

CREATIVE OFFICE FOR LEASE

GEM PLAZA

221 1st Avenue West, Seattle, WA 98119



For more information please contact:

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G E M P L A Z A



Suite 400



Suite 400

NEIGHBORHOOD OVERVIEW

Located 2 blocks from the Seattle Center, Space Needle, and Climate Pledge Arena (Seattle's future NHL stadium), and close proximity to the new Expedia campus. Lower Queen Anne/Uptown offers easy access to everything from multiple grocery stores to waterfront biking. The neighborhood's centrality, along with ample historical charm and commercial resilience fosters a special blend of work-life balance. Transportation is a breeze, in addition to abundant dining establishments and entertainment options. Lower Queen Anne is the cultural heart of the city, host to traditional and experimental theaters, museums, and independent cinema, the combination of which fuels a steady flow of patrons to sustain the areas many businesses.

PROPERTY HIGHLIGHTS

- Rare office vacancy at GEM Plaza, a 55,000 sq ft boutique office building with ground level retail space
- Brand new \$2M Building renovation designed by Olson Kundig Architects
- Stunning views of Elliot Bay, Olympic Mountains, Cityscape, and Space Needle
- Ground floor retail tenant coming soon: BakeShop (gourmet bakery)
- Parking ratio 1.7 stalls/1,000 SF in secure garage (2-3 stalls at \$225/stall)
- Common area showers
- Internet providers: CenturyLink, Comcast, and Wave
- Gross Rent includes janitorial service 5 nights per week

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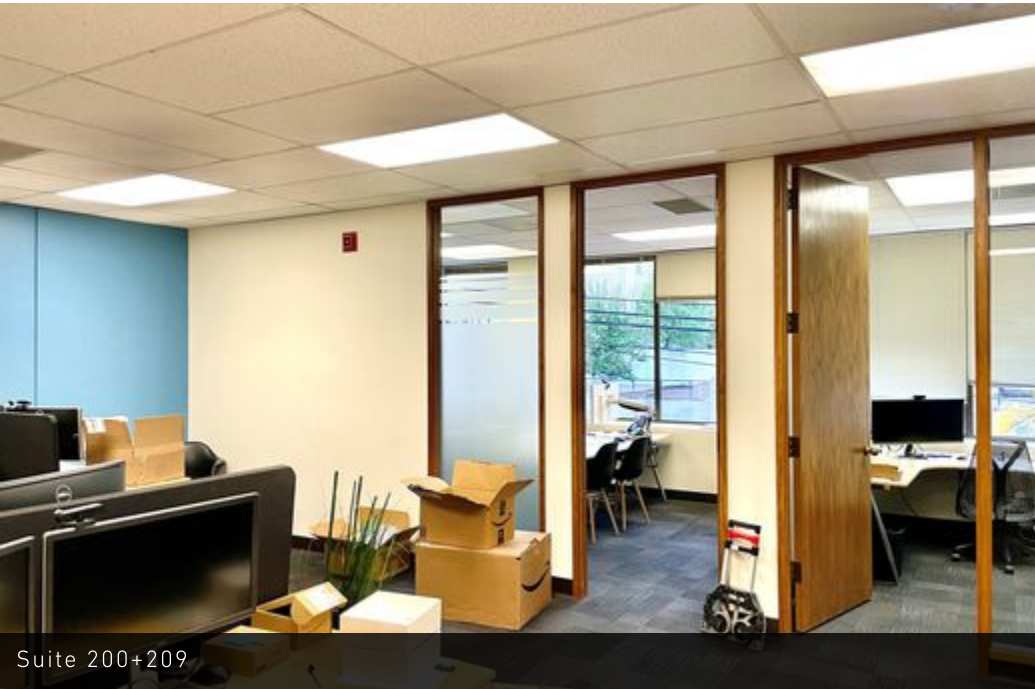
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AVAILABILITY

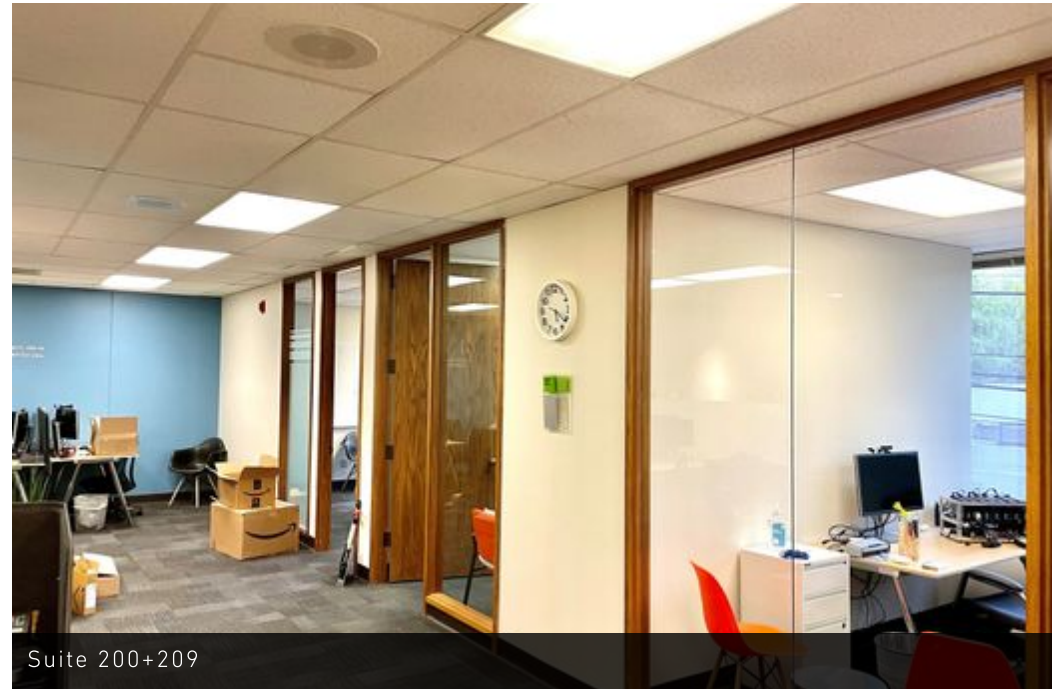
SUITE	SIZE (RSF)	GROSS LEASE RATE	DESCRIPTION
■ Suite 200 + 209	2,066 SF	\$36.00/SF	Available November 1, 2021. East-facing suite features bright interior and 4 private offices along the window line, kitchenette, and open area.
■ Suite 207	2,957 SF	\$34.00/SF	East-facing suite comprised of 8 private offices, conference room, and kitchenette.
■ Suite 208	2,411 SF	\$36.00/SF	West-facing suite with great natural light, conference room, 5 perimeter offices, and large open area. New ceiling and lighting installed.
■ Suite 312	850 SF	\$38.00/SF	Can be combined with Suite 315 for a total of 1,690 RSF.
■ Suite 315	840 SF	\$38.00/SF	Can be combined with Suite 312 for a total of 1,690 RSF.
■ Storage 3-1	227 SF	Negotiable	Storage
■ Storage 3-2	102 SF	Negotiable	Storage
■ Storage 3-3	101 SF	Negotiable	Storage
■ Suite 400	13,113 SF	\$38.00/SF	Full floor opportunity with stunning views of Olympic Mountains, Puget Sound, and Space Needle. Wide open floor plan, exposed concrete ceiling, and direct elevator access.

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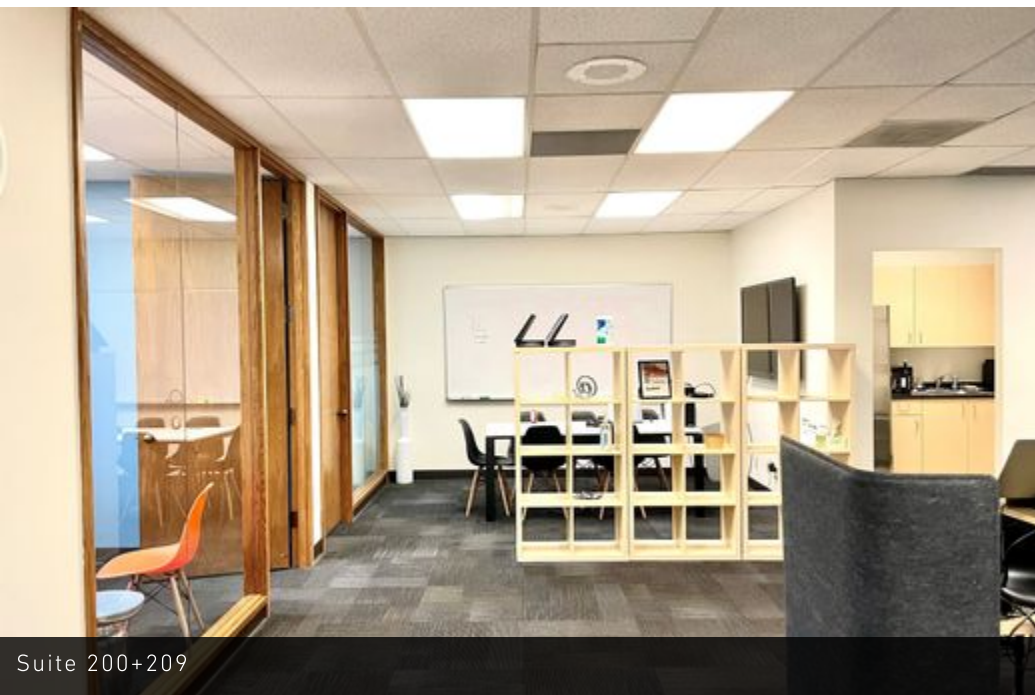
GEM PLAZA



Suite 200+209



Suite 200+209



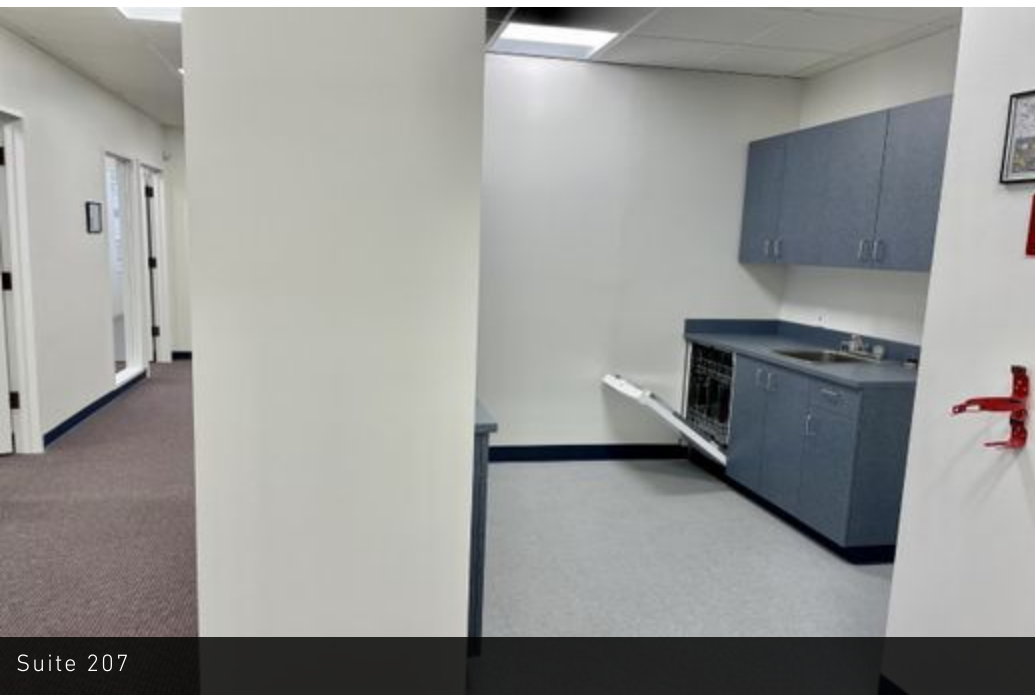
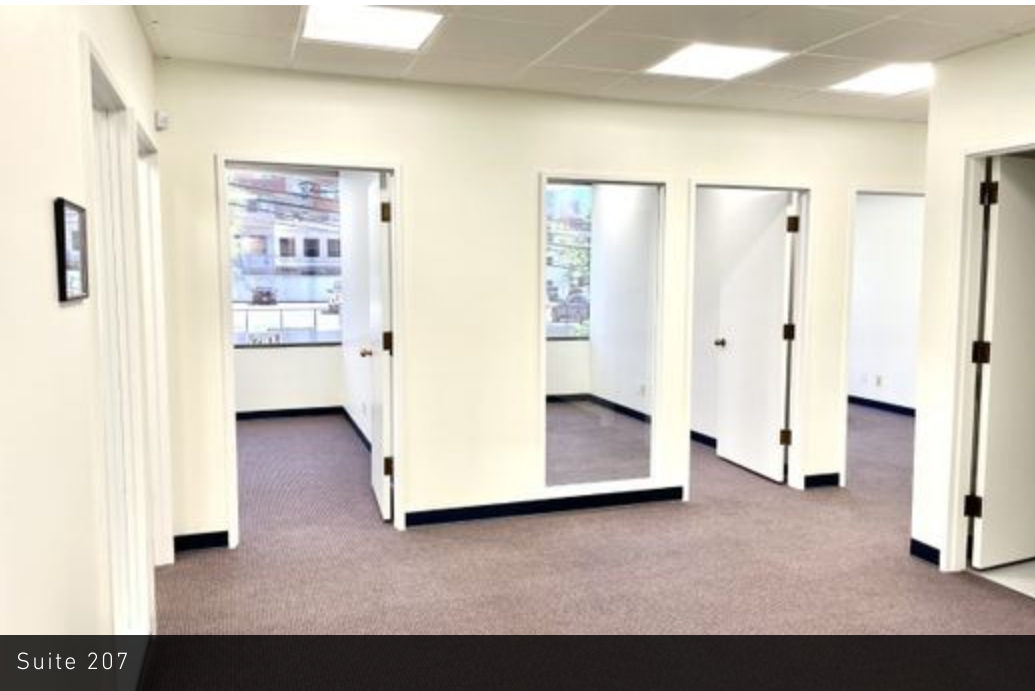
Suite 200+209



Suite 200+209 Kitchenette

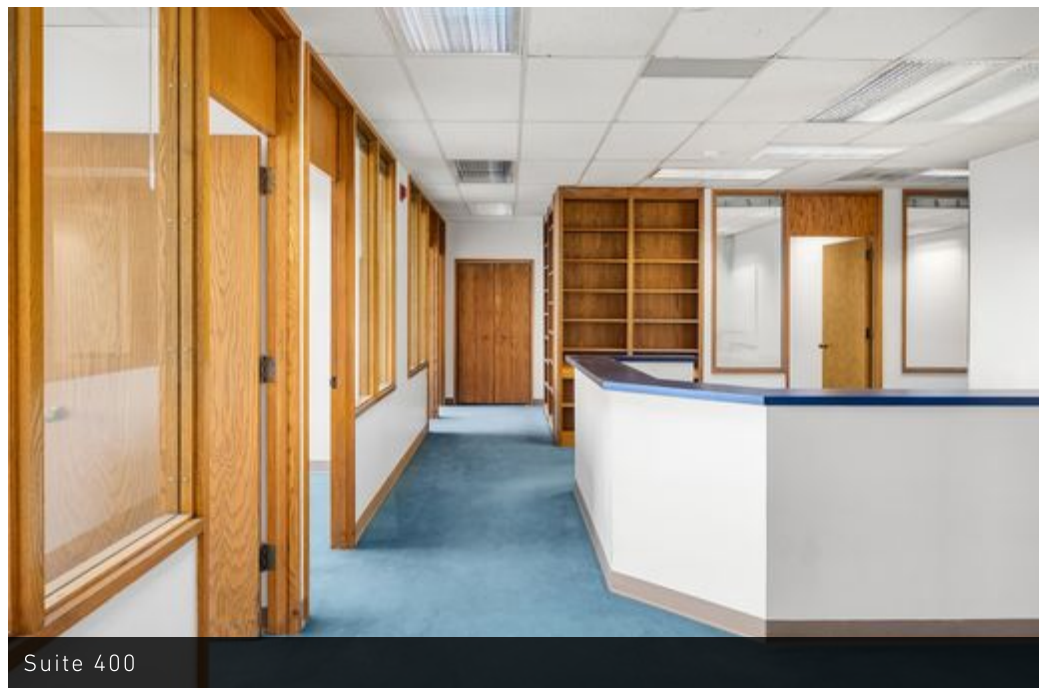
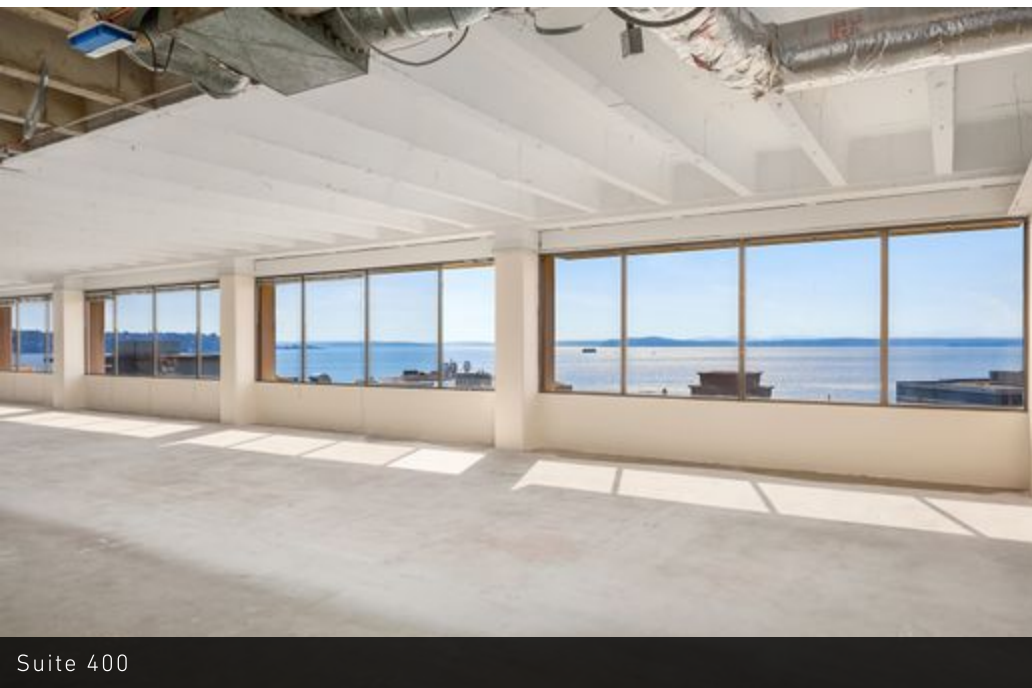
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G E M P L A Z A



72

TRANSIT SCORE



94

WALK SCORE



70

BIKE SCORE



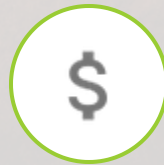
56,601

POPULATION



34,833

HOUSEHOLDS



\$137,707

HOUSEHOLD INCOME

* 2020 Demographics based on 1 mile radius

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