



ROOSEVELT COMMONS

OFFICE SPACE FOR LEASE
4311 11TH AVE NE
SEATTLE, WA 98105



AT THE NEXUS OF INNOVATION:

IN THE CENTER OF
THE UNIVERSITY
OF WASHINGTON'S
INTELLECTUAL
CAPITAL

HAVE IT ALL

Roosevelt Commons offers access to an exciting array of neighborhood amenities that come with being adjacent to a world-class university.



A LIVELY NEIGHBORHOOD

Some of Seattle's trendiest retail and dining establishments are in quick walking distance – Roosevelt Commons boasts a **96 walk score**.



A HUB FOR IDEAS & OPPORTUNITY

Create the next big thing: tap into the talent that is cultivated at the nearby University of Washington.



BUILDING HIGHLIGHTS



U DISTRICT LIGHT RAIL STATION

Coming 2021

- ▶ Steps from the planned **U District light rail station** opening 2021
- ▶ **Excellent transit options** with a multitude of direct and well-connected bus routes
- ▶ Easy I-5 access: just **2 blocks** away
- ▶ **Parking ratio** 1.3/1,000 RSF
- ▶ **Bike-friendly:** bike storage, on-site showers & locker rooms
- ▶ Proximity to UW's planned **Innovation District**, which will concentrate research and technology initiatives in a hub of innovation
- ▶ 2018 **LEED Gold** and **Energy Star** certified
- ▶ Impressive **city views**
- ▶ **Institutionally** owned and managed
- ▶ **Building signage** available



2 FULL FLOORS AVAILABILITY: JULY 2019

EXTRAORDINARY SPACES

Floors that boast above-average ceiling heights plus a penthouse floor with floor-to-ceiling windows that flood the space with natural light.

FLOOR	RSF	FLOOR TO CEILING & SLAB TO SLAB
5	±16,103	9.25' & 11.75'
6	±16,103	11' & 14'
TOTAL	±32,206*	

* Efficient floor plates of ±16,000 RSF with minimal columns





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