



Where  
business  
*meets*  
community



A 66,750 SF Class A office building adjacent to UW Tower in the U-District

OWNERSHIP



EXCLUSIVELY LISTED BY



wsecuplaza.com

# The U District's intersection of social & business

WSECU is pleased to announce its new Class A, 7-story office building located within the University District, home of the University of Washington, and next to UW Tower. WSECU is committed to the success of its members and community and offers the ideal setting for evolutionary companies to collaborate, grow, and thrive. At WSECU Plaza, you'll be in good company.



**7**

STORIES

**66,750**

TOTAL SF

**50,000**

AVAILABLE SF

**±10,000**

FLOOR PLATE SF



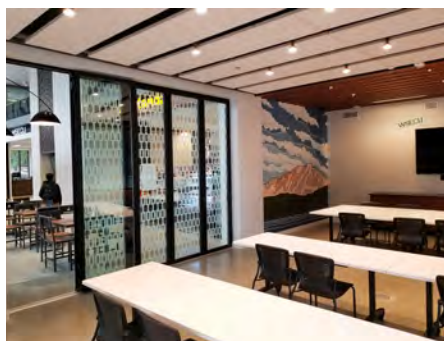
## THE CREDIT UNION FOR WASHINGTON

WSECU is a member-owned credit union serving the people of Washington State and will have a branch on the first floor. The dollars our members deposit go right back into the community we're all a part of, helping fellow members build homes and go to college, creating more jobs and strengthening our local economy right here in Washington.



## NEW U DISTRICT LINK LIGHT RAIL STATION

WSECU Plaza is one block from the new U District Station scheduled to open in 2021. It will serve the surrounding residential community, the "Ave" business district, other employment sites, the UW Tower, and the north UW campus.



## COMMUNITY MEETING ROOM

WSECU offers the local community a meeting space for groups to hold various types of gatherings. The meeting space will have direct access and be adjacent to Kitanda - coffee, espresso and açai.



## Features

- New 7-story, Class A office building
- Efficient floor plates, approx. 10,000 SF, with tremendous window lines
- Available now
- On-site parking available
- Walk Score of 97

## Location

- Located in the U District at the corner of NE 45th & 12th Ave NE
- Easy access to I-5 + express lanes
- Adjacent to University of Washington
- One block from the new Link Light Rail U District Station (2021)
- Numerous retail amenities within walking distance

## Amenities

- Community meeting room
- Bicycle storage
- WSECU branch on first + second floors
- Kitanda coffee + açai bowls located on the first floor



WSECU LOBBY



SOUND TRANSIT



UNIVERSITY OF WASHINGTON

# Availabilities



Suite	Size	Availability
Suite 300	4,842 SF	LEASE PENDING
Suite 301	3,034 SF	Vacant
Suite 302	1,755 SF	Vacant
Suite 400*	10,458 SF	Vacant
Suite 500*	10,474 SF	Vacant
Suite 600*	10,488 SF	Vacant
Suite 700*	10,665 SF	Vacant

\*Suites 400 - 700 can be demised to create partial floors or combined for larger users

## OWNERSHIP



## LEASING INFORMATION

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**Jake Bos**

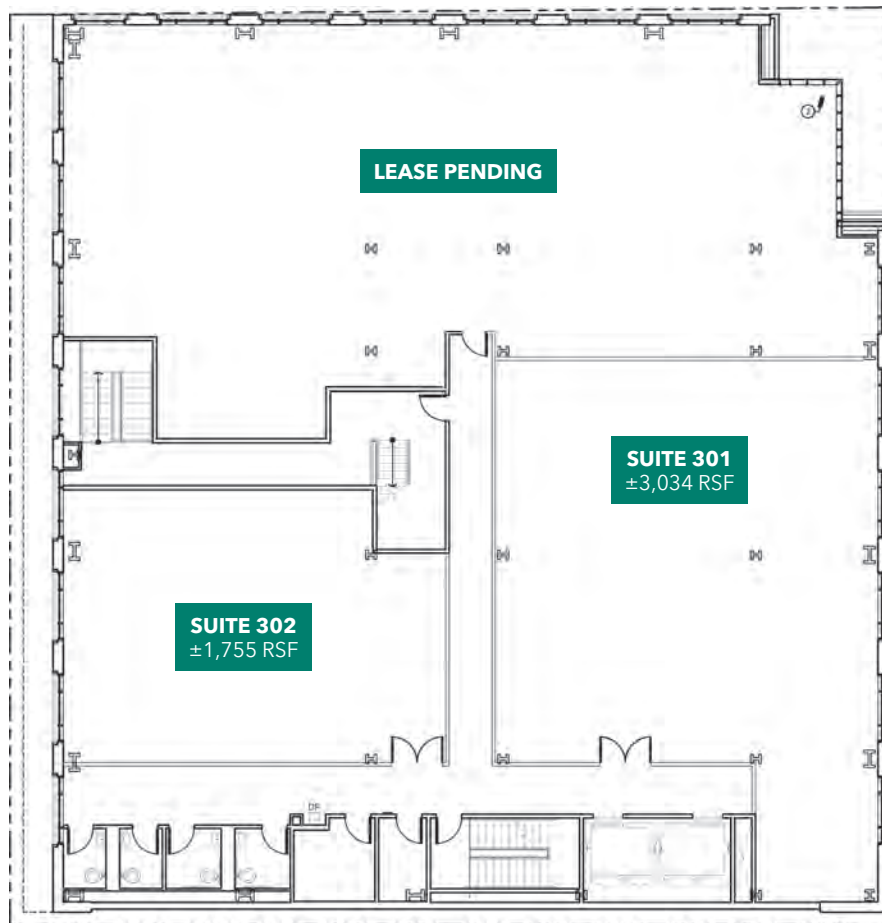
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## FLOOR 3



### OWNERSHIP



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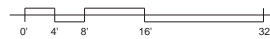
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# Test Fit Floor Plan

## TYPICAL FLOORS 4 - 6 | OPTION 1



Room Type	No. of Rooms
Workpoints	50
Enclosed Meeting	7
Open Meeting	1

Total RSF	10,473 (5th floor)
RSF Per Person	209 (5th floor)
Meeting:Workpoints	1:6

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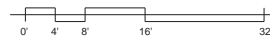
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# Test Fit Floor Plan

## TYPICAL FLOORS 4 - 6 | OPTION 2



Room Type	No. of Rooms
Workpoints	72
Enclosed Meeting	9
Open Meeting	2

Total RSF	10,473 (5th floor)
RSF Per Person	145 (5th floor)
Meeting:Workpoints	1:7

### OWNERSHIP



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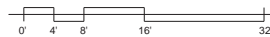
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# Test Fit Floor Plan

## TYPICAL FLOORS 4 - 6 | OPTION 3



Room Type	No. of Rooms
Workpoints	73
Enclosed Meeting	10
Open Meeting	3

Total RSF	10,473 (5th floor)
RSF Per Person	143 (5th floor)
Meeting:Workpoints	1:6

### OWNERSHIP



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# Floor Plan

## FLOOR 7



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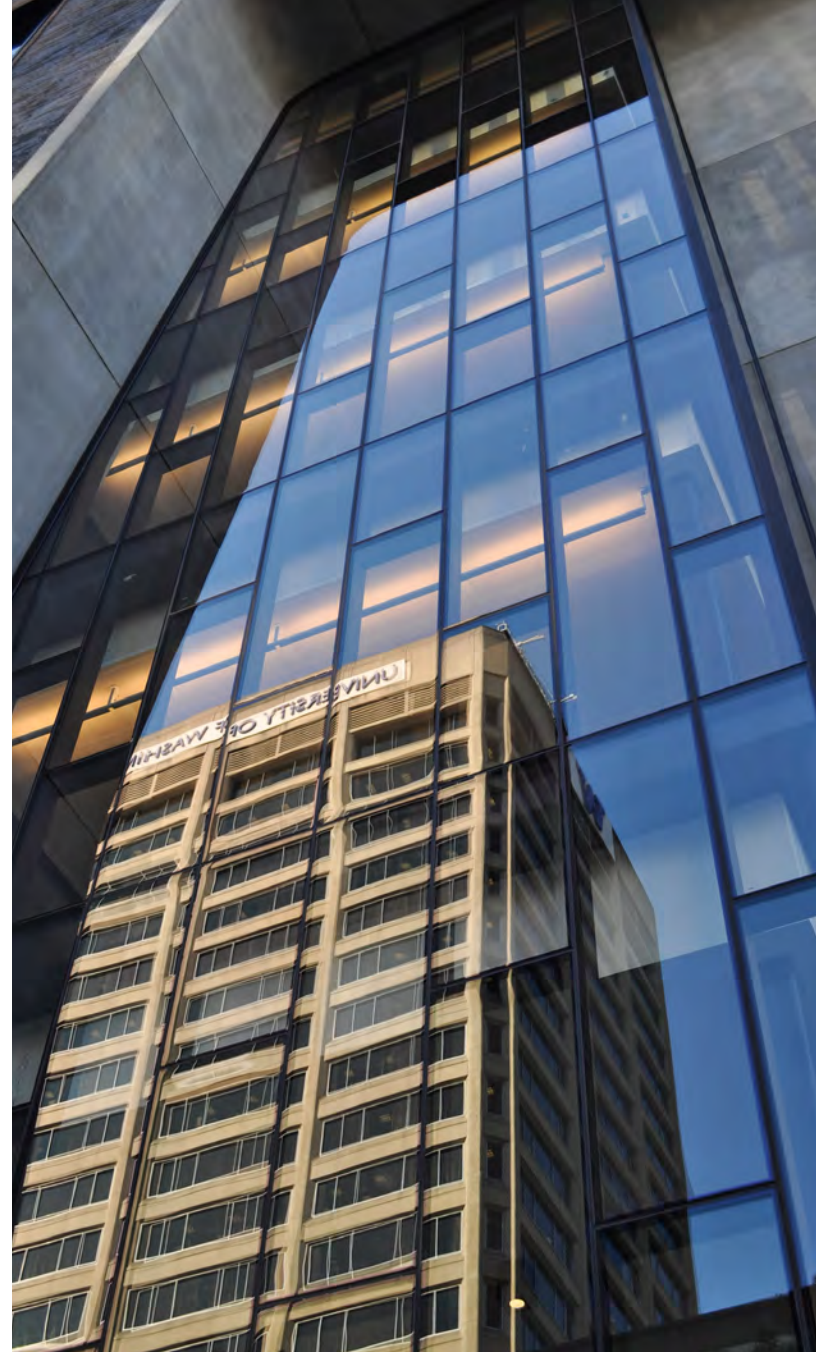
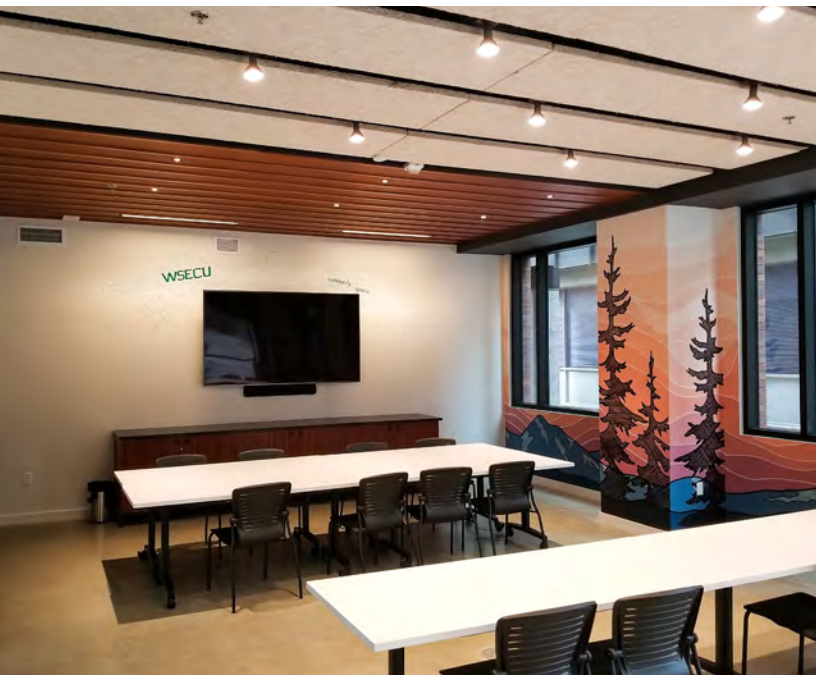
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