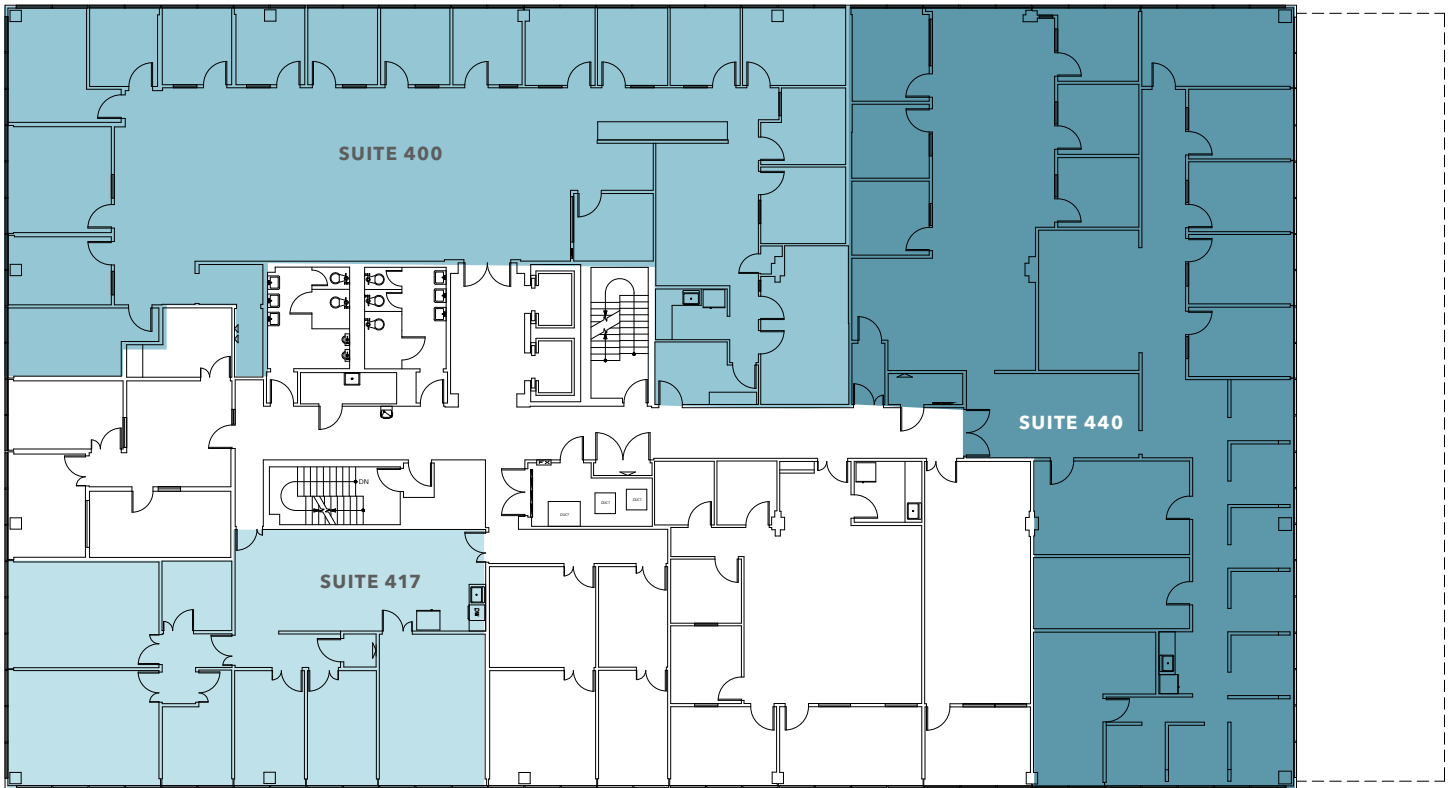
JEFF LOFTUS
 206.248.7326
 jeff.loftus@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR 4



OFFICE AVAILABLE SPACE

	SF	Full Service Rate	Available	Comments	
SUITE 400	5,173	\$25.00/SF	Now	17 private offices, kitchen, conference room	View
SUITE 417	2,282	\$25.00/SF	Now	6 private offices, kitchenette	View
SUITE 440	5,441	\$25.00/SF	Now	13 private offices, 8 cubicles, kitchen	View

KEN HIRATA
 206.296.9625
 ken.hirata@kidder.com

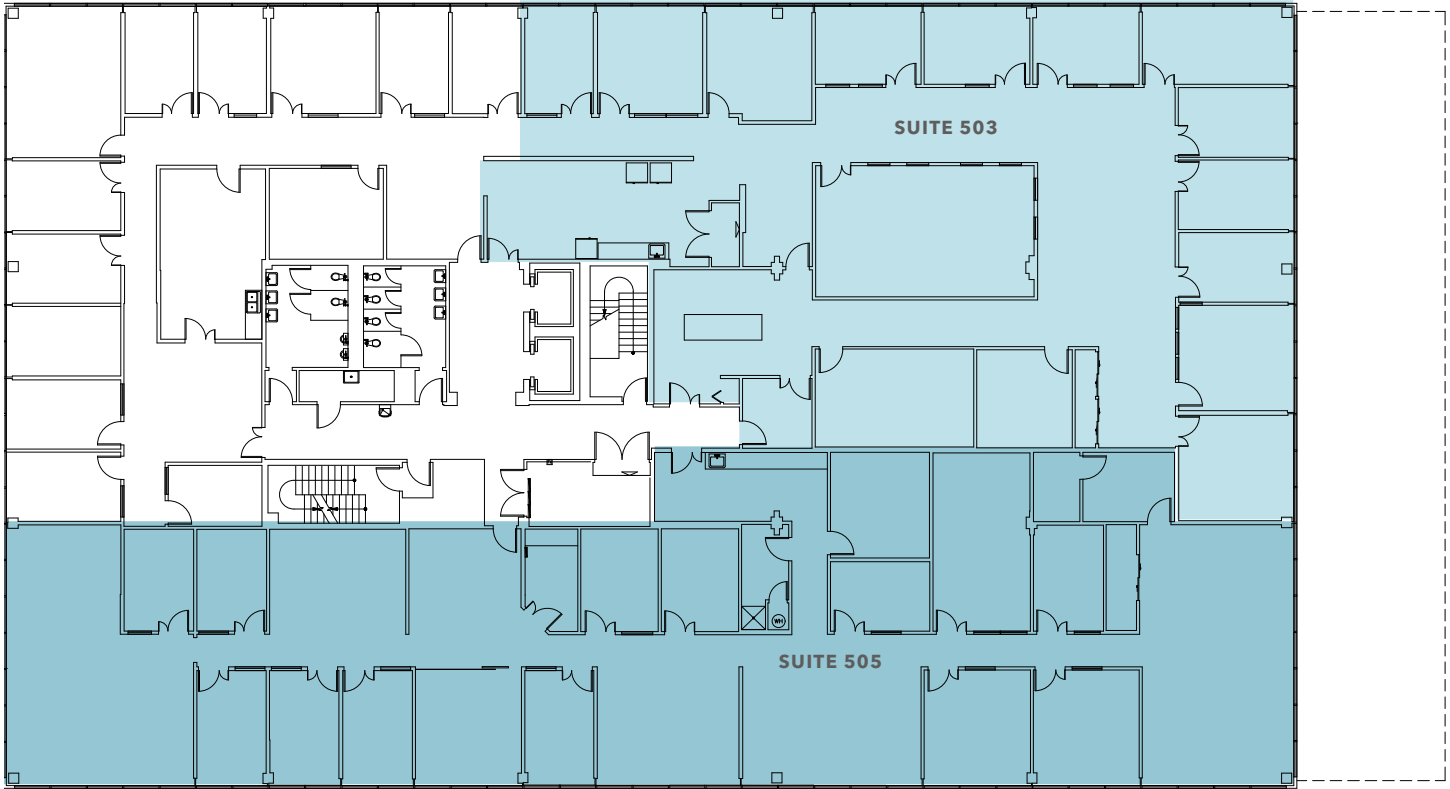
JEFF LOFTUS
 206.248.7326
 jeff.loftus@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR 5



OFFICE AVAILABLE SPACE

	SF	Full Service Rate	Available	Comments	
SUITE 503	6,172	\$25.00/SF	Now	14 Private offices, large conference room, kitchen	View
SUITE 505	7,083	\$25.00/SF	Now	16 private offices, 2 large conference rooms, kitchen	View

KEN HIRATA
 206.296.9625
 ken.hirata@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

