

For Lease

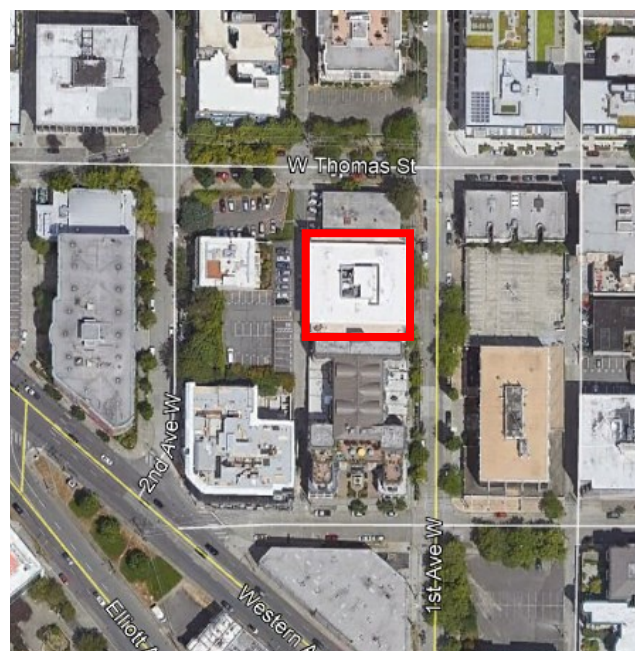


221 1st Ave W, Seattle, WA 98119

GEM Plaza is excited to offer office space in the desirable Lower Queen Anne neighborhood. The building is commuter friendly, parking available on site (garaged) and street, easy to find for clients, and has amazing views of the Sound and Space Needle. \$3MM renovation underway: new lobby, exterior, elevators and washrooms.

Highlights:

- Beautiful Views
- Onsite Parking Garage and ample street parking
- On major Transit Routes
- Close to Entertainment Amenities (Space Needle, Key Arena, Science Center)
- Minutes from Downtown



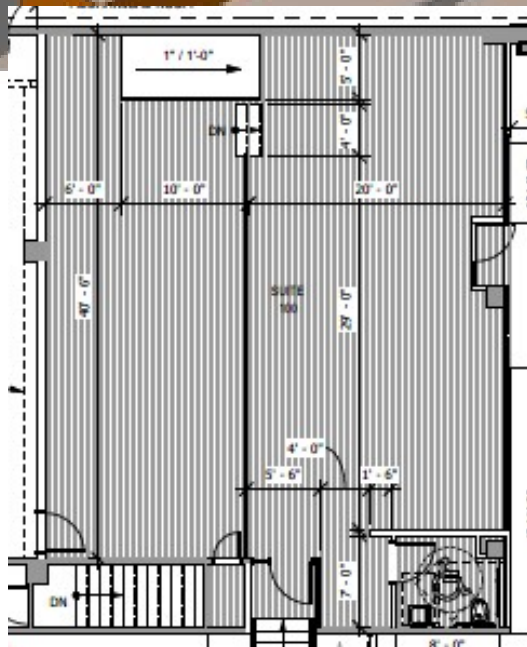
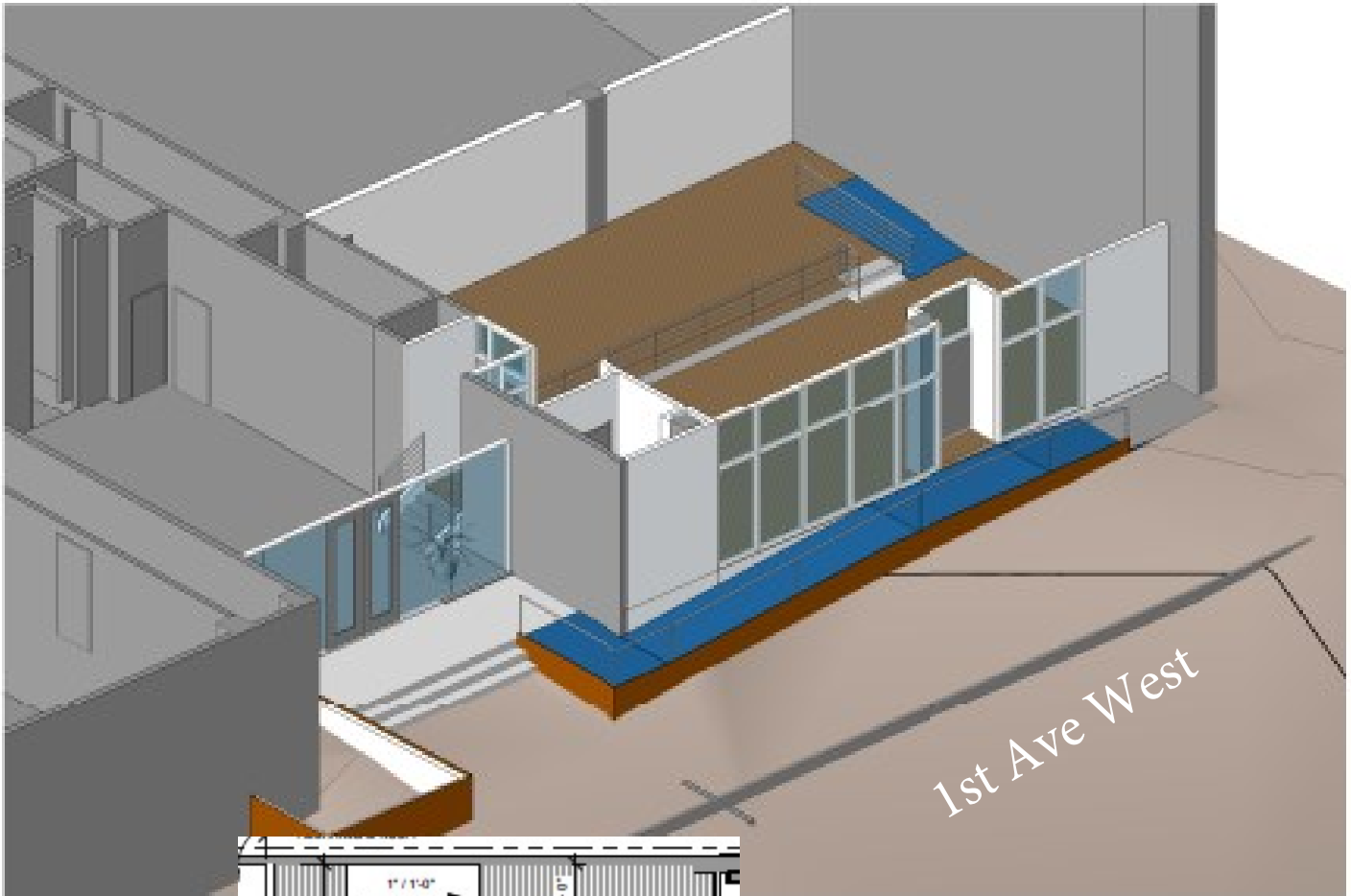
Erich Guenther | 206-856-5884 | erich@gempartners.net

All square footage references are approximate. The information contained herein is from sources deemed reliable.

Available Now

New Street Level

Suite 100 - 1,505RSF



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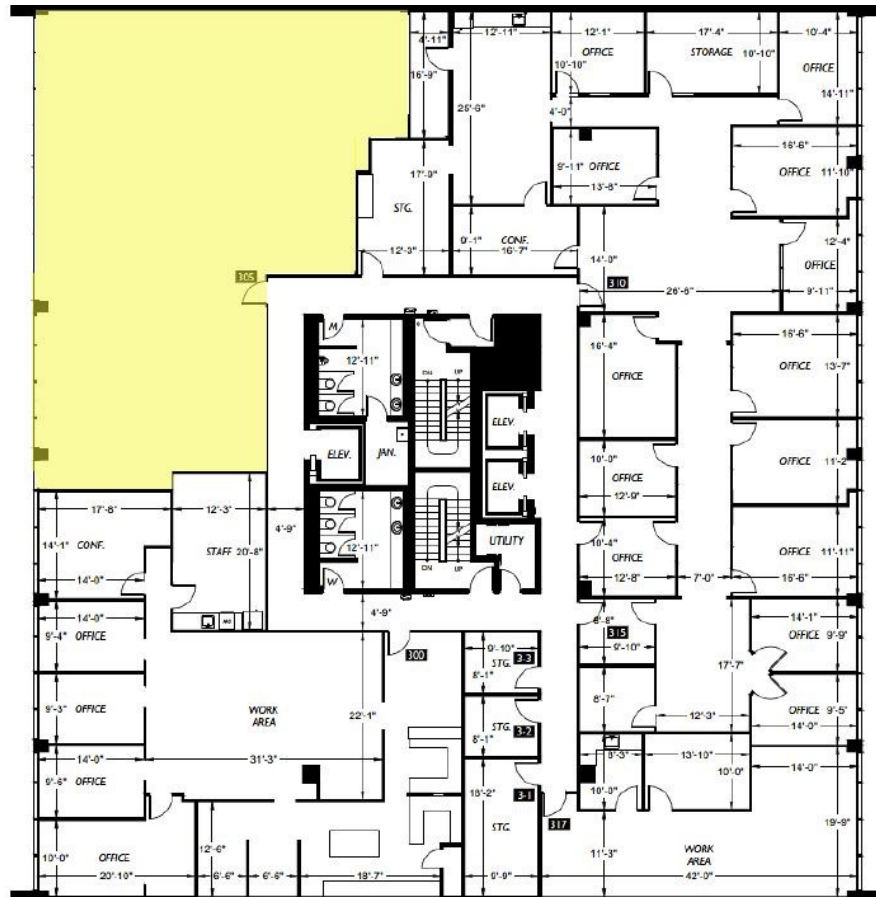
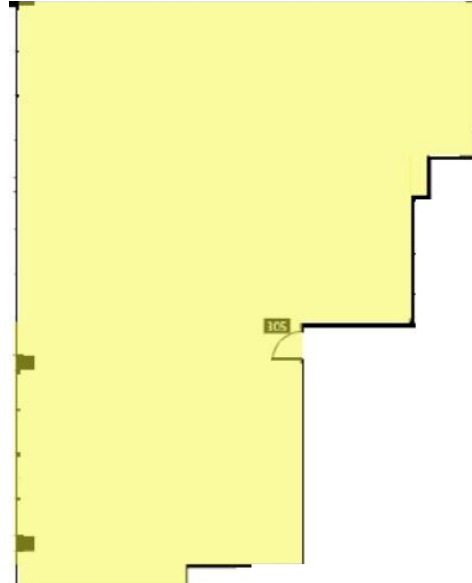
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Available Now

Third Floor

Suite 305 - 2,980 RSF

WEST—Ocean View



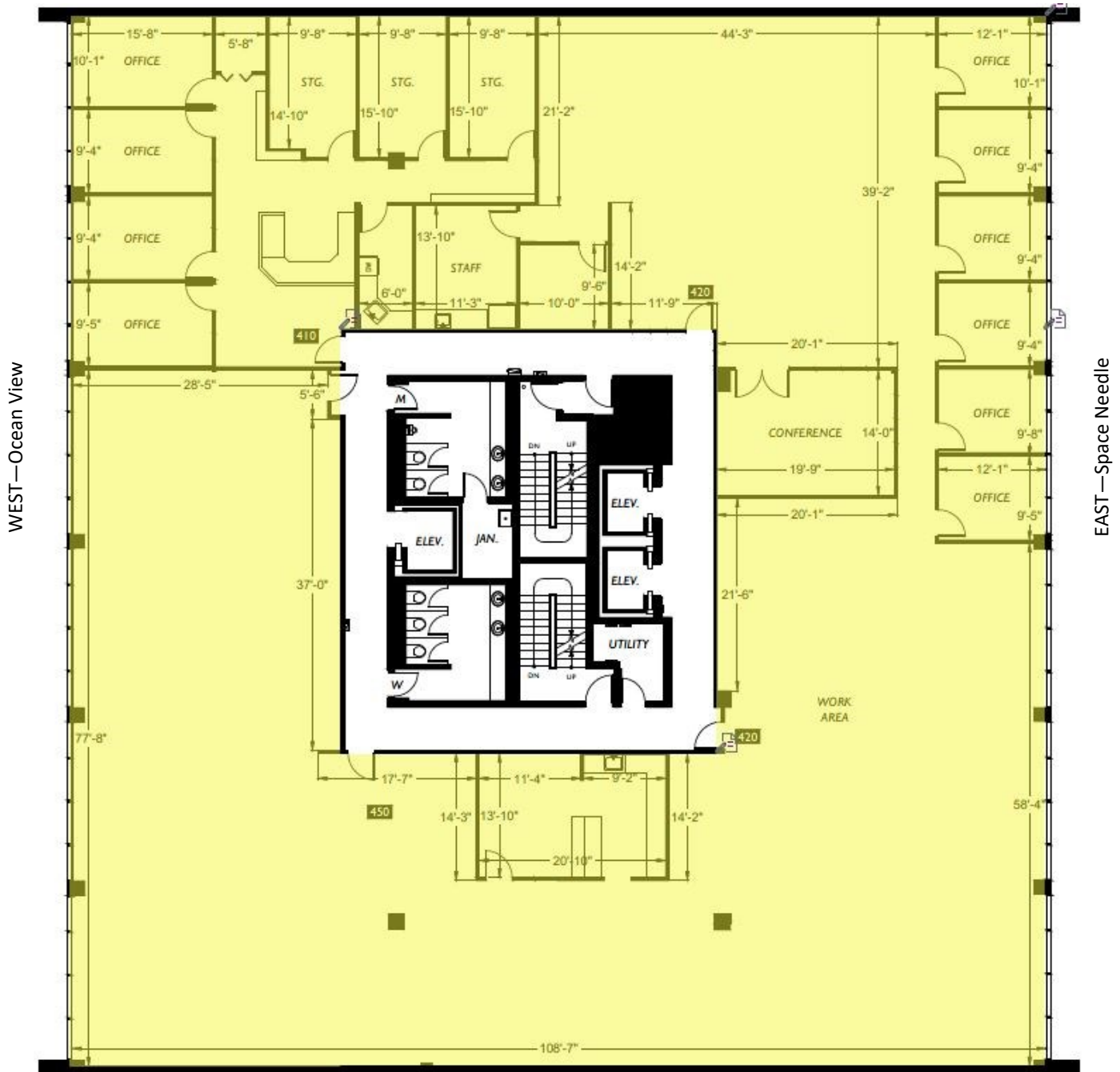
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Available Now

Fourth Floor

Suite 400 – 13,041 RSF



WEST—Ocean View

EAST—Space Needle



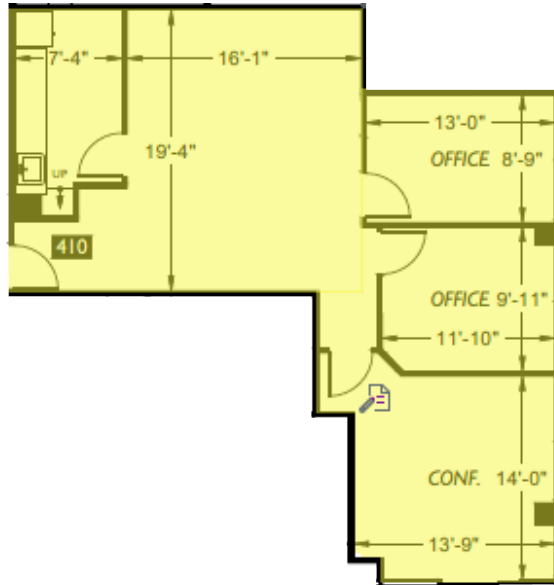
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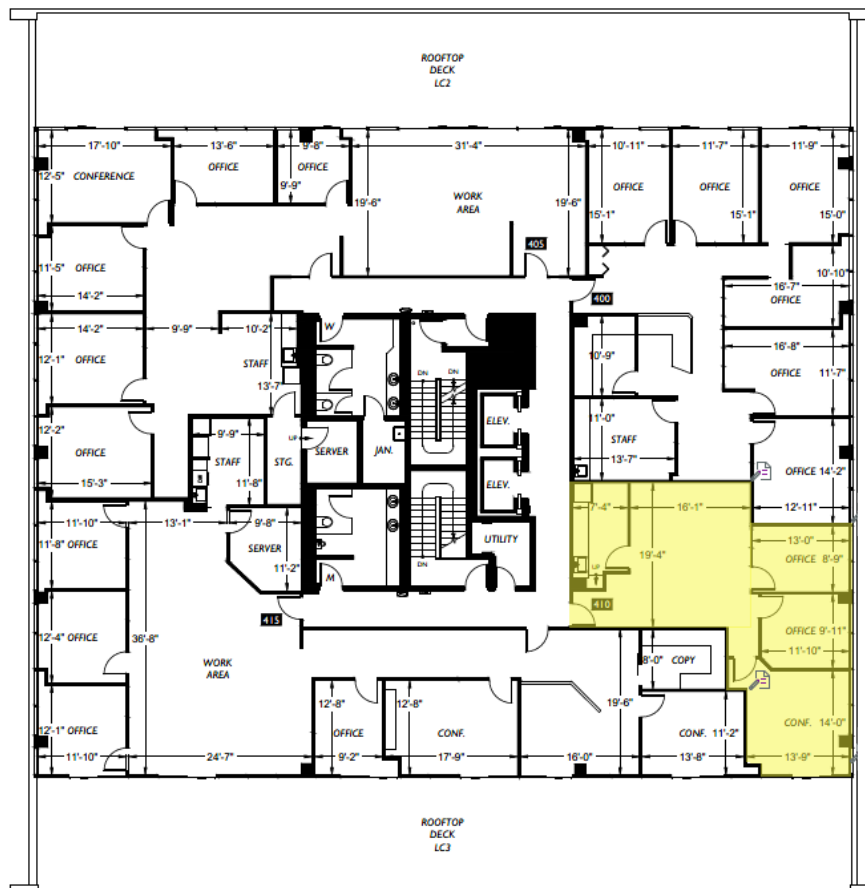
Available Now

Fifth Floor

Suite 510 - 1,693 RSF



EAST—Space Needle



Available Now

Fourth Floor Reception



**Build out renderings by Nelson*

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Building Updates

Existing Building



Building Updates



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