

# RETAIL SPACE | UNIVERSITY DISTRICT

4514 University Way NE, Seattle WA 98105

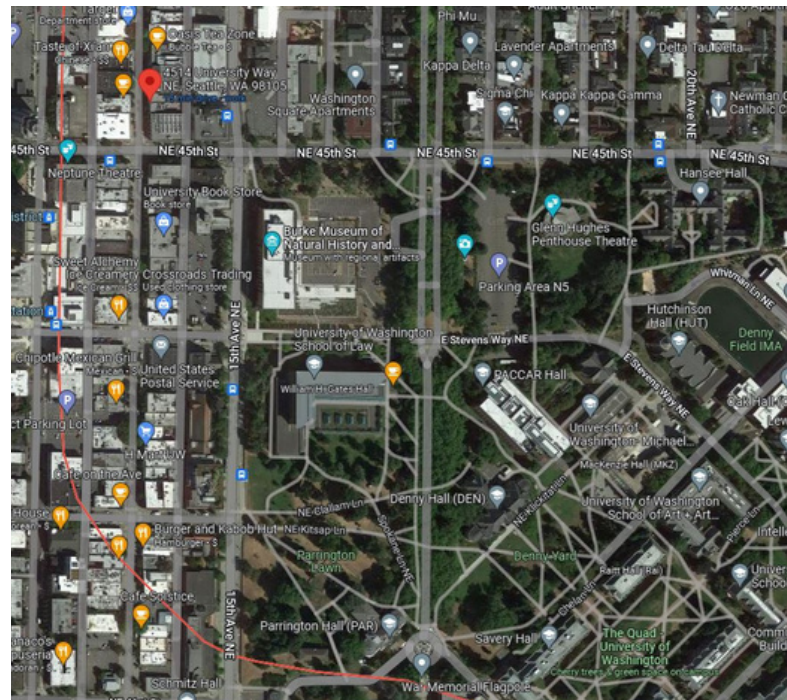
**YATES  
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BROKERAGE  
& PROPERTY  
MANAGEMENT



## PROPERTY HIGHLIGHTS

- ✓ 3,000 sqft. street level space
- ✓ In Addition to street level space:
  - 450 sqft. mezzanine
  - 3,000 sqft. basement (storage only)
- ✓ Rent based on street level space only
  - \$30/sqft., NNN (\$7,500/month + NNN)
- ✓ Center of University District-45th and University Way
- ✓ Ideal location, less than 2 blocks from University of Washington campus
- ✓ Less than 2 blocks from Light Rail access
- ✓ Situated Between Urban Outfitters and Just Burgers



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