



NORTHGATE OFFICE BUILDING

9750 3rd Avenue NE | Seattle, WA 98115

The Northgate Office Building is located within Northgate Executive Center, just south of Northgate Mall and Thornton Place. Situated close to the I-5 interchange, the Building provides excellent access to metropolitan Seattle.

The Building is also located just two short blocks from the much-anticipated Northgate light rail station scheduled to open in 2021. Also slated for opening in 2021, the new NHL hockey headquarters and skating facilities will enhance the mixed-use redevelopment of the entire 55 acre Northgate Mall.

With these improvements the Northgate neighborhood is being transformed into a terrific location in which to work, live, shop & play.

HIGHLIGHTS

- Highly efficient space on the 2nd and 3rd floors
- Newly renovated main lobby and common areas, including modernized elevators
- Close to Northgate Mall and Thornton Place
- Easy access to I-5, multiple bus routes, and the much-anticipated light rail station (opening 2021)
- Free surface parking lot (4/1000 SF)

SECOND FLOOR



SUMMARY

* Divisible

Area

Floor 2: 8,500 RSF*

Floor 3: 2,251 RSF

1,146 RSF

Rent

Call for details

NNN's

\$10.99 PSF (2019)

Allowance

Negotiable

SALIENT FEATURES

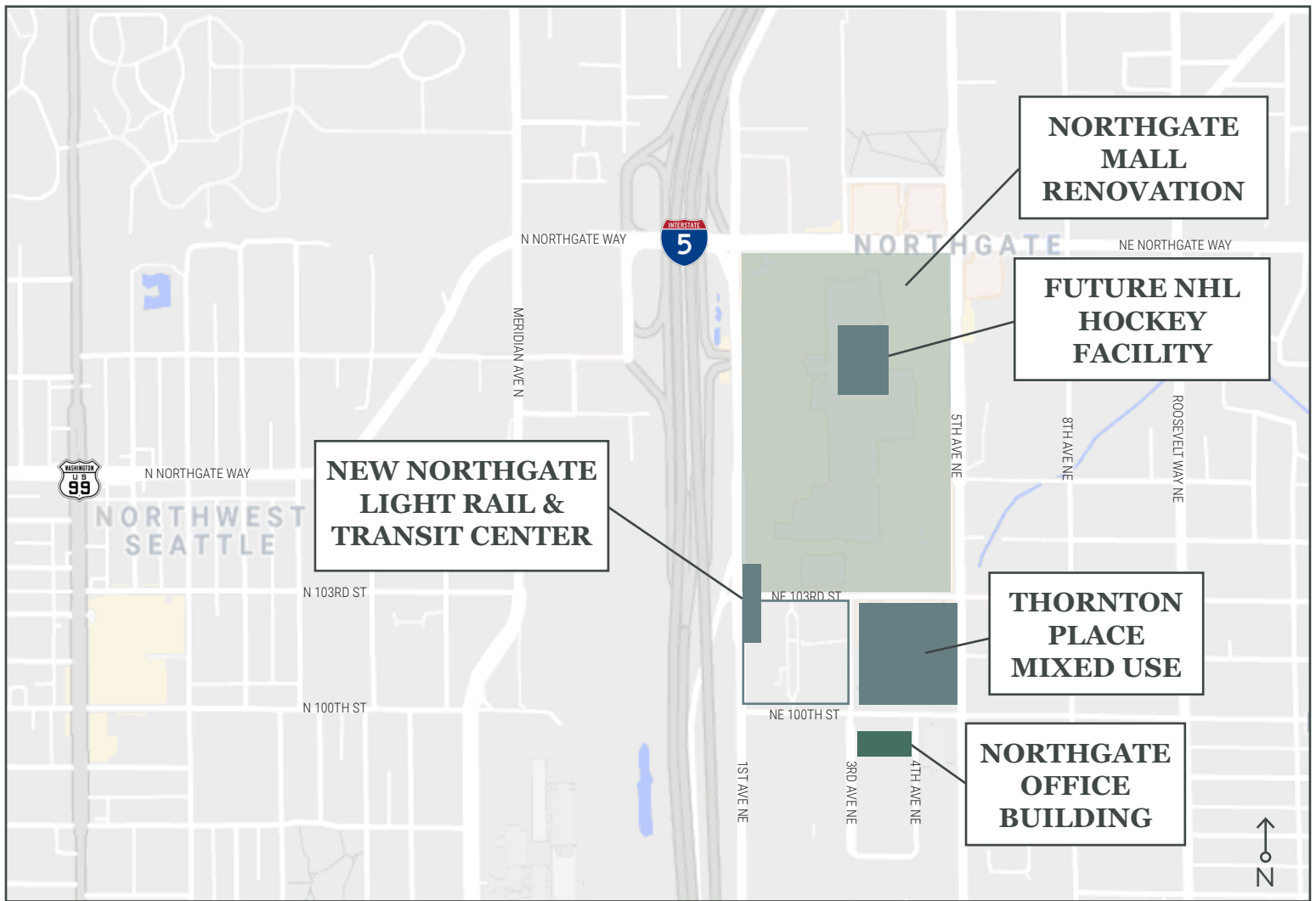
- Highly efficient space with column free corners and compact central core
- Continuous 7' height banded window wall, providing views to the exterior and natural light to the interior
- Excellent ratio of exterior space to interior space

THIRD FLOOR



DEMOGRAPHICS

	.5 miles	1 mile	3 miles	5 miles
Total Population	19,761	64,271	198,521	426,987
Daytime Population	120,021	225,290	403,572	616,663
Median Household Income	\$44,459	\$45,664	\$61,222	\$66,347



 Future Northgate Mall Redevelopment

LOCAL AMENITIES

The Northgate sub-market offers abundant shopping, dining and entertainment. These opportunities will only get better and more sophisticated as the 55 acre Northgate Mall transforms into a mixed-use facility with retail, residential, hotels and the new NHL headquarters, including public skating opportunities.

Thornton Place, a block away, will continue to offer an array of food service along with a multi-screen theater.

Transit amenities are exceptional with a transit score of “100”.



Transit Score

100



Walk Score

99

CONTACT

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