

# Office/Creative Space for Lease

AVAILABLE: 3,150 SF - 6,928 SF | PRIME WESTLAKE LOCATION  
1749-1751 DEXTER AVE N, SEATTLE, WA 98109



Proudly Owned by Local Ownership: The Swedish Club

## Building Highlights

Located in highly desirable location

Easy access to I-5, Highway 99 and Downtown Seattle

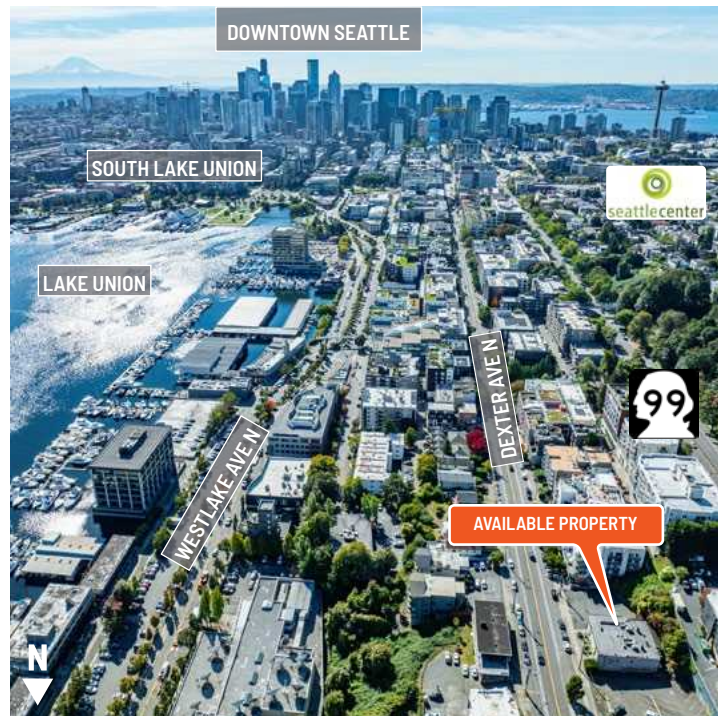
Close proximity to bus lines, bike lane and very walkable

Perfect for service-oriented business seeking high visibility

Multiple signage opportunities

Private exterior entrances on both floors

Ample free surface parking available



FOR MORE INFO  
CONTACT

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1218 Third Ave, Suite 2200  
Seattle, WA 98101  
[www.orioncp.com](http://www.orioncp.com)

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COMMERCIAL PARTNERS

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## Space Highlights



### FIRST FLOOR: 3,150 SF

Lease Rate: \$18.00/SF/YR + NNN

Option to combine with second floor for expanded space

Open collaborative area with large work stations

Flexible layout can accommodate creative office, studio, workshop, lab uses, retail and more

Equipped with emergency shower

Built-out reception area

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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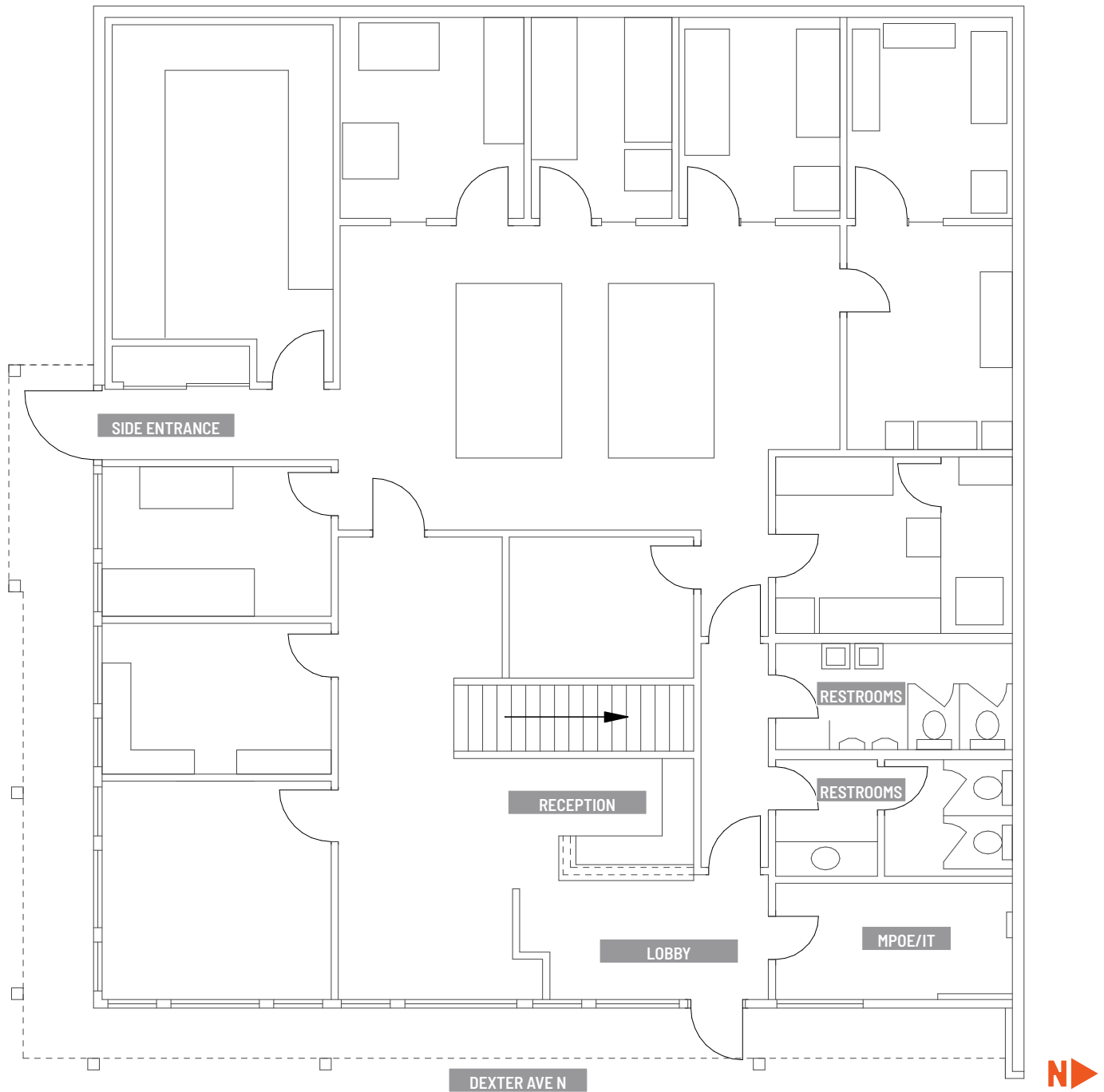
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## First Floor | 3,150 SF



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## Space Highlights



### SECOND FLOOR: 3,778 SF

Lease Rate: \$18.00/SF/YR + NNN

Option to combine with first floor for expanded space

Large conference room

Offices with built-ins & an IT/server room

Spacious reception/waiting area

Breakroom & restrooms with shower

Scenic water views



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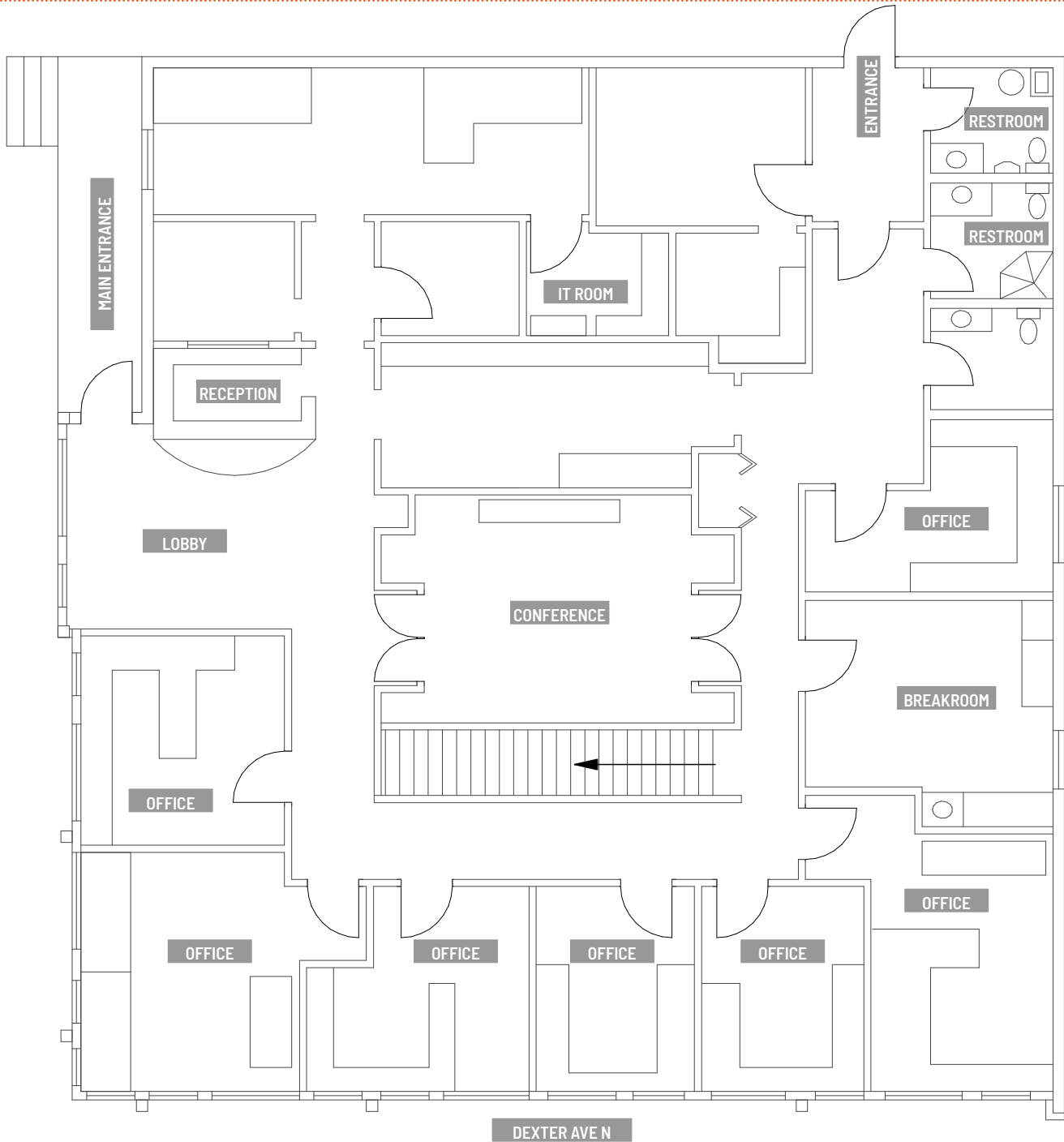
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Second Floor | 3,778 SF



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## About Westlake Area

Westlake is a cozy, upscale neighborhood along the west shore of Lake Union, offering a peaceful waterfront setting with floating homes, marina access, and scenic lake views. Its excellent walkability and strong transit connections make it unusually convenient for a waterfront area, giving it an urban feel without the congestion of downtown.

Because it sits just north of downtown and borders South Lake Union—Seattle’s major tech and biotech hub—Westlake is especially appealing to professionals and companies seeking a central, prestigious location with short commutes. It consistently ranks as one of Seattle’s most desirable waterfront neighborhoods, attracting people who want the benefits of lakeside living while staying close to the city’s core employment and cultural centers.



**#2**

Best Place to Live in King County



**#7**

Best Neighborhood for Young Professionals in Seattle

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