

**FOR SALE**

OFFERED AT \$4.95 M



# LAURELHURST GATEWAY

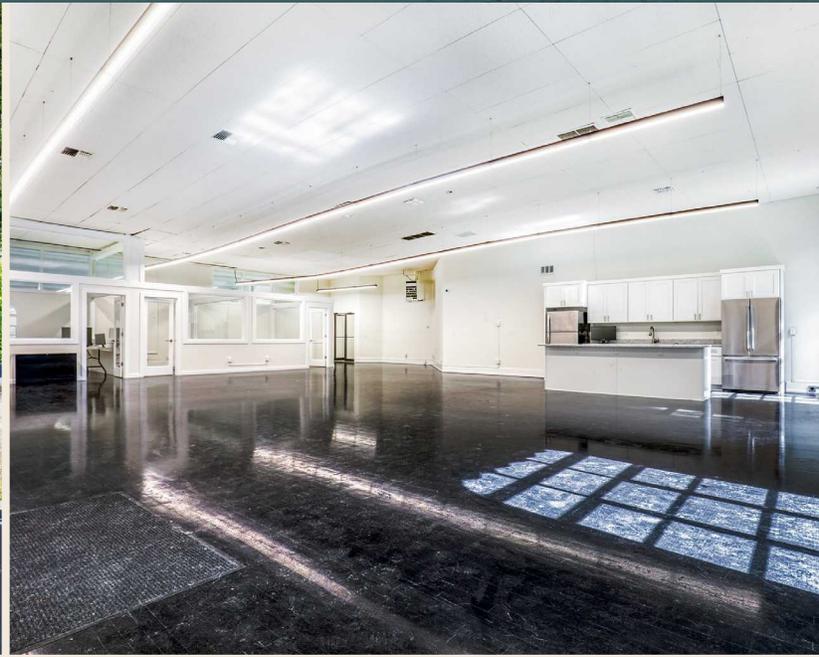
3803 NE 45TH ST | SEATTLE | WA 98105

**CBRE**



# PROPERTY HIGHLIGHTS

- 13,783 SF
- Located at the entrance to Seattle's Laurelhurst neighborhood
- Corner Location provides easy access to property's 18 parking spaces
- Excellent visibility and proximate to Children's Hospital, University Village and the University of Washington
- Zoned NC2P-40 (M)
- Creative mix of open, light-filled office and private spaces
- 16,486 SF lot
- Generational opportunity
- Highly visible corner provides outstanding signage potential
- Please contact brokers for tours

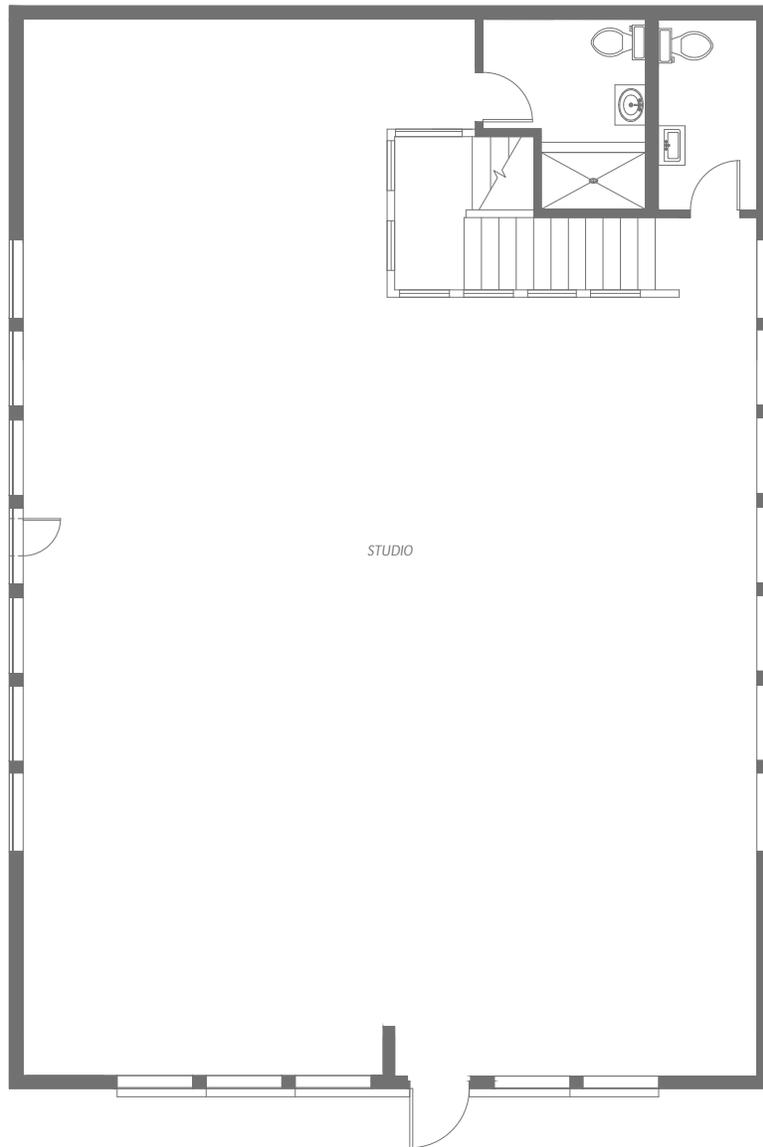


# FLOOR PLAN



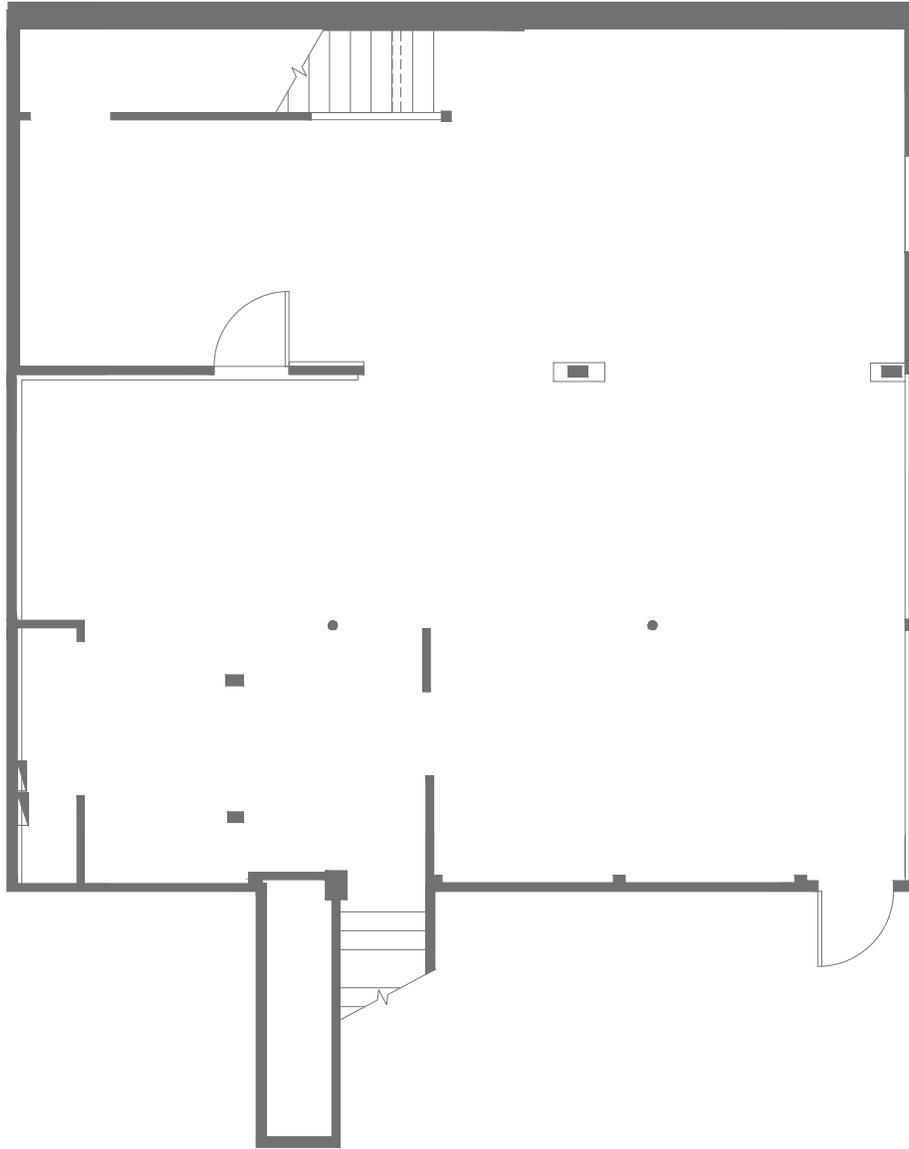
FLOOR 1

# FLOOR PLAN



FLOOR 2

# FLOOR PLAN



LOWER LEVEL

**13,783 SF**

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# LAURELHURST GATEWAY

**DEAN JOHNSON**  
+1 425 462 6918  
dean.johnson@cbre.com

**CHRIS JOHNSON**  
+1425 462 6945  
chris.johnson3@cbre.com

CBRE, Inc.  
929 108th Ave NE, Suite 700  
Bellevue, WA 98004

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