

FOR LEASE > FULL 2ND FLOOR OPPORTUNITY

# 830 4TH AVENUE SOUTH

Seattle, Washington 98134

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## PROPERTY HIGHLIGHTS

- » Direct access to I-5 and I-90
- » Directly across from Century Link Field.
- » Five on-site parking spaces.
- » Ample parking next door
- » Covered access to Union Station amenities
- » Transit Score: 100, Bike Score: 86

### Amenities within walking distance:

- |                         |                           |                          |
|-------------------------|---------------------------|--------------------------|
| » Starbucks             | » King's Barbeque House   | » King Street Bar & Oven |
| » Specialty's           | » Saigon Bistro           | » Union Street Market    |
| » Herfy's Burgers       | » Uwajimaya               | » Tully's                |
| » Samurai Noodle        | » Elysian Fields          | » Zeitgeist Coffee       |
| » Thai Place Restaurant | » The Lodge Sports Grille | » Cafe in the Court      |
| » El Camion             | » Sluggers                |                          |
| » Aloha Plates          |                           |                          |



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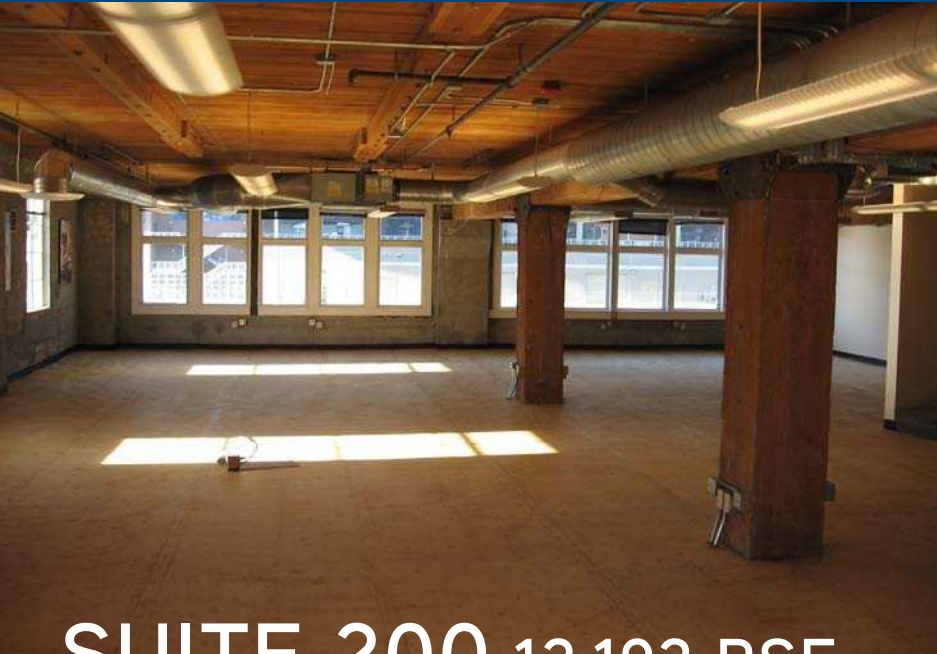
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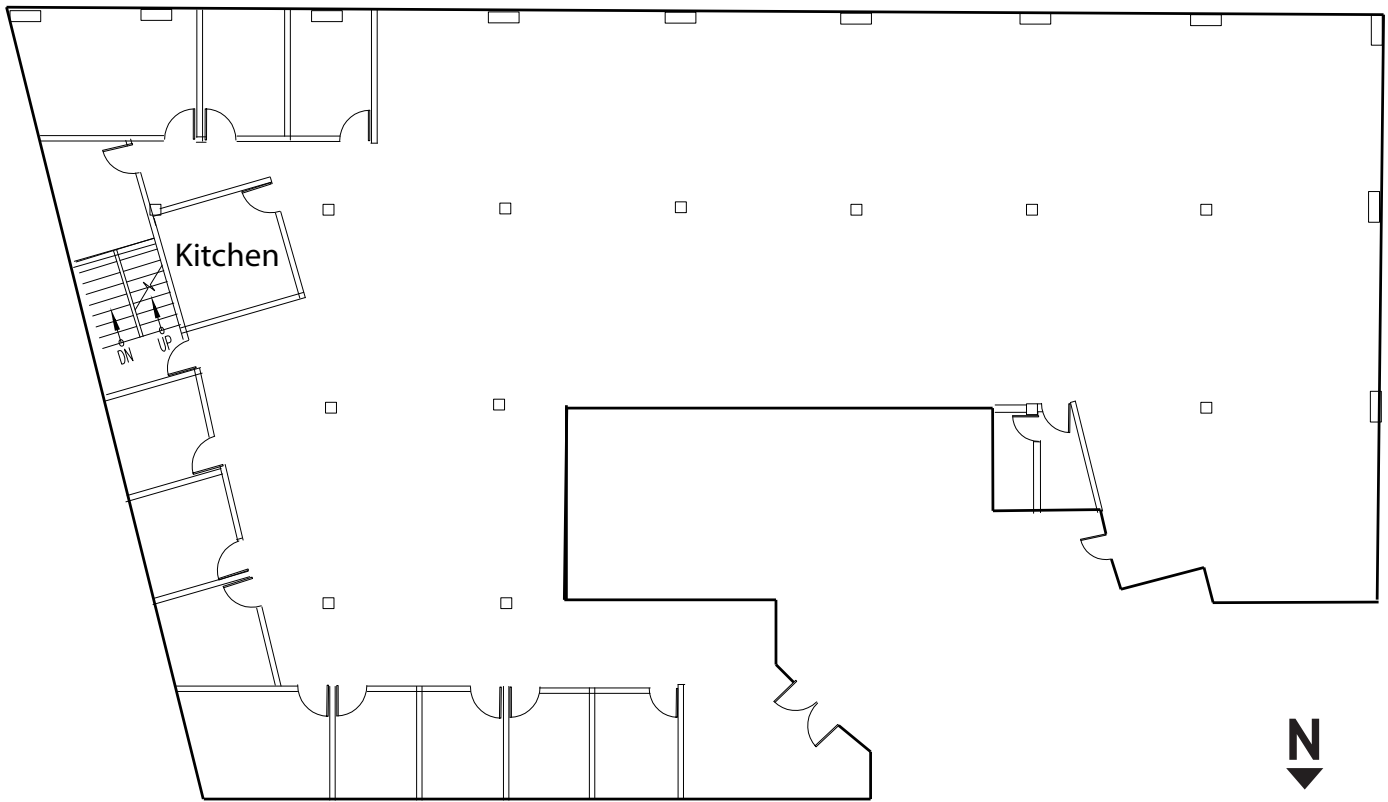
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## SPACE INFORMATION

- » Full second floor opportunity
- » Wood ceilings, beams, and columns
- » 12 private offices and kitchen
- » Plenty of open space
- » Building signage potential
- » 9 parking stalls in building garage at market rate

## SUITE 200 12,192 RSF



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