

FOR
LEASE

OFFICE SPACE FOR LEASE WATERFRONT ON SOUTH LAKE UNION

1177 FAIRVIEW AVE N | SEATTLE, WA 98109



FEATURES
& AMENITIES

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



- Building: ±8,526 RSF
- Parking 3+ stalls/1,000 RSF
- Available **December 31, 2017**



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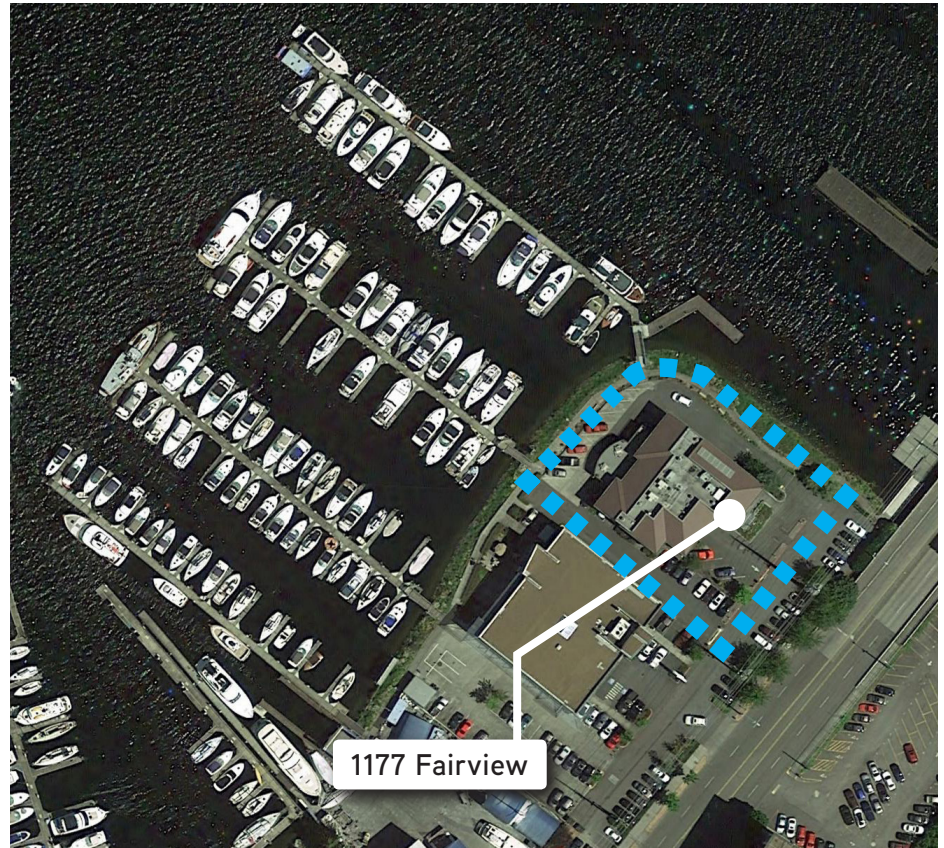
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South Lake Union Park

- 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.

Floor	±RSF	Rates
1st	1,127	\$33.00/RSF NNN
2nd	±7,399	\$33.00/RSF NNN
Total contiguous space:	±8,526	\$33.00/RSF NNN



Year Built: 1988
Construction: Reinforced concrete
Roof: Wood frame
Exterior: Wood siding
HVAC: Fully conditioned
Elevators: One
Life Safety: Sprinklers
Zoning: C2-40
Water use restrictions may apply.