FOR LEASE – 200 ROY STREET SUITE 100

UPTOWN NEIGHBORHOOD

Property Overview
Ground-floor office space in the heart of Lower Queen Anne's walkable business district. This professionally configured suite offers immediate occupancy in a well-established mixed-use building with proven tenant stability. Previous occupant maintained tenancy for over a decade.

Space Configuration

- Reception area with 25-foot Roy Street window frontage
- Two spacious private offices comprising majority of square footage
- Dedicated conference room with natural light
- Employee break room
- ADA compliant throughout

Building Features

- Street-level access to Roy Street
- 24/7 building access
- Individual HVAC control
- Four secure on-site parking spaces in covered garage
- Shared restroom facilities
- Window and building directory signage opportunities

Location Advantages

- Steps from Seattle Center - major event and entertainment hub
- Established professional tenant mix including Farmers Insurance, Edward Jones, McMenamins, spa, and Solo Bar & Eatery
- High foot traffic corridor
- Multiple bus lines for employee transit access
- Walkable to Lower Queen Anne dining, retail, and services

ADDRESS	200 Roy Street, Suite 100 Seattle, WA, 98109
SIZE	1,250 SF
RATE	CONTACT BROKER – Modified Gross Lease



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STEVE CLARK
206-355-5224 | Steve@NXNWRealEstate.com

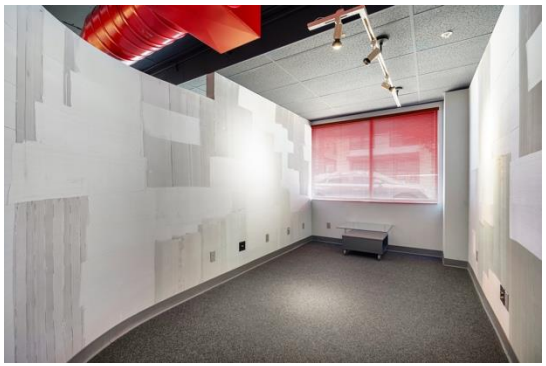
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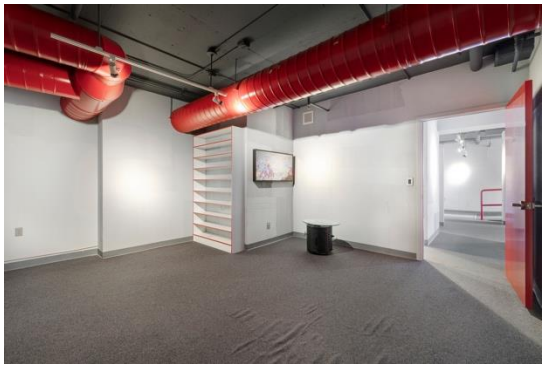
FRONT



CONFERENCE



PRIVATE OFFICE



PRIVATE OFFICE



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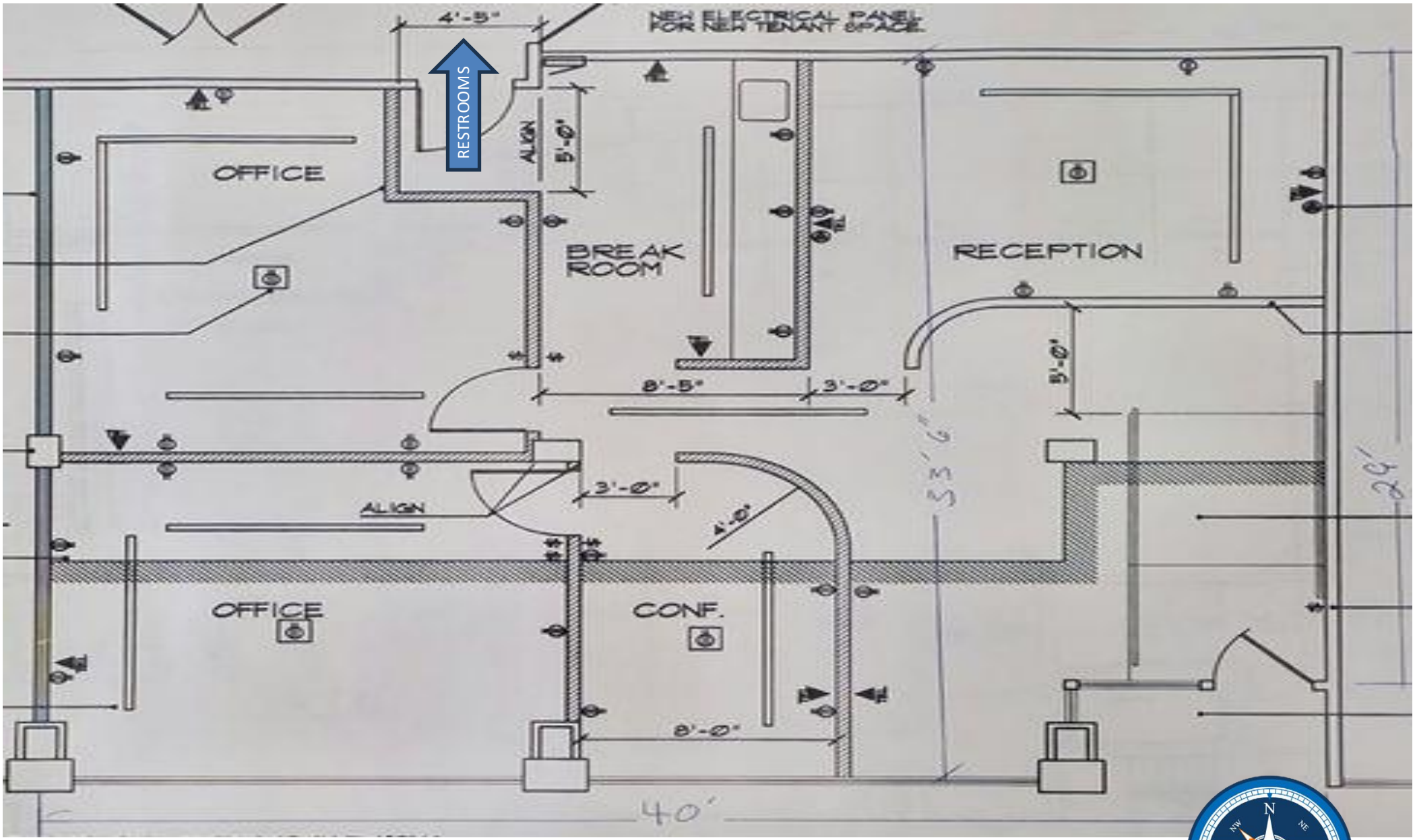
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