

# For Lease

## Springbrook Professional Center

Now Available:  
769 SF Office Suite  
1,537 SF Top Floor Penthouse  
Rate: \$37.00 PSF + NNN



4540 Sand Point Way Northeast, Seattle, WA

### Property Assets

- ✓ Excellent Location near Children's Hospital Medical Center
- ✓ Approximate NNN Rate \$19.47/SF/YR
- ✓ Suite B (769.14 SF) available immediately
- ✓ Penthouse (1,537 SF) available immediately
- ✓ Multi-tenant building
- ✓ Convenient Free patient/client parking



**Natalie Foskey, CPM, CCIM**  
Designated Broker

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**Natalie@Key-CC.com**  
License Number 26699

**Shivani Sterling**  
Sales & Leasing Broker

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# FOR LEASE

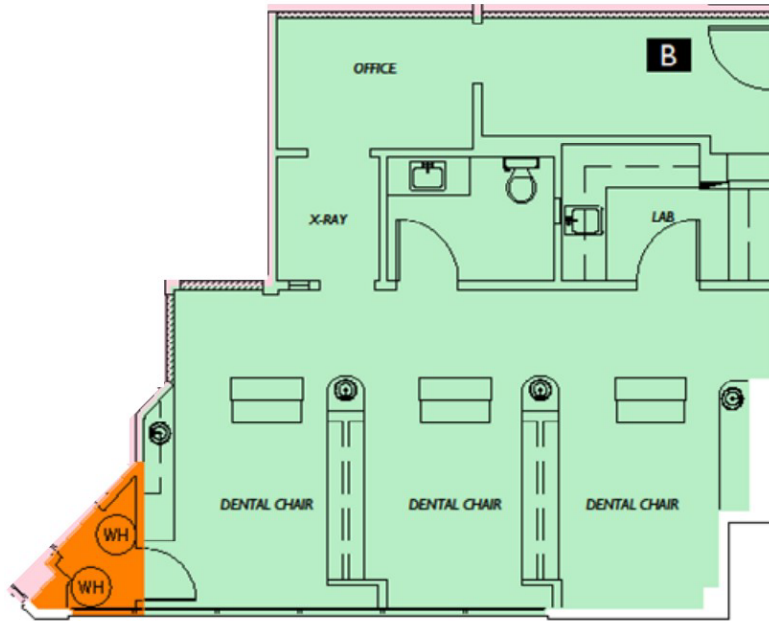
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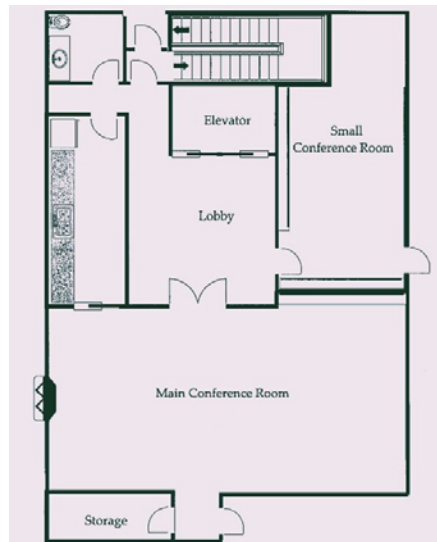
### Suite B

769.14 SF  
Floor plan



### Penthouse

1,537 SF  
Floor plan



Welcome to the Springbrook Professional Center! This prime location offers 769.14 square feet of versatile office space and 1,537 SF penthouse space.

Situated near Children's Hospital Medical Center, this space benefits from high visibility and convenient access. Ample parking available for patients.

**The building is locally owned and managed. Call the broker for more information.**



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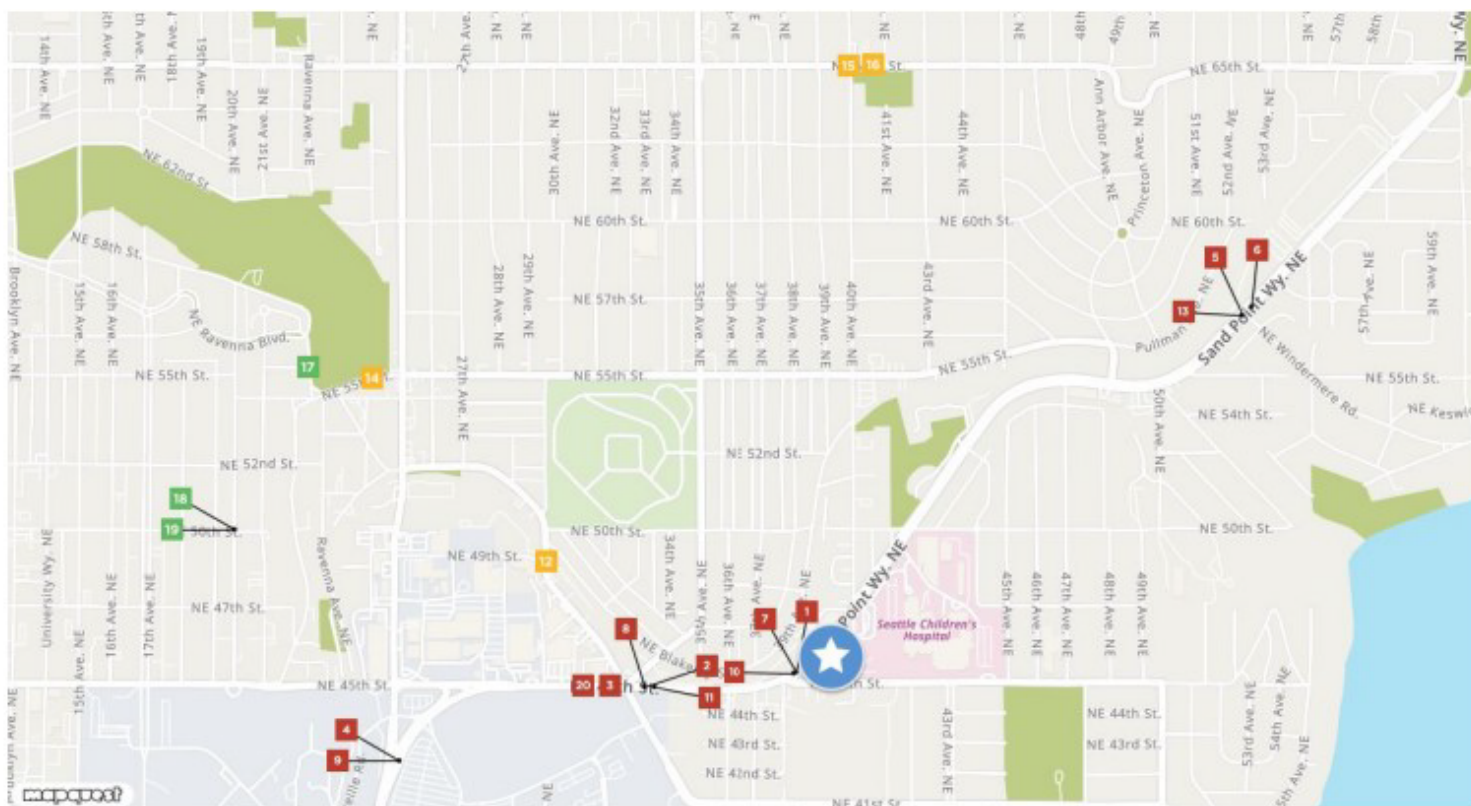
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### Traffic Counts



<b>Sand Point Way Northeast 1</b> 39th Pl NE Year: 2021 23,949 Year: 2017 25,000 Year: 2015 24,000	<b>Northeast 45th Street 2</b> 36th Ave NE Year: 2021 27,904 Year: 2003 28,306	<b>Northeast 45th Street 3</b> 37th Ave NE Year: 2021 37,755 Year: 2019 40,000 Year: 2018 29,000	<b>Montlake Boulevard 4</b> 25th Ave NE Year: 2021 26,608 Year: 2018 28,000	<b>Sand Point Way Northeast 5</b> Sand Point Way NE Year: 2021 16,395 Year: 2019 17,000 Year: 2018 15,000
<b>WA 513 6</b> Sand Point Way NE Year: 2021 14,700	<b>Sand Point Way Northeast 7</b> Railroad Ave NE Year: 2019 25,000 Year: 2012 27,000	<b>Northeast 45th Street 8</b> Union Bay Pl NE Year: 2019 29,000 Year: 2018 40,000 Year: 2010 35,000	<b>Montlake Boulevard 9</b> NE 44th St Year: 2019 28,000	<b>Sand Point Way NE 10</b> 38th Ave NE Year: 2018 25,000 Year: 2016 20,981 Year: 2015 21,258

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