

FOR LEASE

R.D. MERRILL BUILDING

1938 FAIRVIEW AVE E, SEATTLE, WA

*Two Suites Available 2,837 & 4,888
RSF can be combined for 7,725 RSF*

Local Ownership

Great South Lake Union location

Secured parking garage

Available street parking

Easy access to I-5, SLU, CBD and UW

Access to shared lunchroom space, exercise area,
and showers

Operable windows

\$36.00 PSF lease rate

JEFF HUNTINGTON

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Broker & Tenant Lease
Incentives Available



km Kidder
Mathews



LEASE INCENTIVES

BROKER INCENTIVE

\$10,000 Bonus Fee for Suite 200A

\$15,000 Bonus Fee for Suite 202

\$25,000 Bonus Fee for both Suites 200A and 202

TENANT INCENTIVE

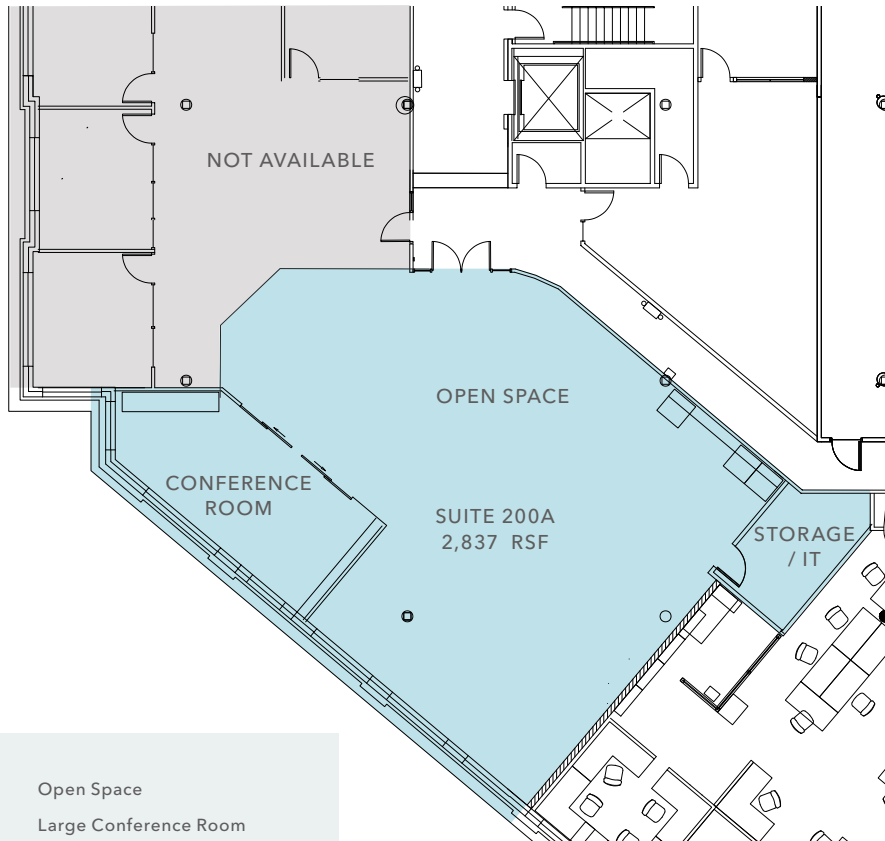
Six (6) months of abated rent on a five (5) year term*

* Minimum of a 60-month rent paying term. Subject to Landlord approved credit, lease structure and other conditions. All concessions subject to Landlord's written approval.

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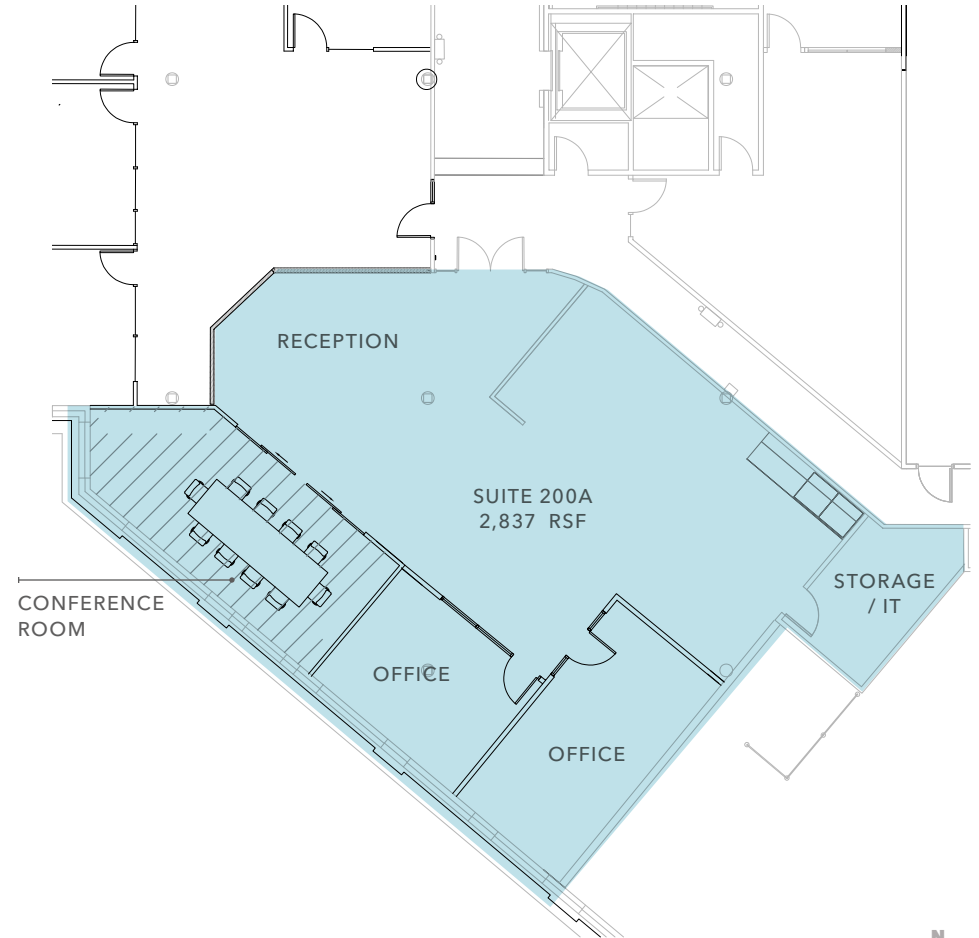
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CURRENT BUILDOUT - 200A



Open Space
Large Conference Room
Storage / IT Room
Exposed Ceilings
Great Window Line
Views of South Lake Union

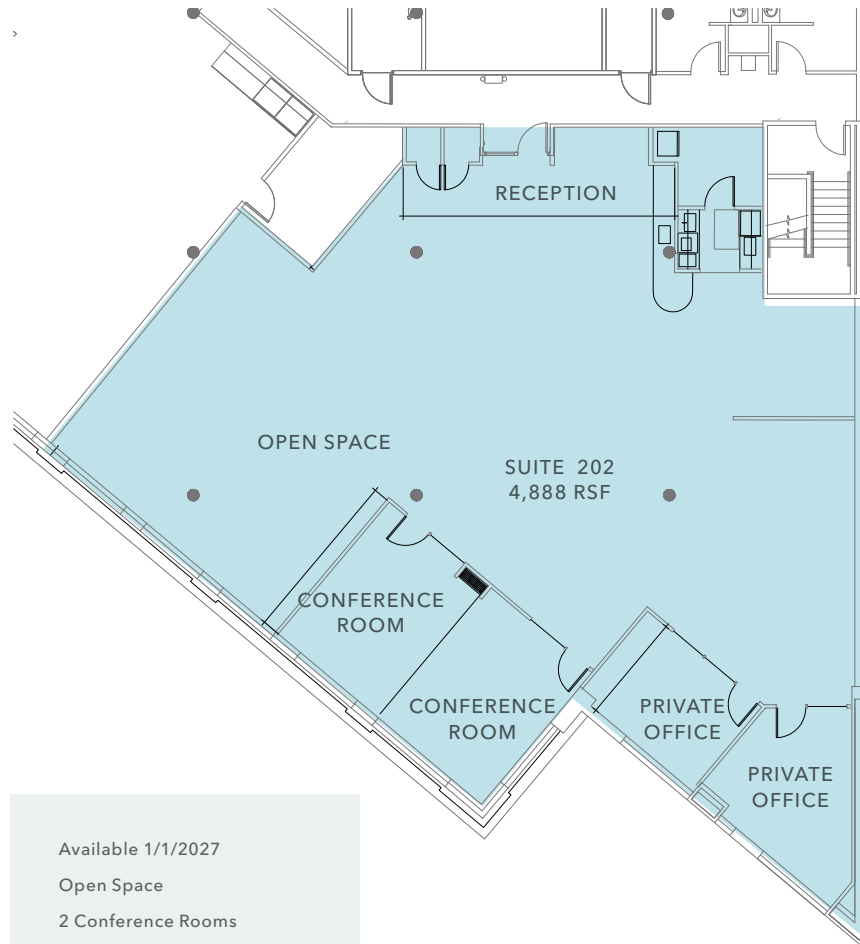
CONCEPTUAL PLAN - 200A



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CURRENT BUILDOUT - 202



Available 1/1/2027

Open Space

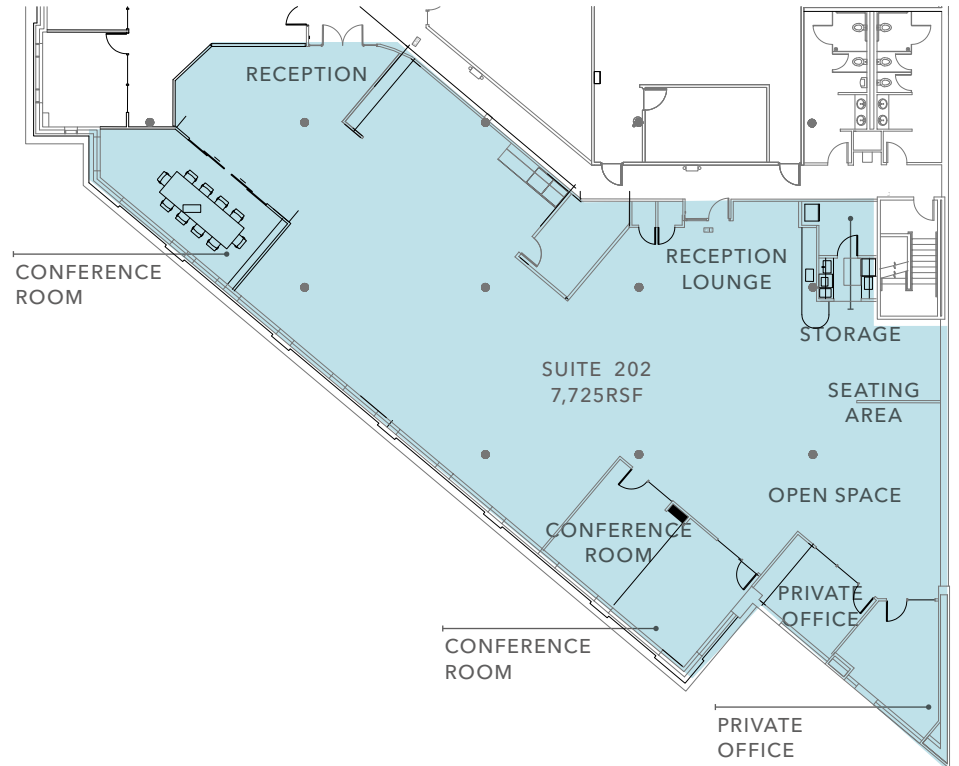
2 Conference Rooms

2 Private Offices

Reception

Phone Booth

COMBINED PLAN - 200A + 202



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