

FOR SUBLEASE

4545 ROOSEVELT

4545

ROOSEVELT WAY NE

Seattle, WA 98105



PROPERTY HIGHLIGHTS

- + **Available Space:** Floors 5 & 6 totaling 27,414 rentable sq. ft. divisible to \pm 13,707 rentable sq. ft. per floor
- + **Sublease Term:** \pm 8 years in length expiring on July 10, 2026
- + **Condition of Space:** Shell condition currently with tenant improvement allowance available for subtenant's use
- + **Parking:** Ample on-site parking with additional parking in nearby lots within easy walking distance
- + **Transit:** Located one-half block from NE 45th Street and Metro service
- + **Amenities:** Adjacent to Trader Joe's, and walking distance to numerous retail amenities, hotels and coffee shops
- + Seattle and Lake Union views



www.cbre.us/seattle

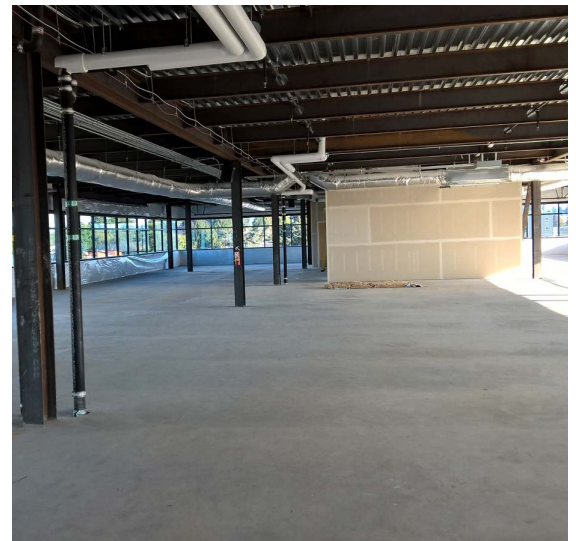
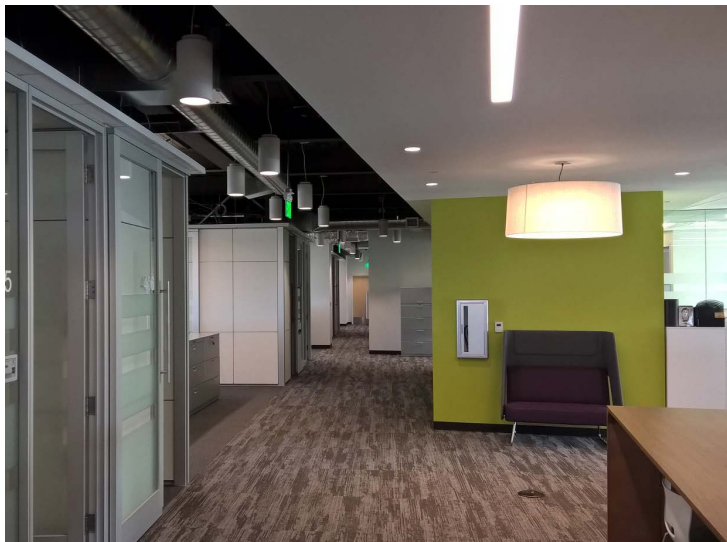
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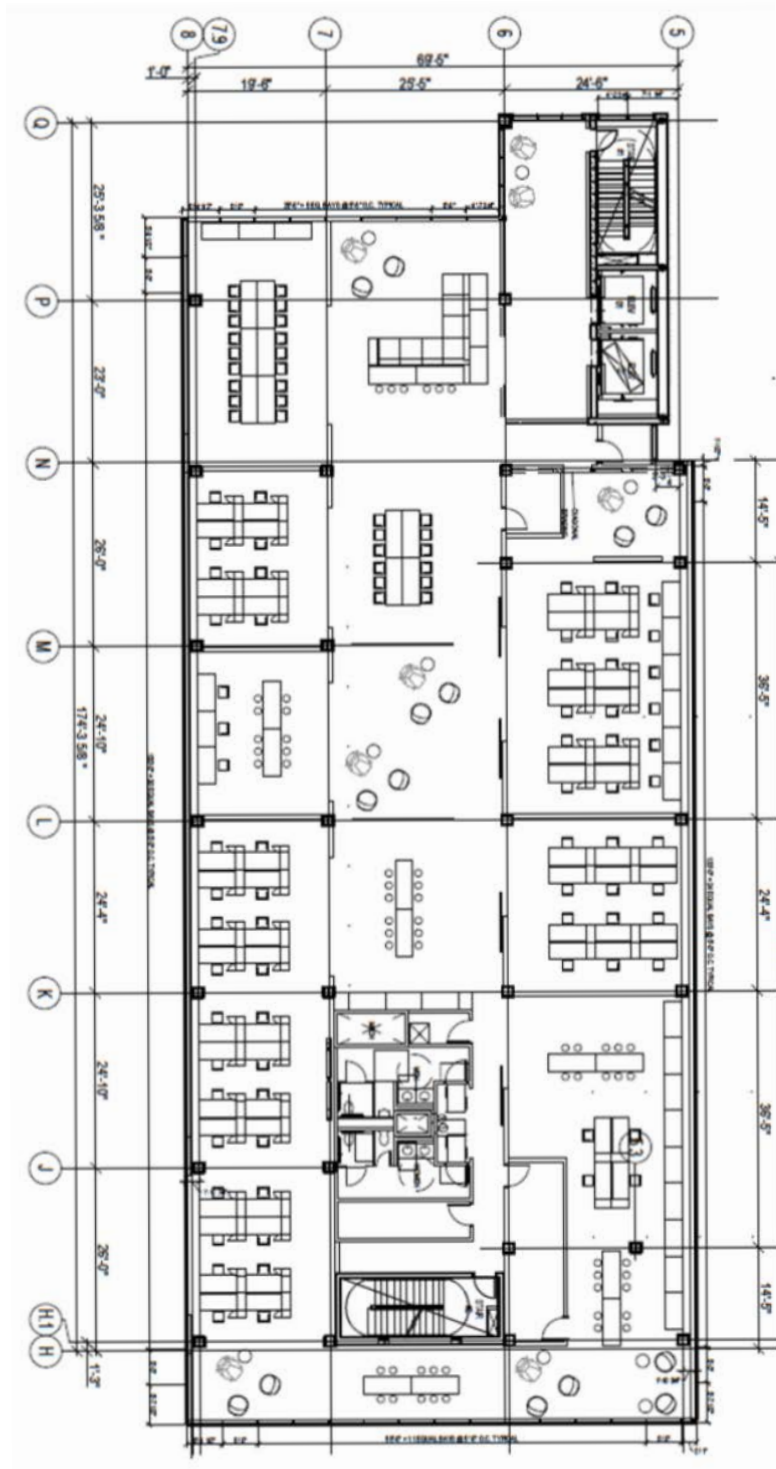
TENANT PROFILE

- + The building's only other tenant is UW's CoMotion Labs departments—the University of Washington's Innovation program working with start-ups and technology partners






FLOOR PLAN



SAMPLE LAYOUT
±13,707 Sq. Ft.

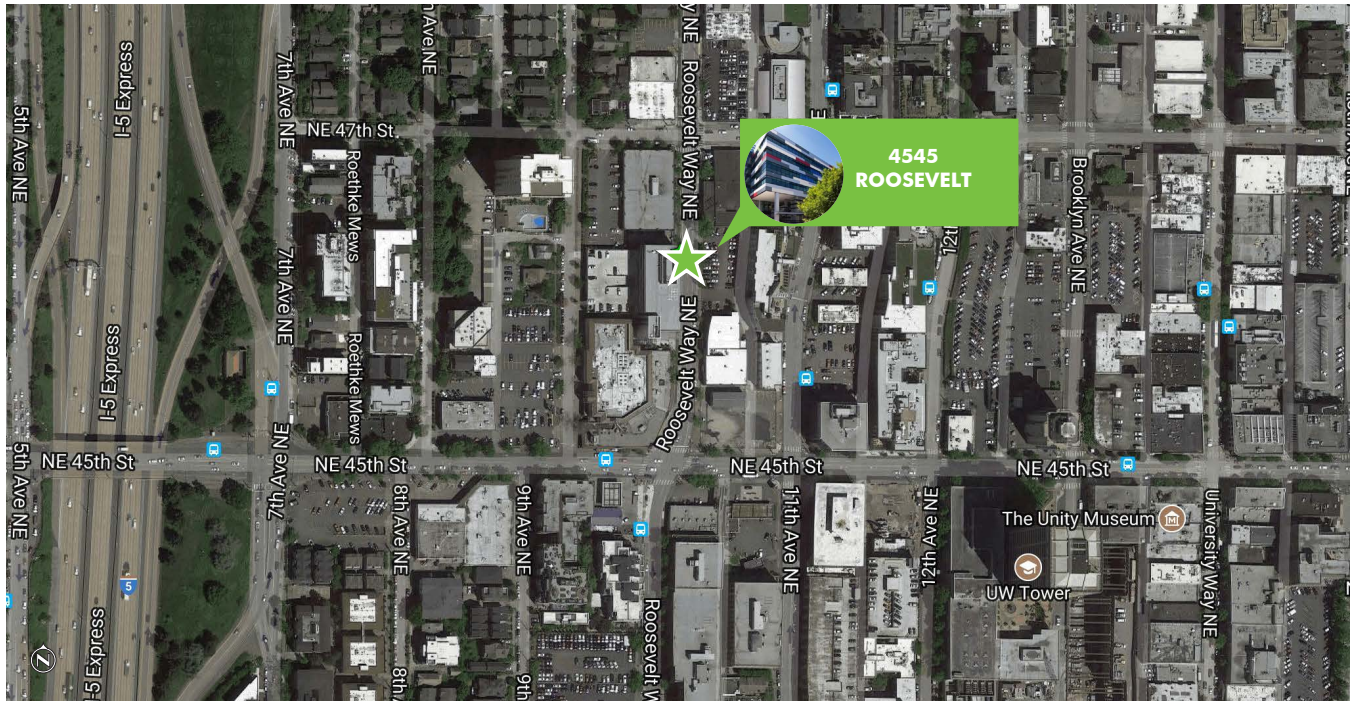

Not to scale

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LOCATION MAP



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