



OFFICE SPACE FOR LEASE

Travigne - University District

4738 11th Avenue NE, Seattle

Asking Rate: \$24.00 NNN

First floor office space available now

- 1,069 RSF available now
- Open work space, kitchenette, lobby, and private bathroom
- Carpet and paint TI allowance
- Abundant natural light
- Access to rooftop deck with downtown views
- Secure parking garage with 2.5/1,000 parking ration and rate of \$155/stall/month
- Abundant walkable amenities including Trader Joe's, Safeway, and Starbucks
- Close proximity to University of Washington campus
- Close proximity to major transit and I-5
- Three blocks from future U District light rail (2021)

