

221 Yale Avenue N | Seattle, WA

ALLEY 24

CBRE



Building

HIGHLIGHTS



State of the art building systems (LEED® GOLD O+M certified)



Operable windows/ fresh air systems



Under floor HVAC/cabling



On-site security and property management



Secure bicycle storage with shower facilities



Electric vehicle charging outlets in the garage available for tenant use





Building & Location AMENITIES



On-site retail includes Espresso Vivace, GoPT Physical Therapy, Squeeze Massage, Revive Smiles Dentistry, Feathered Friends, Golftec, Fresh Deli, Clear Hearing & Audiology and Bury Me In Gold



REI flagship
across the street

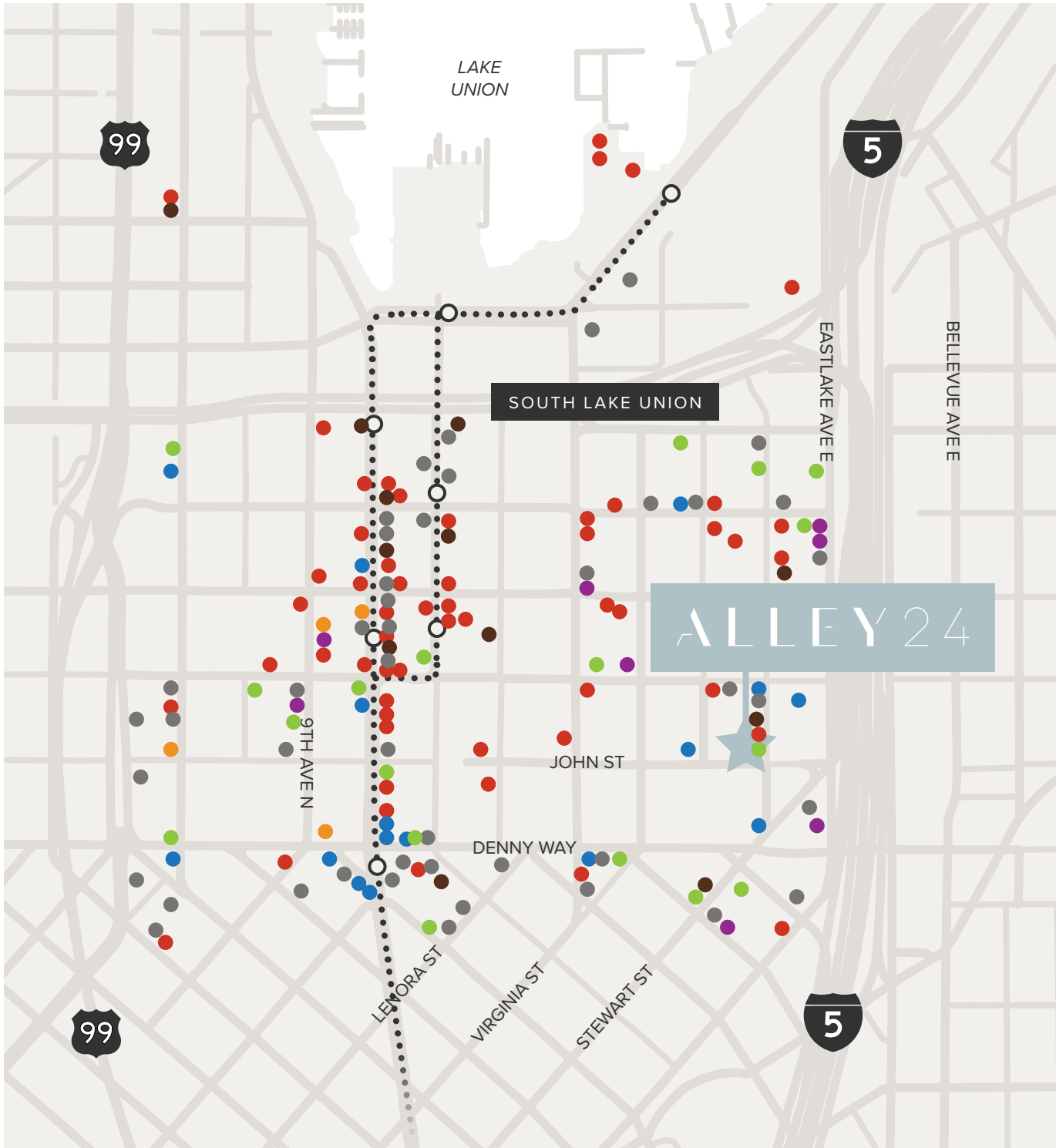


Community
rooftop garden



Honeybee hives on the roof to support urban biodiversity and aid growth of declining honeybee populations. Honey is distributed to building tenants after harvest as available.





ALLEY 24



Walker's Paradise
98 WALK
SCORE



Excellent Transit
85 TRANSIT
SCORE

- Restaurant/Café
- Coffee/Smoothie/Sweets
- Nightclub/Bar
- Retail
- Grocery/Services/Supplies
- Fitness, Health & Wellness
- Cultural/Activities/Tourism
- ○ SLU Streetcar

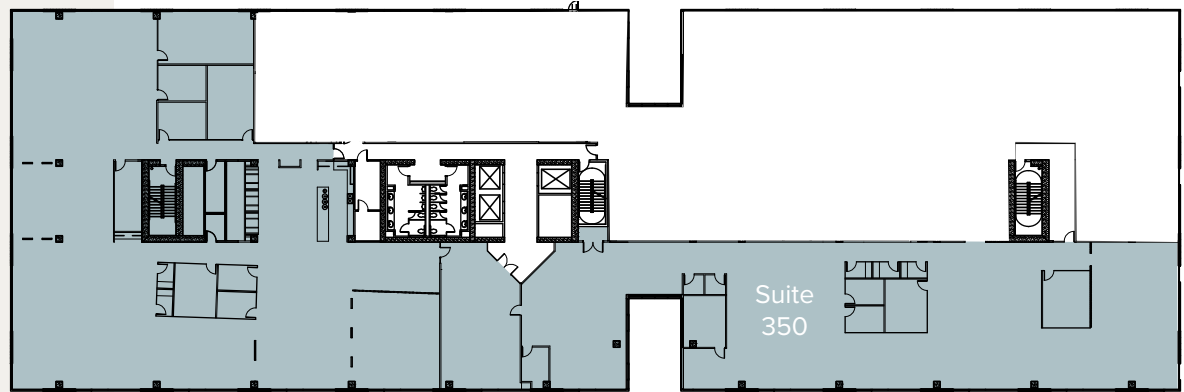
Office

AVAILABILITIES

Floor 3

Suite 350 | 24,201 SF

[VIRTUAL TOUR](#)



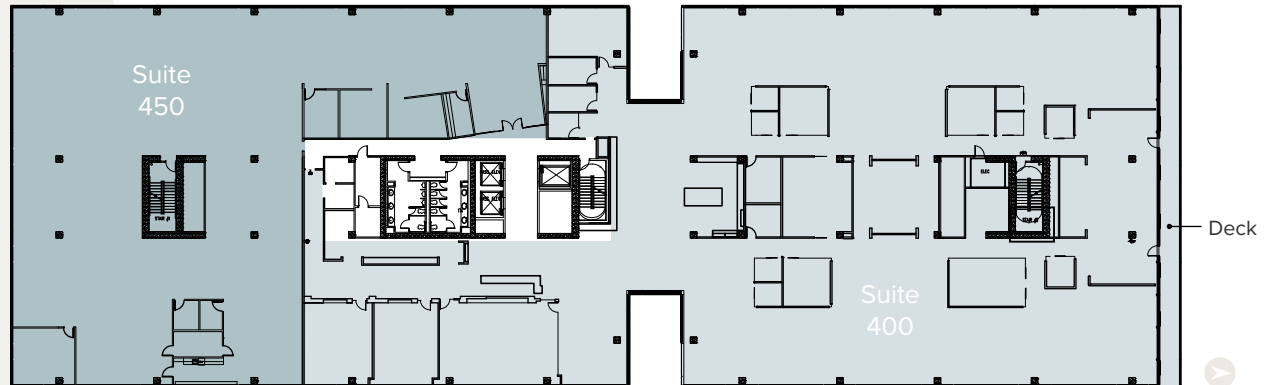
Floor 4

Suite 400 | 26,164 SF

[VIRTUAL TOUR](#)

Suite 450 | 14,429 SF

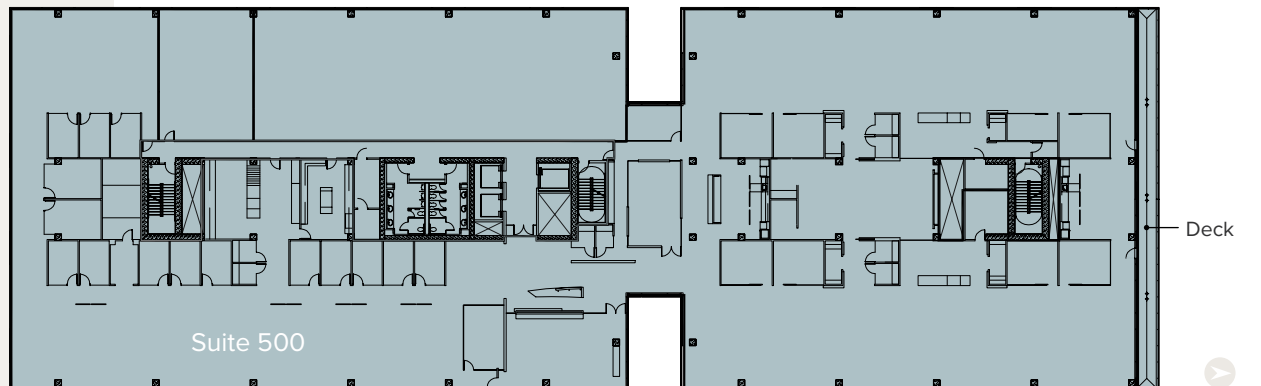
[VIRTUAL TOUR](#)



Floor 5

Suite 500 | 39,770 SF

[VIRTUAL TOUR](#)



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