FOR LEASE

## WATERFRONT OFFICE SPACE

1151 FAIRVIEW AVE N | SEATTLE, WA 98109





FEATURES & AMENITIES

# High-End Finishes / Outdoor Patio Stunning Views of South Lake Union



• Building: 17,702 RSF

• Parking: 3+ stalls/1,000 RSF

• Available July 1, 2018



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- Situated lakefront in South Lake
   Union near Capitol Hill, within
   walking distance of shopping,
   restaurants, and an exciting diversity
   of cultural venues.
- Easy access to many transit options, with just a 5 minute walk to the nearest SLU Streetcar stop.
- Front door access to the Lake Union Loop, a 6 mile urban trail that circles the lake and connects numerous neighborhoods and parks.
- One half mile away from Lake Union Park and MOHAI's historic landmark location.

#### 17,702 RSF

1<sup>st</sup> floor: 6,831 SF 2<sup>nd</sup> floor: 10,871 SF

Construction: Steel frame and

concrete block

**Roof:** Flat roof with waterproof

membrane

**Exterior:** Concrete masonry, steel

framing, and sheet metal

**HVAC:** Units mounted on ceiling

**Elevators** One

Life Safety: Sprinklers

Zoning: C2-40

Water use restrictions may apply.

Parking: 58 stalls



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