

U District Office Space Available for Lease

4212 University Way NE, Suites 201 - 203

Seattle, WA 98105



Property characteristics

- 2,329 SF of fully conditioned office / tech space available
- Fiber connectivity available
- 2nd floor offices which overlook University Way ("Ave")
- Key location within the heart of the "Ave". Only steps away from the University of Washington campus, diverse retail, restaurants, coffee shops, and ample parking.
- Location ranks as having one of the highest pedestrian traffic counts in Seattle. Walk score is 100 /100.
- Property offers unmatched visibility and exposure for your business. Awning and Directory signage available.
- Current configuration consists of reception area, offices, private restroom w/ shower, storage and kitchenette.

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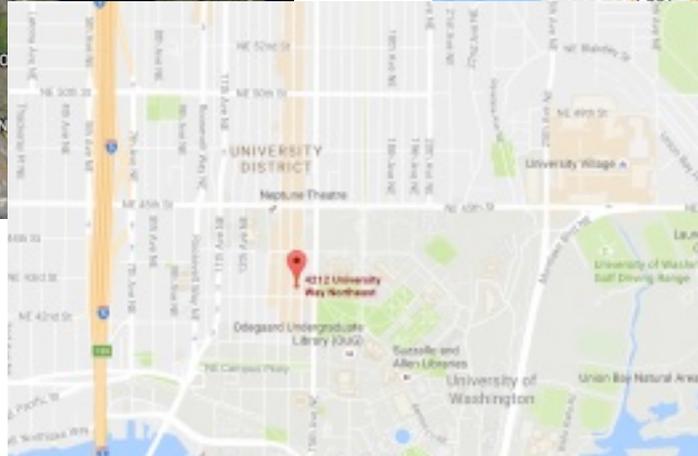
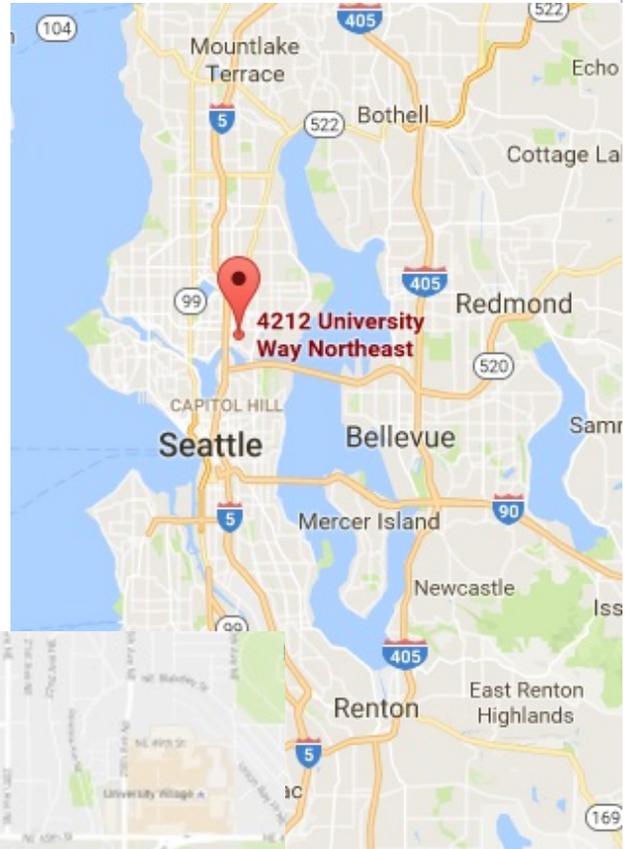
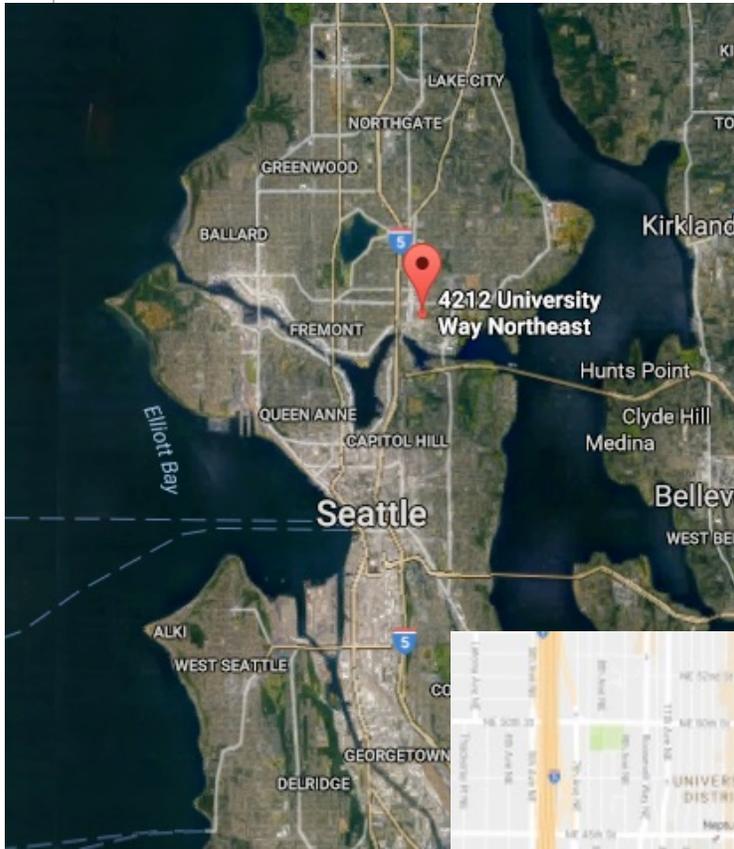
For more information
please contact:

Alfred Shiga

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Location Map



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| Population | | | |
| 2019 Projection | 40,724 | 243,123 | 490,863 |
| 2014 | 38,605 | 230,610 | 462,588 |
| Number of Households | | | |
| 2019 Projection | 15,086 | 115,455 | 241,453 |
| 2014 | 14,236 | 109,389 | 226,656 |
| Household Income (2014) | \$71,065 | \$97,736 | \$91,336 |
| % of Population with Bachelors Degree or higher | 64.9% | 63.2% | 56.55% |



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Floor Plan

2nd Floor

University Way NE



NOTE: The areas (square feet) listed above are Basic Rentable floor areas as defined by the Building Owners and Managers Association International (BOMA). Areas are adjusted to include a share of common floor areas.



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