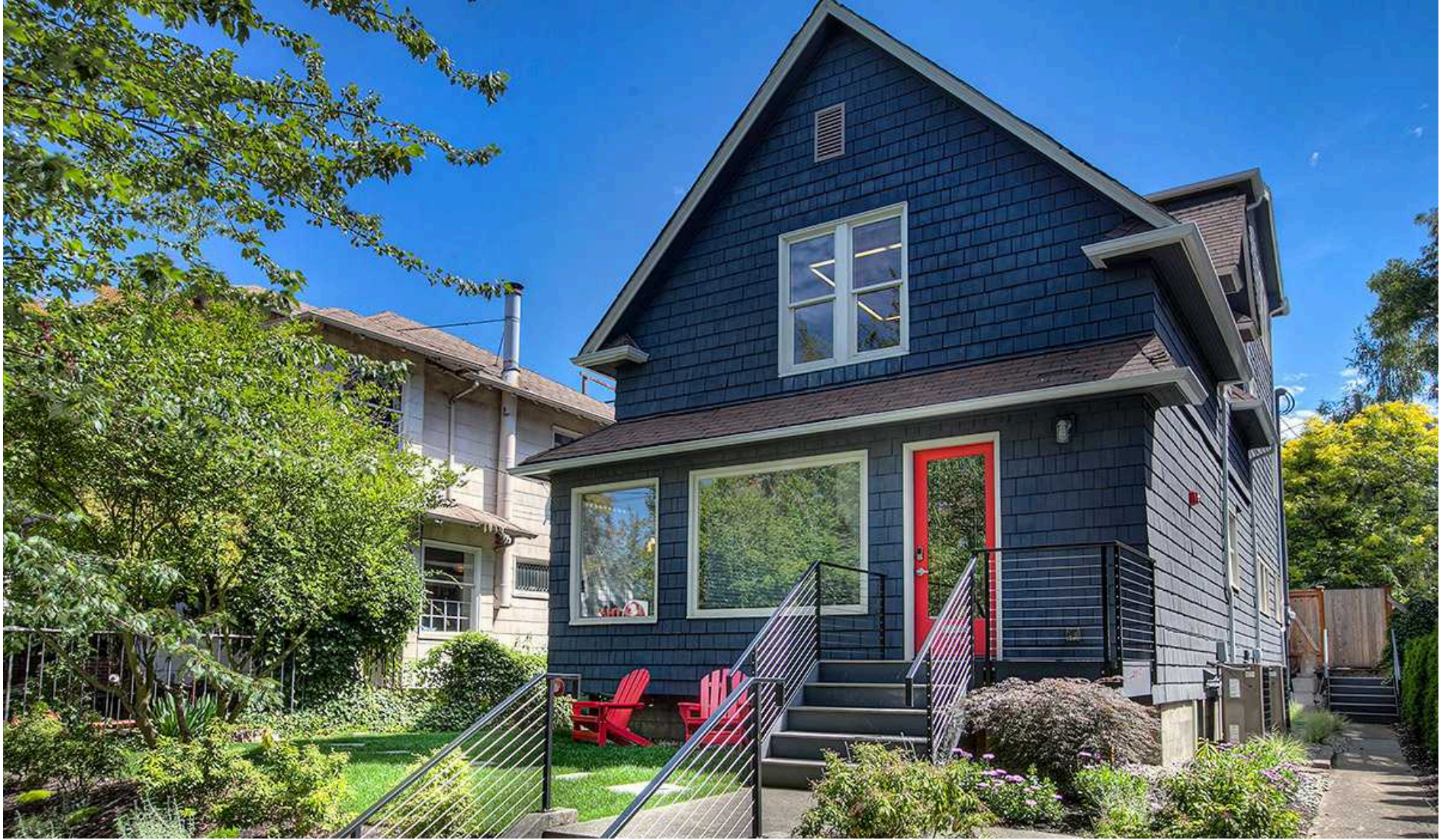


# For Lease or For Sale | \$2,750,000

2214 Queen Anne Ave N, Seattle, WA 98109

**Owner User/Investment Opportunity**

Turn-key Queen Anne Class A Office & Studio Asset



**David Rothrock**  
Meriwether Advisors

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**Matt Brennan**  
Meriwether Advisors

206-459-0782  
matt@mwaseattle.com





# Offering Summary

2214 Queen Anne Ave N | Owner User/Investment Opportunity



## The Offering

Meriwether Advisors is pleased to present the opportunity to lease or acquire an owner user or investment opportunity in the heart of the Queen Anne commercial district. 2214 Queen Anne Ave N, is a 4,200 square foot, four story class A office and music production studio. The first, second and third floor are built out as high-end office and conference room space, while the basement is made up of three state of the art production studio rooms. The building was previously occupied by Reelworld, an industry leader in radio and sonic branding, and audio identity.

The property offers the ability for an office or music studio to occupy the full building as an owner/user or to be leased out to a third party tenant. Given the multiple entrances, the property could easily be multi-tenanted and is able to provide off street parking from the alley. The asset provides the rare combination of a turn-key class A office and music production space, while being centrally located in one of Seattle's most desirable neighborhoods.

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# Offering Summary

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<b>  Offer Price</b>	\$2,750,000	<b>  Building Size</b>	4,200 SF	<b>  Site Area</b>	5,227 SF / .12 acres
<b>  Lease Rate</b>	Call for Rates	<b>  Stories</b>	Four	<b>  Zoning</b>	NC2P-55 (M)
<b>  Price per Building SF</b>	\$654.76	<b>  Year Built / Renovated</b>	1904 / 2013	<b>  Parcel</b>	179450-0085
<b>  Address</b>	2214 Queen Anne Ave N				



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# Trophy Location

2214 Queen Anne Ave N | Owner User/Investment Opportunity

- The property is located squarely in the retail core of the Queen Anne neighborhood of Seattle. Queen Anne is one of Seattle's most sought-after residential and commercial neighborhoods, known for tree-lined streets, parks, and retail and restaurant amenities.
- The close-in Seattle location also allows for easy access to large employment hubs around the city:
  - South Lake Union (5-minute drive)
  - Seattle Central Business District (10-minute drive)
  - University of Washington (10-minute drive)
- Immediate adjacency to multiple Metro Bus Lines servicing Downtown Seattle, South Lake Union, and the Stadium District.
- Ease of access to main arterials and Highway 99 servicing both South and North Seattle.



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# Interior Office Photos

2214 Queen Anne Ave N | Owner User/Investment Opportunity



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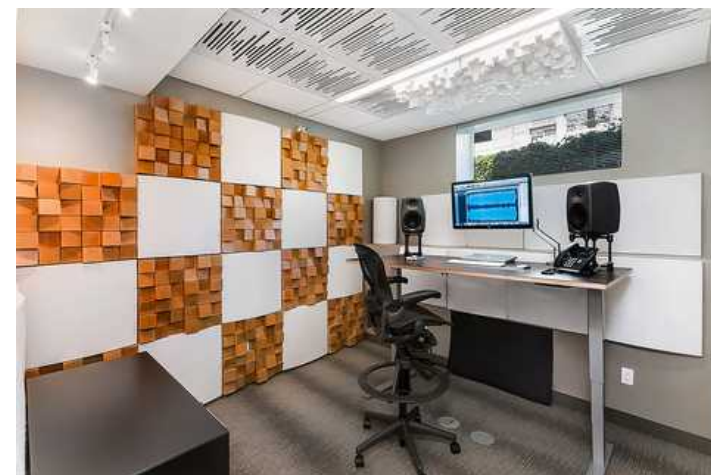
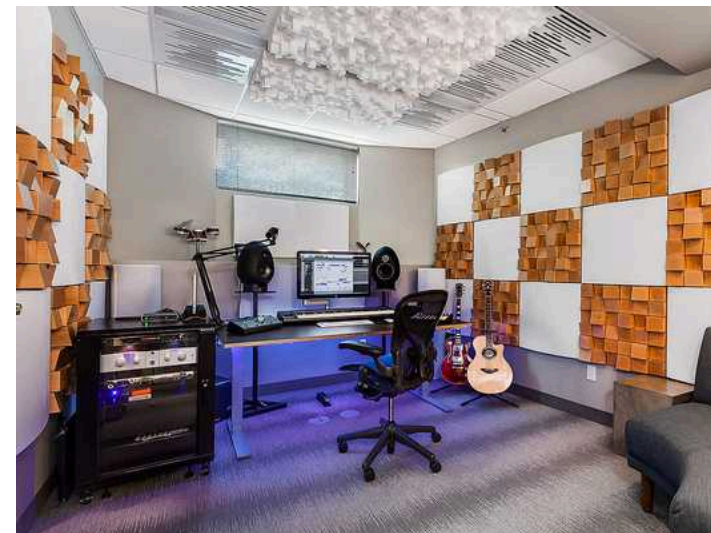
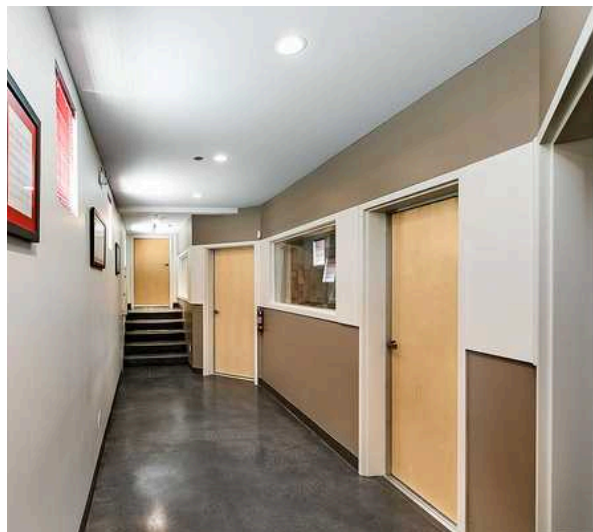
206-459-0782  
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# Studio Production Space

2214 Queen Anne Ave N | Owner User/Investment Opportunity

- Three basement studios are equipped with high-end music and voice production equipment and speaker systems.
- Studios include Double-framed walls hung on floating anchors with heavy insulation, as well as insulated door frames for professional soundproofing.
- All studios have independent HVAC trunk lines
- Interiors of the studios have been treated with Vicoustic absorption/diffusion products and bass traps.



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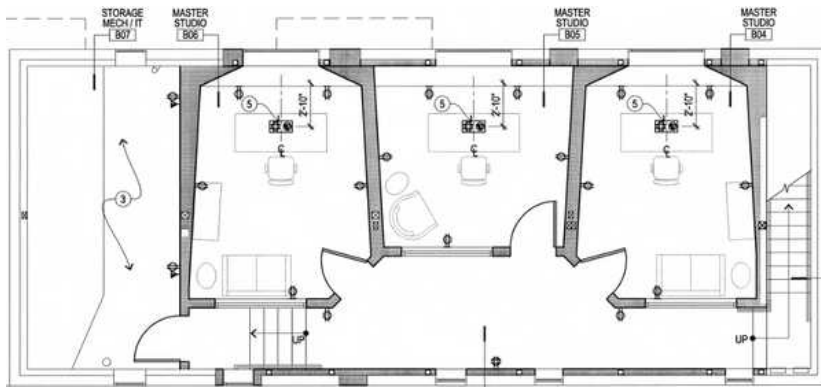




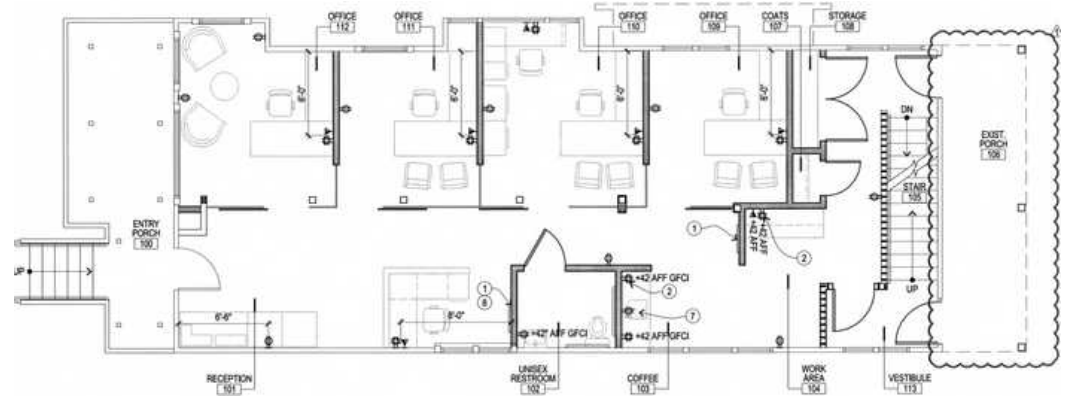
# Existing Building Floorplans

2214 Queen Anne Ave N | Owner User/Investment Opportunity

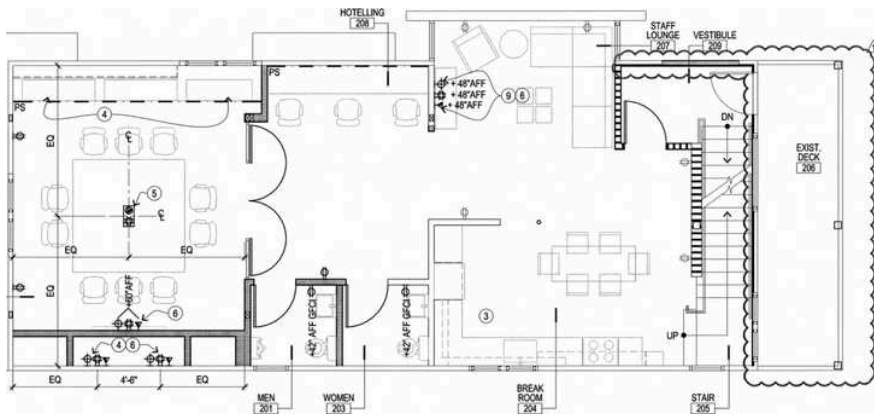
## Basement Floorplan



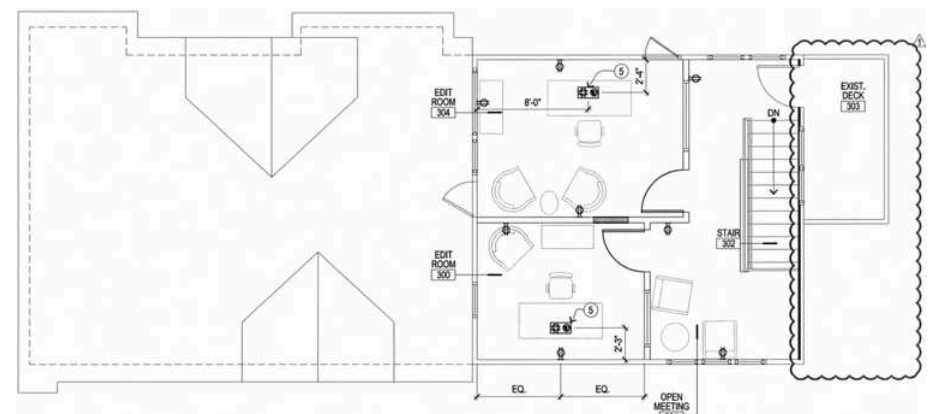
## First Floorplan



## Second Floorplan



## Third Floorplan



Contact the undersigned for additional information and tour appointments

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