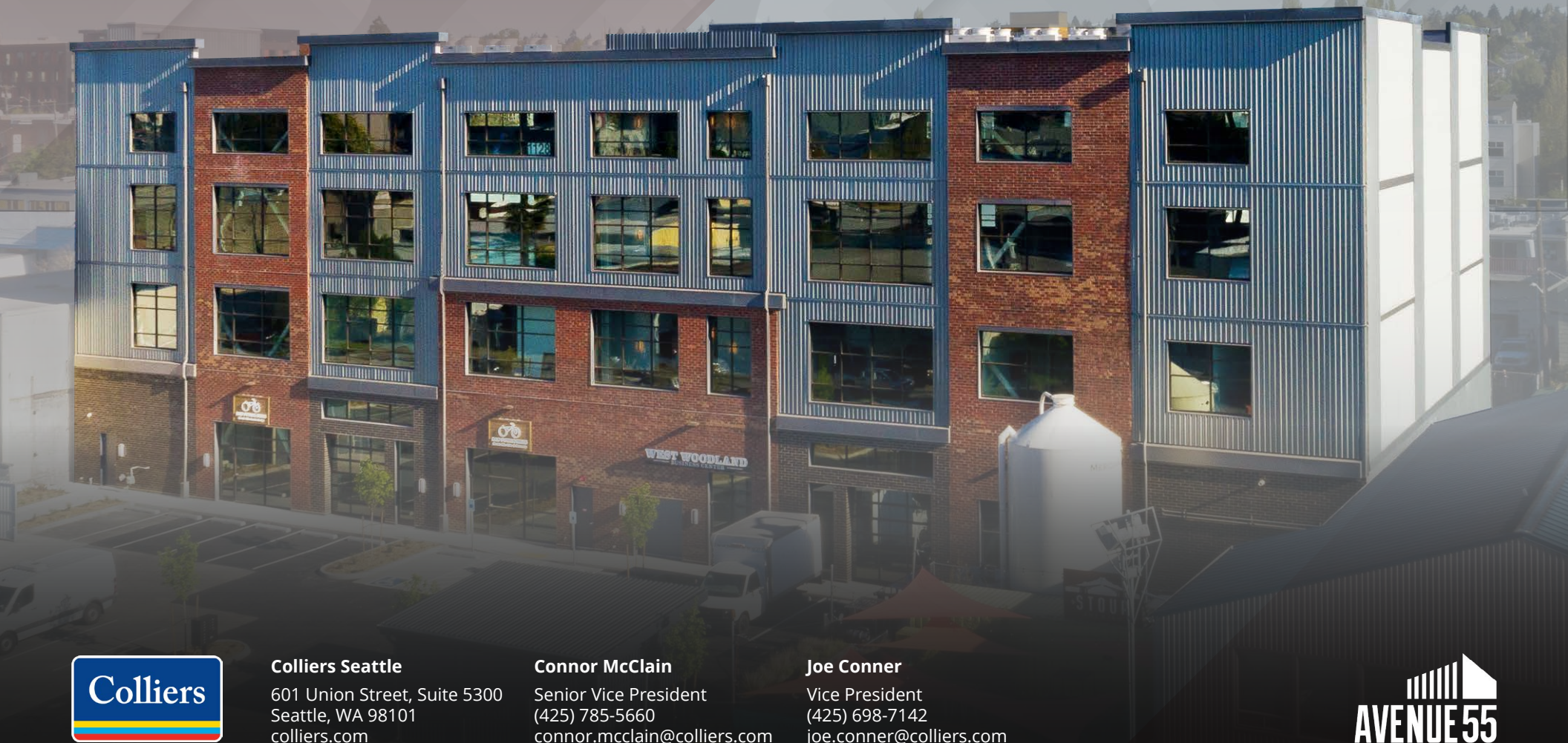
West Woodland

FLEX SPACE

OFFICE / FLEX R&D BUILDING

1112 NW 52ND STREET | SEATTLE, WA 98107



Colliers Seattle
601 Union Street, Suite 5300
Seattle, WA 98101
colliers.com

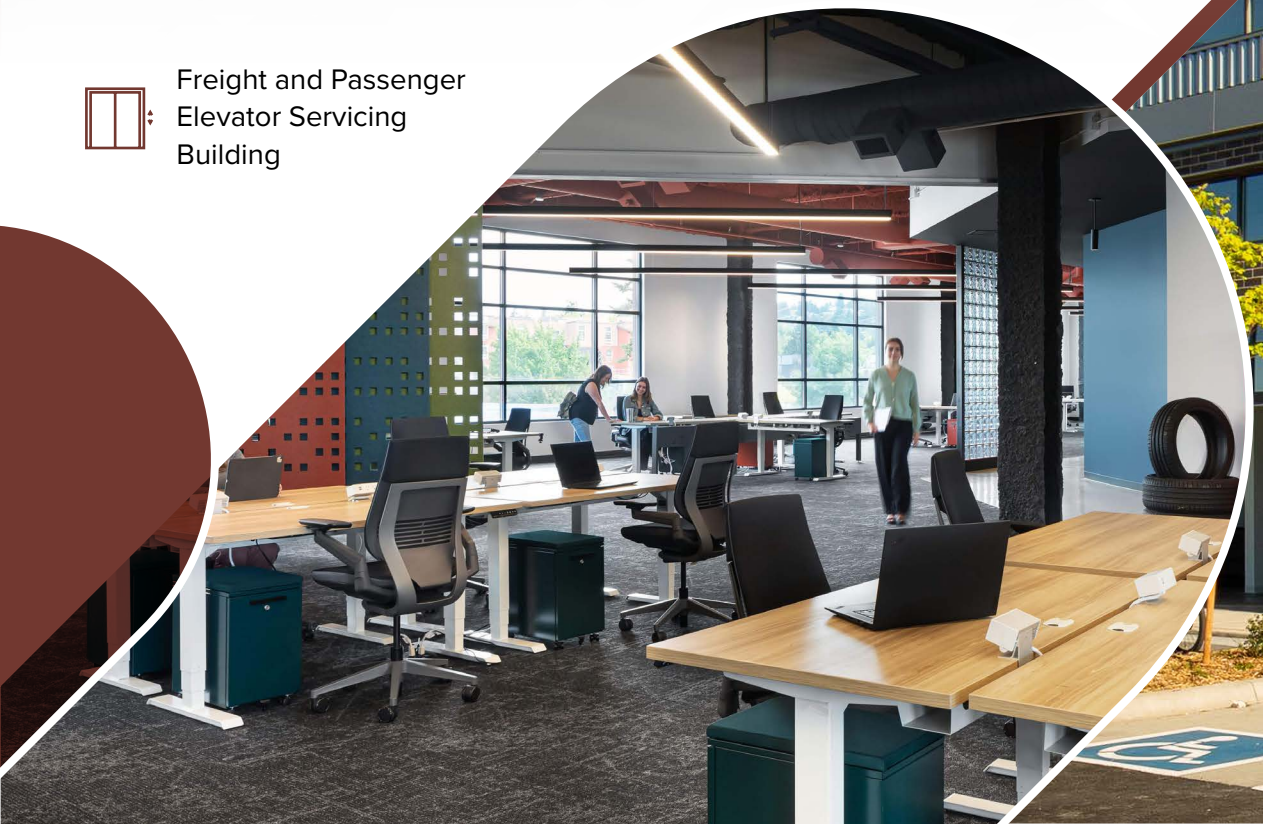
Connor McClain
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AVENUE 55

BUILDING HIGHLIGHTS

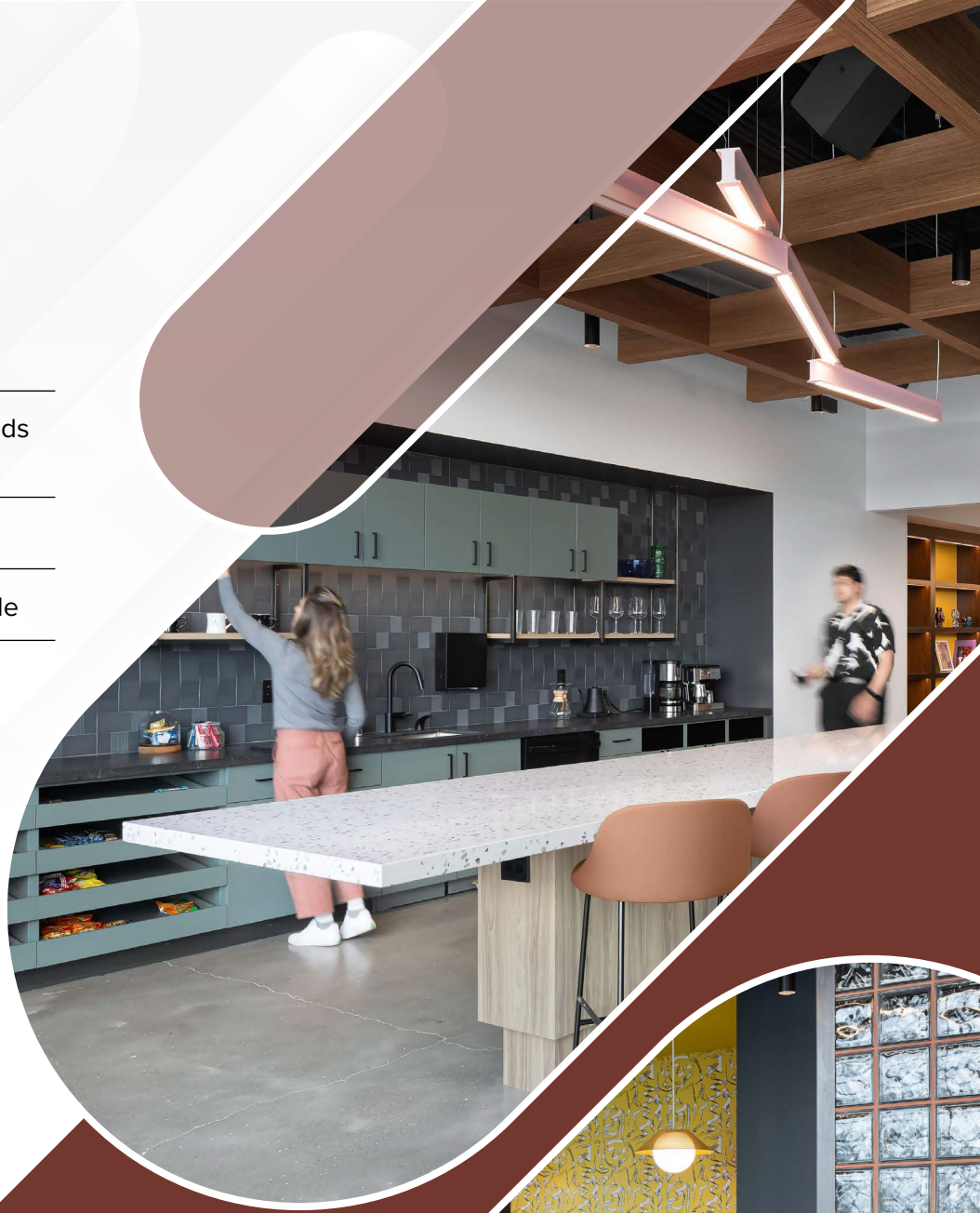
- Flexible Floorplates
- High Ceiling (16’ - 20’)
- Grade Level Loading
- Polished Concrete Floors
- 46 On-site Parking Stalls
- Abundant Natural Light
- Fully HVAC Served
- Ample Power (200-amp)
- Open Air Exposed Ceiling System
- LED Lighting to Achieve 15 Foot Candle
- Freight and Passenger Elevator Servicing Building





CURRENT AVAILABILITIES

Floor 4	**Suite 404**	4,459 RSF	Studio space with cyc wall Matterport Virtual Tour
	Suite 403	3,945 RSF	Life science build-out with fume hoods Available 7/1/2027
	Suite 402	3,724 RSF	Matterport Virtual Tour
Floor 2	**Suite 250**	4,452 RSF	Market-ready suite, furniture available
	Suite 225	6,088 RSF	Furniture available







4TH FLOOR

SUITE 402

Virtual Tour

- *3,724 RSF*
- *Studio space with cyc wall*

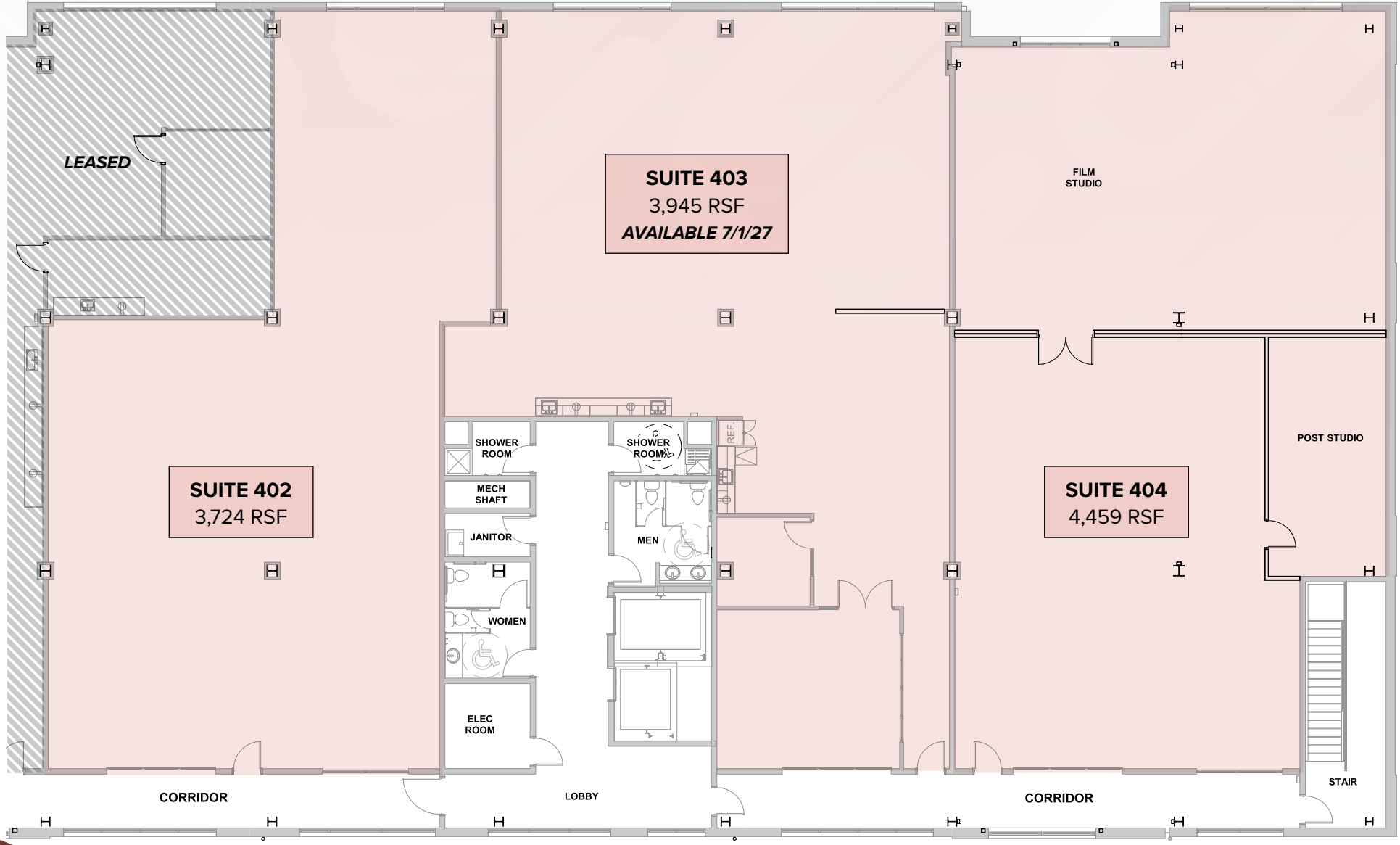
SUITE 403

- *3,645 RSF*
- *Life science build-out with fume hoods*
- *Available 7/1/2027*

SUITE 404

Virtual Tour

- *4,459 RSF*
- *Studio space with cyc wall*



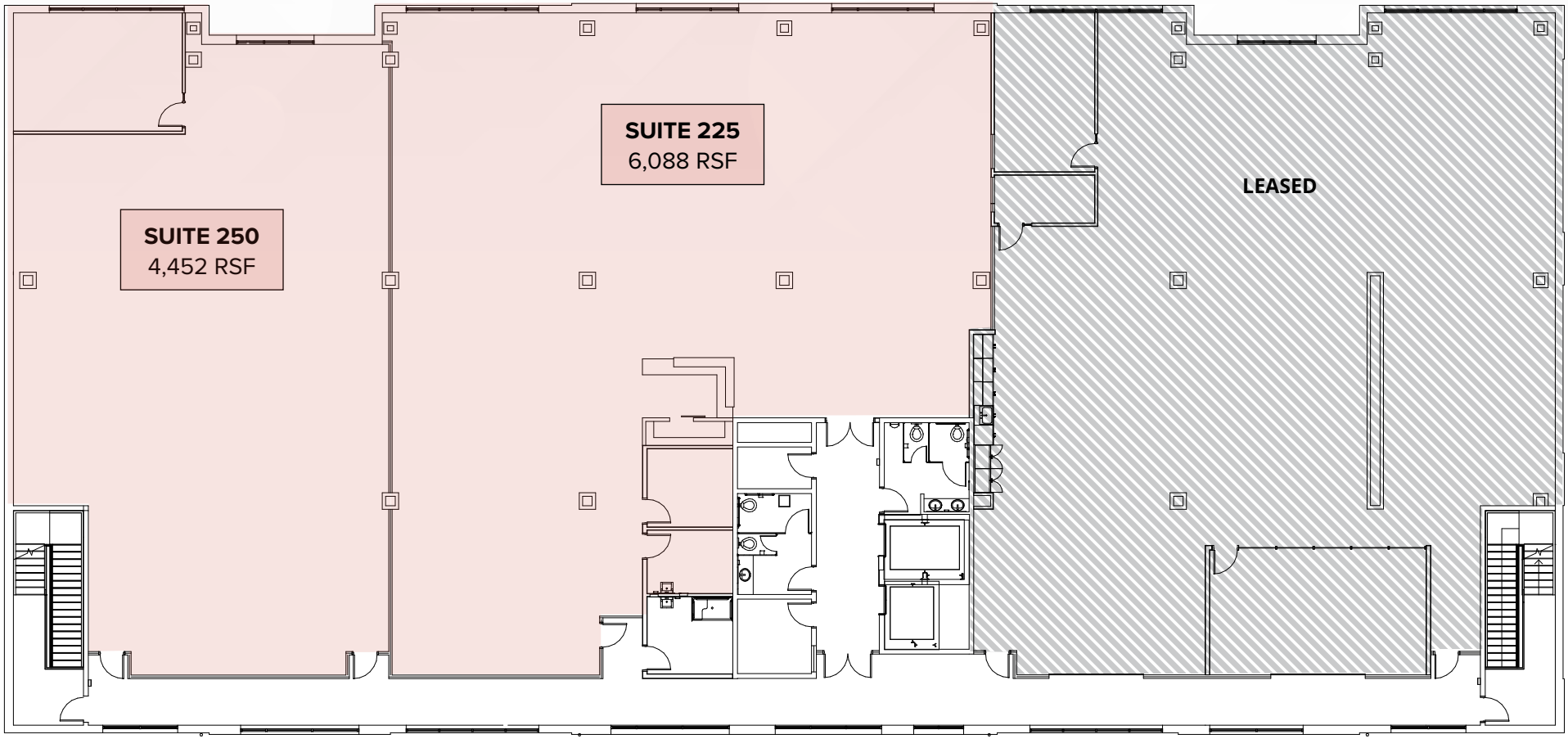
2ND FLOOR

SUITE 225

- *6,088 RSF*
- *Furniture available*

SUITE 250

- *4,452 RSF*
- *Market-ready suite*
- *Furniture available*



ACCESS


TO SR 99 NORTHBOUND
4 minute Drive
TO AND FROM I-5 NORTH AND SOUTH
7 minute Drive
TO SR 99 SOUTHBOUND
5 minute Drive
WEST WOODLAND
Green Lake
Salmon Bay
NW Market St
15th Ave NW
8th Ave NW
Leary Way NW
Phinney Ave N
Fremont Ave N
rora Ave N
Stone Way N
Latona Ave NE
NE 65th St
NE 45th St
N 40th St
N 39th St
Green Lake Dr N
Roosevelt Way NE
I-5 Express Lane
W Nickerson St
15th Ave W
99
5
N

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AVENUE 55

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