

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

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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

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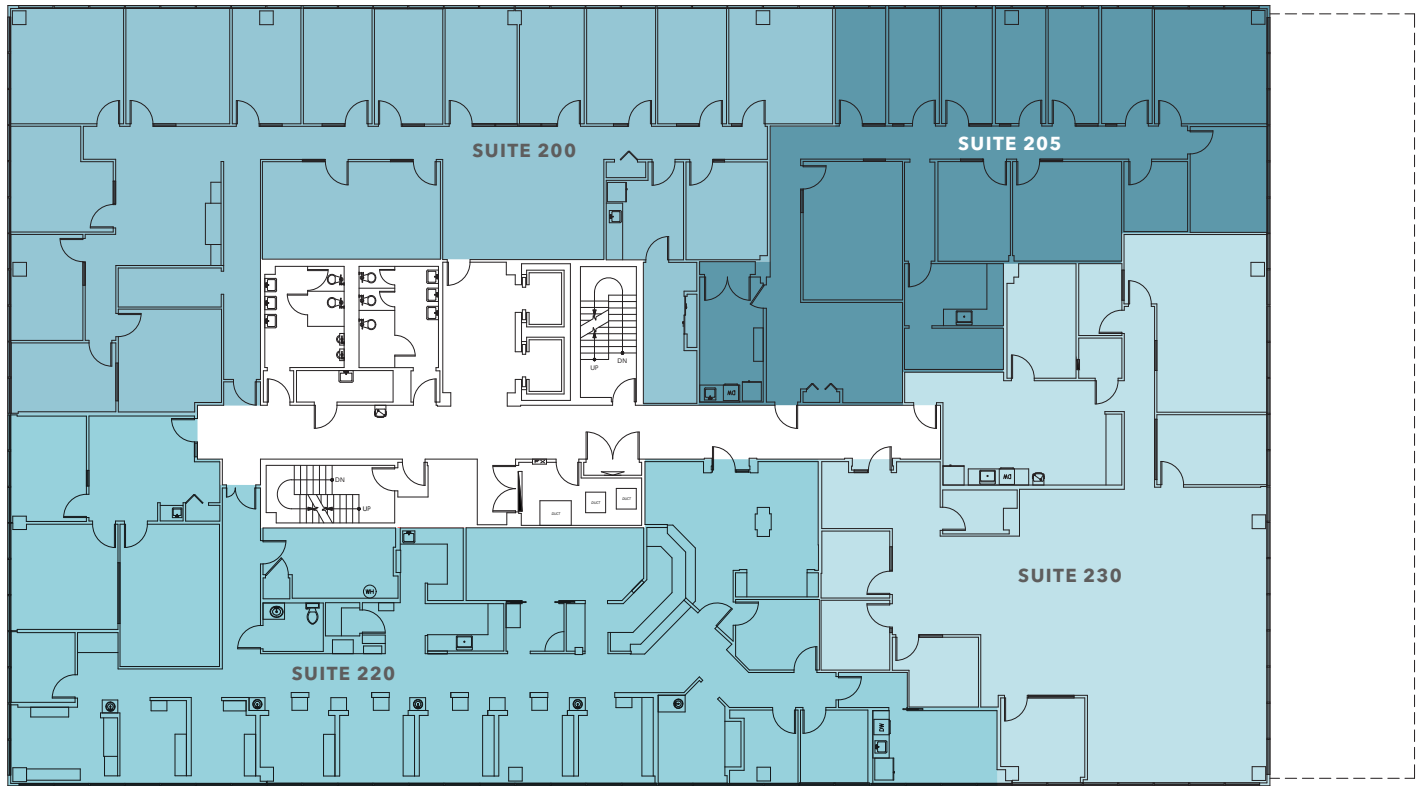
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FLOOR 2



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,

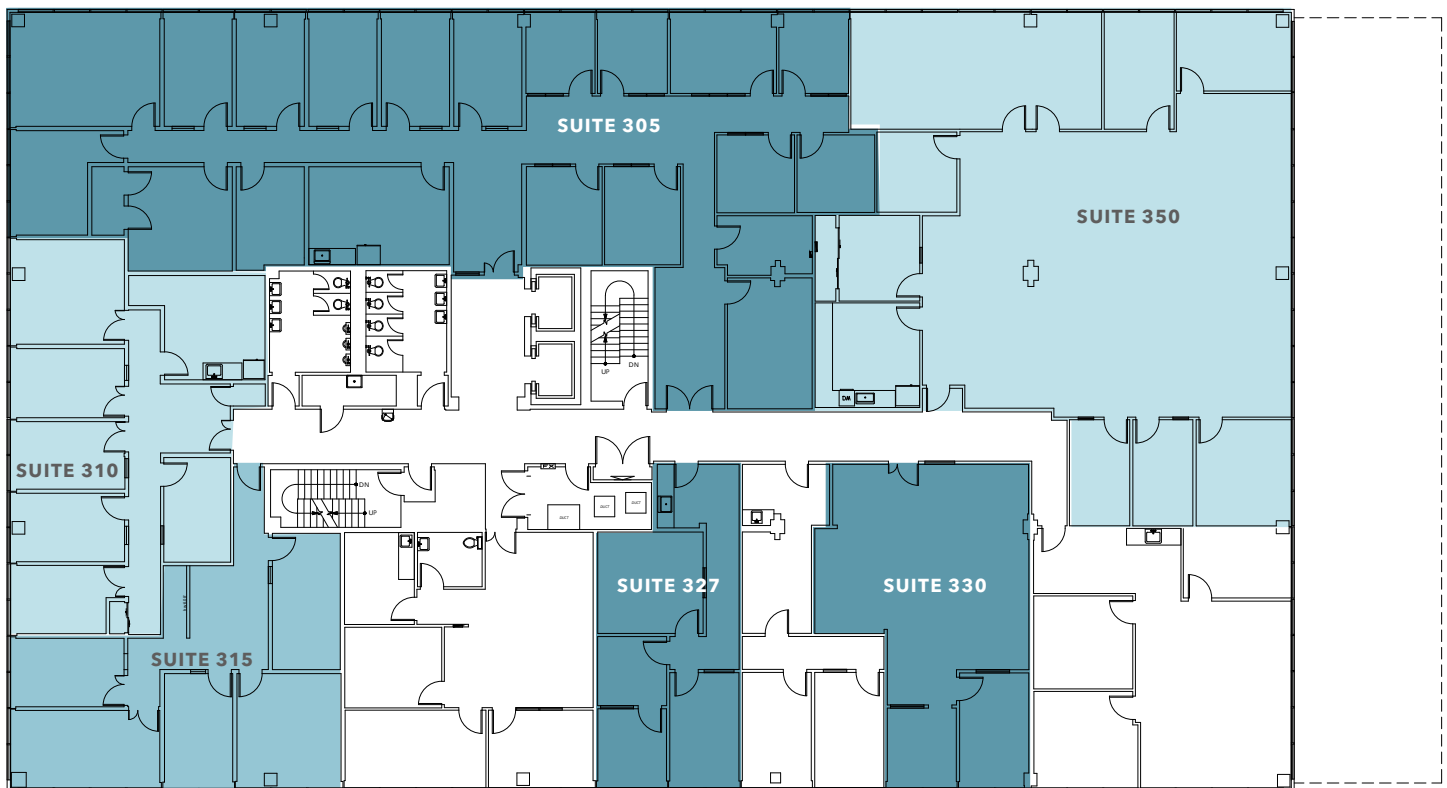
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FLOOR 3



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	

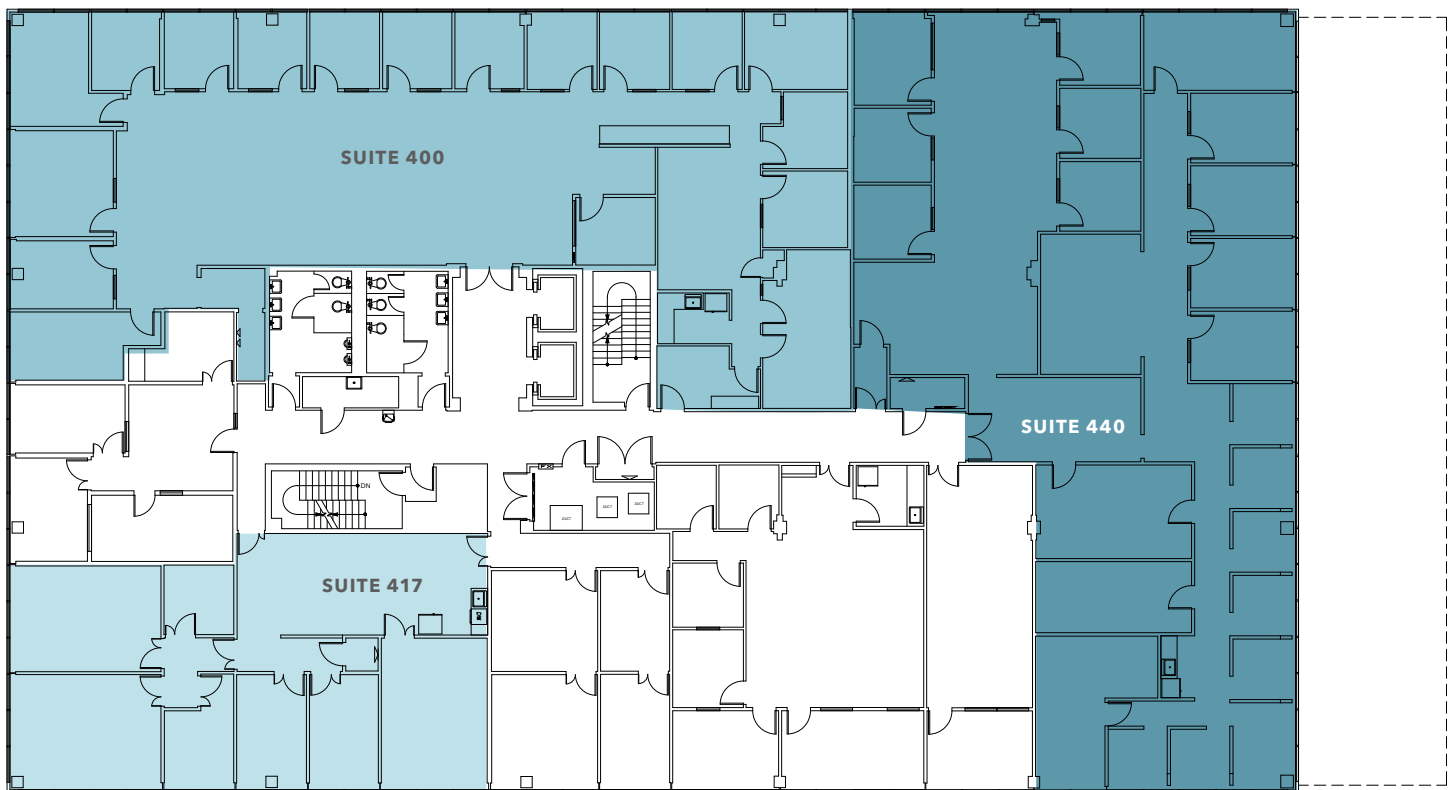
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FLOOR 4



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

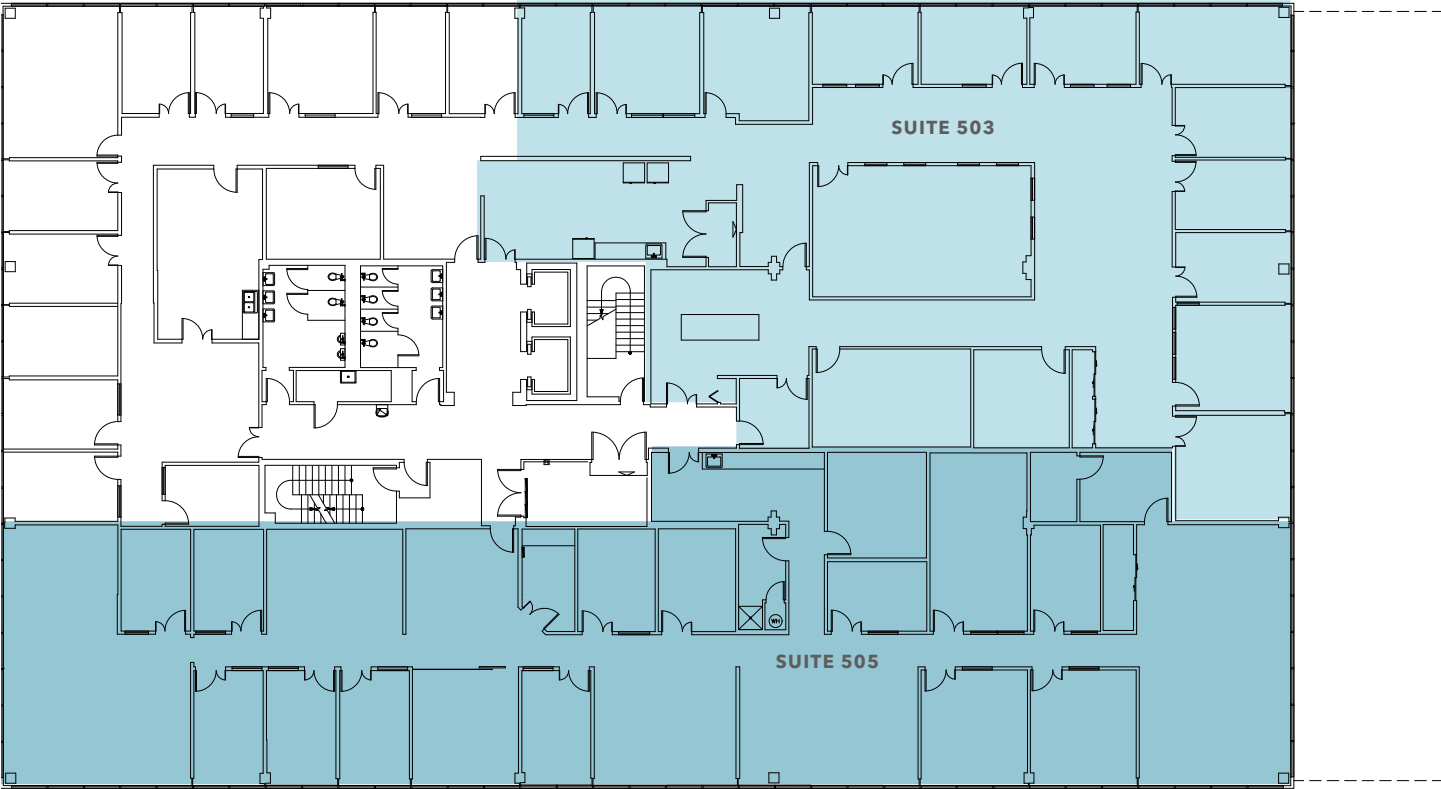
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FLOOR 5



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

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