

# CREATIVE OFFICE FOR LEASE

## GEM PLAZA

221 1st Avenue West, Seattle, WA 98119



For more information please contact:

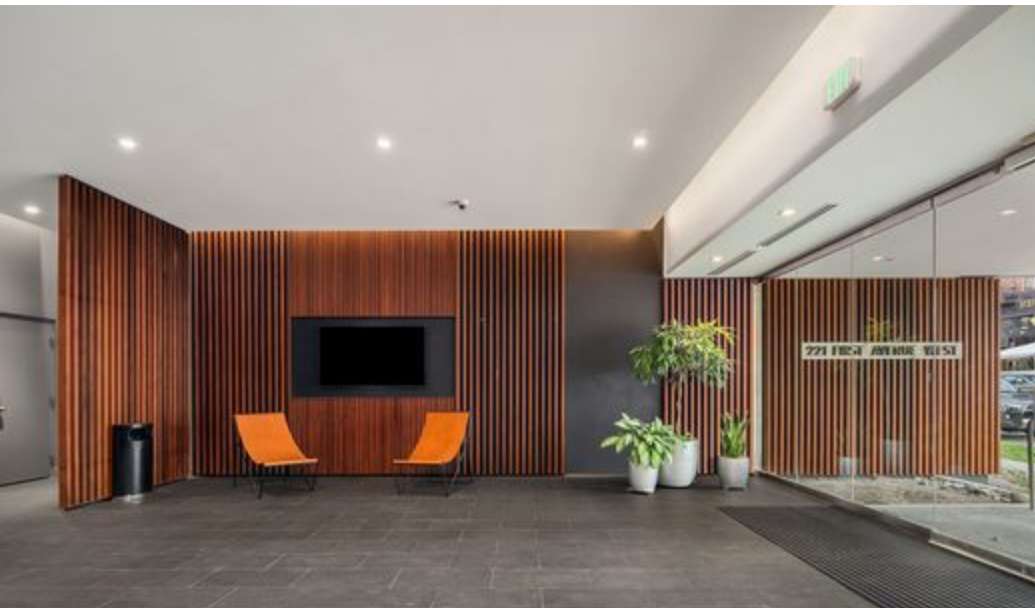
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# GEM PLAZA



## NEIGHBORHOOD OVERVIEW

Located 2 blocks from the Seattle Center, Space Needle, and Climate Pledge Arena. Lower Queen Anne/Uptown offers easy access to everything from multiple grocery stores to waterfront biking. The neighborhood's centrality, along with ample historical charm and commercial resilience fosters a special blend of work-life balance. Transportation is a breeze, in addition to abundant dining establishments and entertainment options. Lower Queen Anne is the cultural heart of the city, host to traditional and experimental theaters, museums, and independent cinema, the combination of which fuels a steady flow of patrons to sustain the areas many businesses.

## PROPERTY HIGHLIGHTS

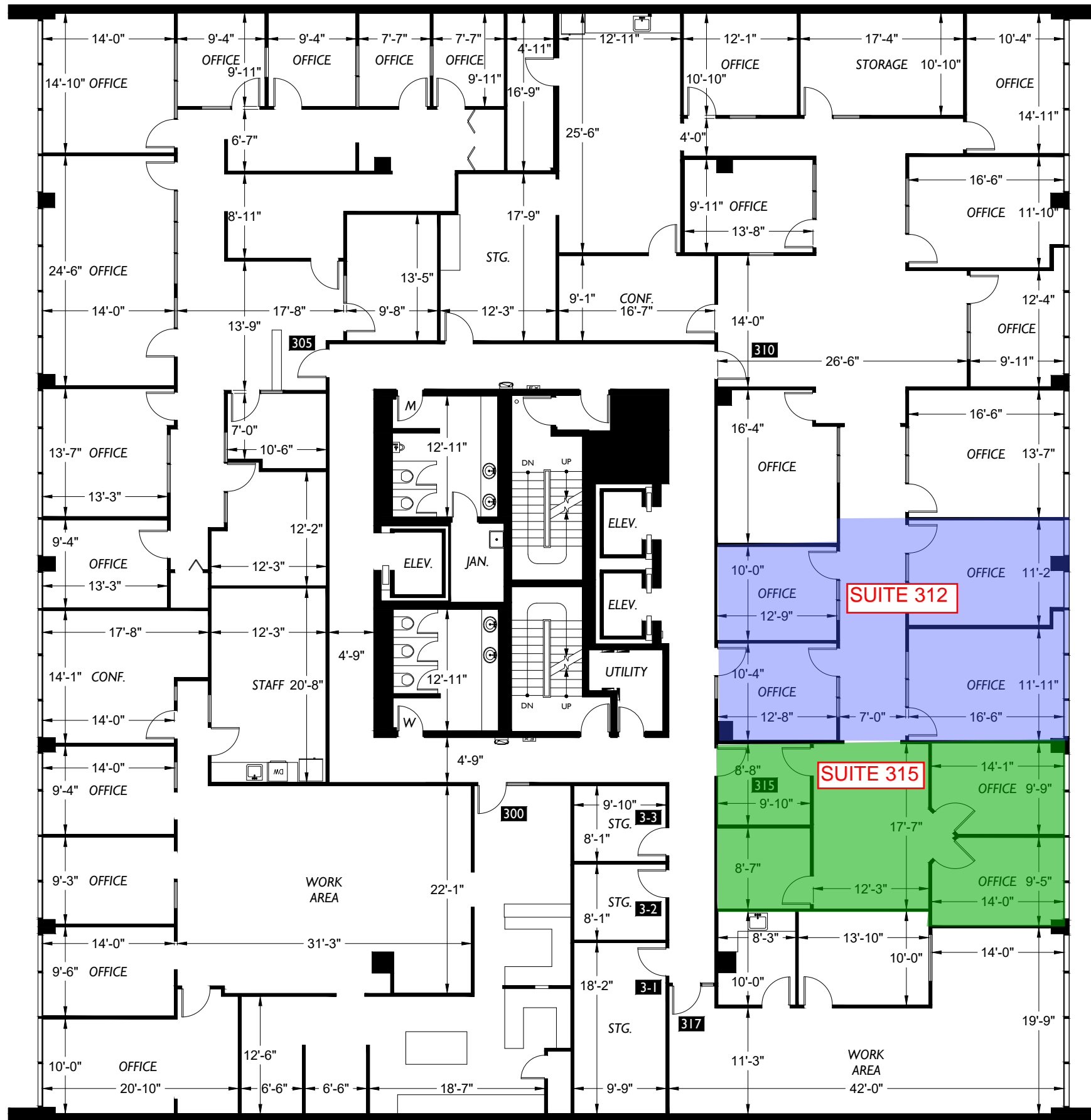
- Rare office vacancy at GEM Plaza, a 55,000 sq ft boutique office building
- Brand new \$2M Building renovation designed by Olson Kundig Architects
- Stunning views of Elliot Bay, Olympic Mountains, Cityscape, and Space Needle
- Ground floor retail tenant is BakeShop
- Parking ratio 1.7 stalls/1,000 SF in secure garage (2-3 stalls at \$225/stall). EV chargers available in Building garage.
- Common area showers
- Internet providers: CenturyLink, Comcast, and Wave
- Gross Rent includes janitorial service 5 nights per week

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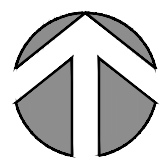
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## AVAILABILITY

SUITE	SIZE (RSF)	GROSS LEASE RATE	DESCRIPTION
■ Suite 312	1,029 SF	\$38.00/SF	Can be combined with Suite 315 for a total of 1,868 RSF.
■ Suite 315	839 SF	\$38.00/SF	Can be combined with Suite 312 for a total of 1,868 RSF.
■ Suite 505	2,810 SF	\$29.38/SF	Top (5th) floor creative office with large outdoor deck. Sublease through November 30, 2024. 3 parking spaces available for \$175/month per stall.



1ST AVENUE WEST



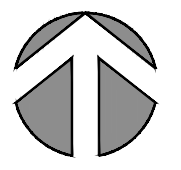
Adjacent Building



1ST AVE WEST

1st Avenue West

Adjacent Building



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# GEM PLAZA



72

TRANSIT SCORE



94

WALK SCORE



70

BIKE SCORE



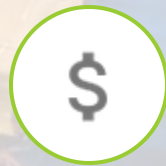
56,601

POPULATION



34,833

HOUSEHOLDS



\$137,707

HOUSEHOLD INCOME

\* Estimated 2023 Demographics based on 1 mile radius

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