

UNIVERSITY DISTRICT BUILDING

1107 NE 45TH STREET, SEATTLE, WA



Office Space For Lease - Reduced Leasing Rates

842 - 13,255 SF spaces available

70,051 total SF available

Lease rates of \$22-\$25, fully serviced, for 5-year term

Great location, in close proximity to the University of Washington

Great freeway access and public transportation

Restaurants, shops, and other services within walking distance of office

Secured parking available

Light rail station three blocks away

KEN HIRATA

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JEFF LOFTUS

206.248.7326

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KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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FLOOR 1



OFFICE AVAILABLE SPACE

	SF	New Rate	Available	Comments
SUITE 110	5,527	\$22.00/SF	Now	15 private offices, conference room, kitchen
SUITE 114	2,247	\$22.00/SF	Now	9 private offices, conference room, kitchen
SUITE 120	7,381	\$22.00/SF	Now	21 private offices open area, restroom, kitchen
SUITE 121	1,231	\$22.00/SF	Now	3 private offices, kitchen, conference room

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FLOOR 2



OFFICE AVAILABLE SPACE

	SF	New Rate	Available	Comments
SUITE 200	4,862	\$22.00/SF	Now	15 private offices, conference room, kitchen, work area, storeroom
SUITE 205	3,131	\$22.00/SF	Now	11 private offices, conference room, kitchen
SUITE 215	1,107	\$22.00/SF	Now	2 private offices, conference room, kitchenette
SUITE 220	4,238	\$22.00/SF	Now	Built out as a dental office, 9 dental stations
SUITE 230	3,790	\$22.00/SF	Now	Large open area, 6 private offices

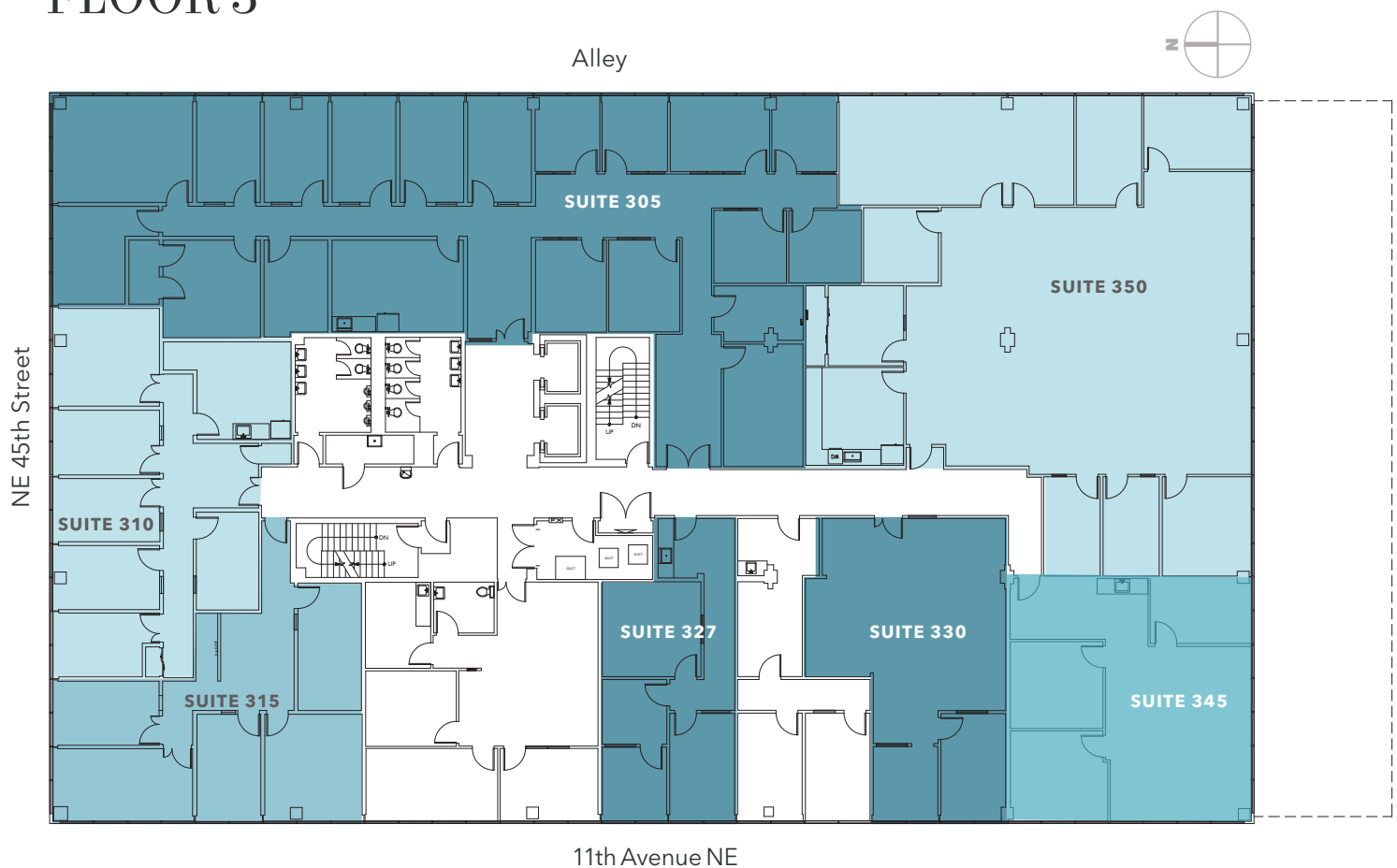
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FLOOR 3



OFFICE AVAILABLE SPACE

	SF	New Rate	Available	Comments
SUITE 305	4,597	\$22.00/SF	Now	18 private offices, kitchen
SUITE 310	1,654	\$22.00/SF	Now	6 private offices, kitchen
SUITE 315	1,363	\$22.00/SF	Now	5 private offices
SUITE 327	842	\$22.00/SF	Now	3 private offices, kitchenette
SUITE 330	1,143	\$22.00/SF	Now	2 private offices, open area
SUITE 345	1,339	\$22.00/SF	Now	5 private offices, kitchen, open area
SUITE 350	4,054	\$22.00/SF	Now	Large open area, 7 private offices, kitchen, conference room

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FLOOR 4



OFFICE AVAILABLE SPACE

	SF	New Rate	Available	Comments
SUITE 400	5,173	\$25.00/SF	Now	17 private offices, kitchen, conference room
SUITE 410	921	\$25.00/SF	Now	3 private offices
SUITE 417	2,282	\$25.00/SF	Now	5 private offices, kitchenette, conference room
SUITE 440	5,441	\$25.00/SF	Now	13 private offices, 8 cubicles, kitchen

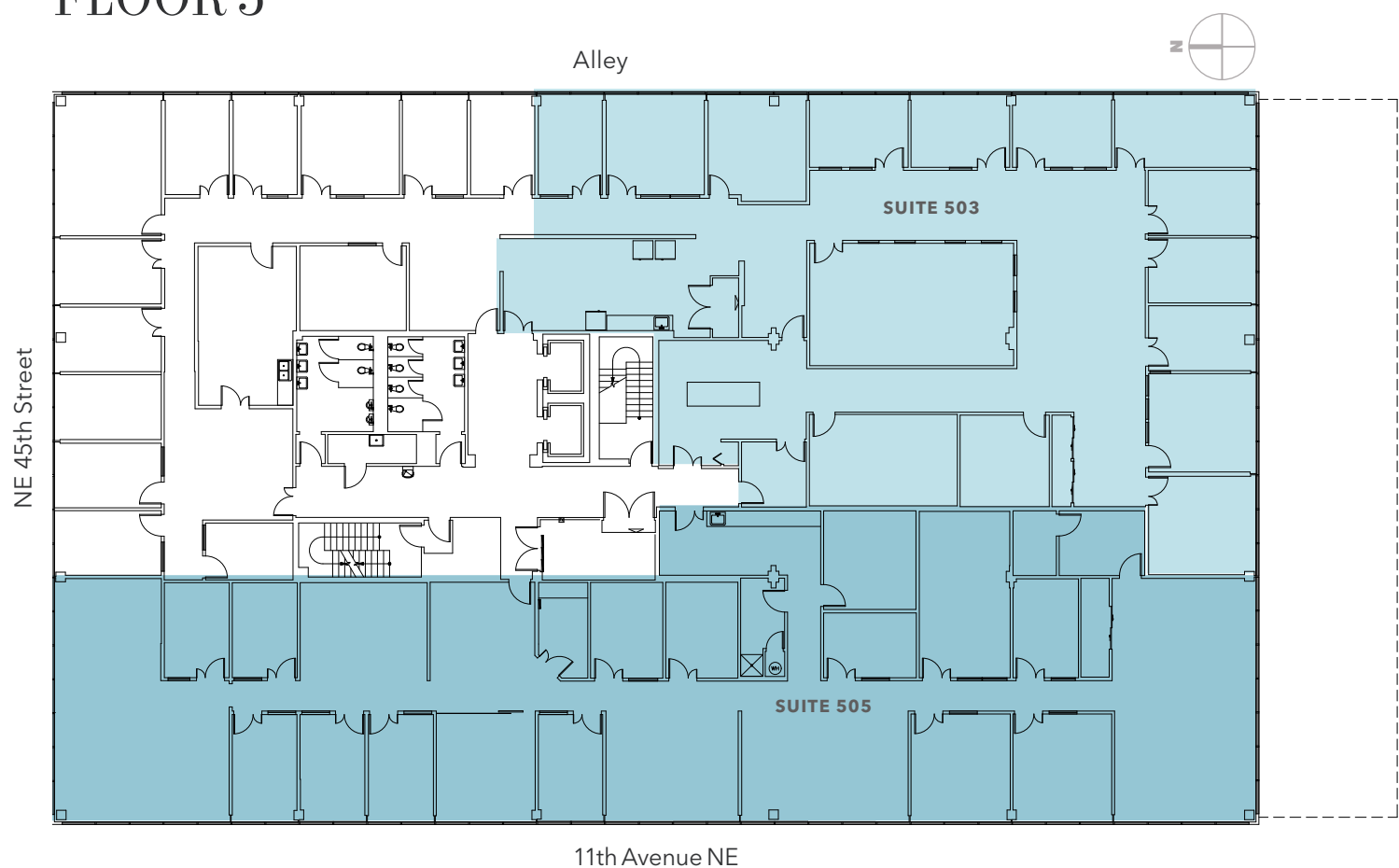
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FLOOR 5



OFFICE AVAILABLE SPACE

	SF	New Rate	Available	Comments
SUITE 503	6,172	\$25.00/SF	Now	14 private offices, large conference room, kitchen
SUITE 505	7,083	\$25.00/SF	Now	16 private offices, 2 large conference rooms, kitchen

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